

Reconnaissance Historic Resources Survey

for the

City of Toccoa, Georgia

Sponsored by the

Historic Preservation Division
Georgia Department of Natural Resources

and the

City of Toccoa

prepared by

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MANAGEMENT SUMMARY

The City of Toccoa Reconnaissance Historic Resource Survey project began May 2016 with a windshield survey. All roads in the city limits were covered to briefly evaluate potential resources for future surveys. Resources before 1980 were assessed regardless of integrity and condition. The gathered information has been briefly evaluated according to guidelines established by the Historic Preservation Division of the Georgia Department of Natural Resources. This final report describes the survey findings and provides recommendations for various future preservation activities. The following is a brief assessment of these findings.

This survey evaluated an estimated three thousand six-hundred forty-one (3,641) resources within the city limits of the City of Toccoa, excluding the resources surveyed and evaluated in the Toccoa Main Street District (2015-2016) survey. A survey of this type helps to identify unique areas that represent the history of Toccoa. The survey is divided into four quadrants: Northwest, Southwest, Southeast, and East (north and south).

Additional information gathered during this historic resources survey identified the most common types and styles of architecture, the general architectural integrity, and condition of the resources. Toccoa has many examples of styles of architecture and a good variety of types. An architectural style is the design of a building influenced by an architect or master builder. Among the most common building styles present in the reconnaissance survey area are Craftsman, English Vernacular Revival, International, Queen Anne, Colonial Revival and Neoclassical Revival. A house type is a building form influenced by the building traditions of the people constructing them as well as the geography and climate of the area where they are built. These types are defined by their basic overall physical characteristics, such as floor plan, height and roof shape. Some of the house types present in the reconnaissance survey area are saddlebag, shotgun, pyramidal, central hallway, gabled wing, Queen Anne cottage, Georgia cottage, bungalow, English cottage, American Small House, ranch and split-level. Other building types include commercial, entertainment/recreation/cultural, health care, road-related, churches/places of worship, industrial, education, airport, apartments, road-related, and mortuary/funeral home. There are also sites such as cemeteries and parks.

Architectural integrity refers to how true or unchanged the architectural features of a particular building remain today as compared to its original construction and design. The architectural integrity of historic structures in the city is generally good. In the Northwest Quadrant there is a mixture of integrity levels but generally integrity is good. In the Southwest Quadrant there are many buildings that have been altered especially the windows, and siding. In the Southeast Quadrant the architectural integrity is exceptionally good. In the East Quadrant integrity is primarily good. Some areas have buildings that have been altered, especially the siding.

The overall condition of historic buildings in the City of Toccoa is generally good. There are a few in need of general repairs, especial in the Southwest Quadrant and some in the Northwest Quadrant further away from the downtown area. The Southeast Quadrant and most of the East Quadrant are in very good condition.

This survey primarily focuses on future historic resources survey activity and provides preliminary information on potential historic districts. A historic resources survey of the type just completed provides broad information about the many historic resources present within the city and offers guidance for the more involved preservation activities required to preserve the historic treasures of the city.

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PROJECT DESCRIPTION

The purpose of the City of Toccoa Reconnaissance Historic Resources Survey is to evaluate those resources within the city limits built 1980 and before to identify concentrations of older resources and concentrations with noticeable integrity and to propose a plan to prioritize forthcoming intensive historic resources surveys. The survey fieldwork and report have been completed by Catherine Wilson-Martin, historic preservation consultant, as principal surveyor for Greenhouse Consultants Inc.

Due to the vast size of the area of the City of Toccoa outside the Main Street District, it was divided into four smaller survey areas or quadrants: northwest, southwest, southeast and east (north and south). The four quadrants are generally grouped by similar characteristics and periods of development. The confluence of the boundary lines for this survey are geographically connected to the center of Toccoa and follow main roads to divide the city into four approximately equal sections for future surveys. Further, the number of resources in each of these quadrants is an appropriate number of estimated historic resources for a separate survey.

The Northwest Quadrant is bounded by the railroad tracks and the Toccoa Main Street Project District on the south, the Big A Road and Prather Bridge Road on the east, and the city limits of Toccoa on the north and west. The Southwest Quadrant is bounded by the Toccoa Main Street Project District and the railroad on the north, the Big A Road and S. Pond Street on the east, Collins Road on the south, and the city limits of Toccoa on the south and west. The Southeast Quadrant is bounded by Collins Road on the north, S. Pond Street and the city limits of Toccoa on the west, the Big A Road on the east and the city limits of Toccoa on the south. The East Quadrant is bounded by the Big A Road and Prather Bridge Road on the west and the city limits of Toccoa on the north, east and south. Big A Road and Prather Bridge Road are major thoroughfares that separate the east part of the city from the rest of the city (see Appendix 1 for quadrant boundaries).

This survey has not been recorded in Georgia's Natural, Archaeological and Historic Resources Geographic Information System (GNAHRGIS). The survey in a windhsield/reconnassance survey and the level of detail captured does not enable GNAHRGIS data entry.

The City of Toccoa and the Historic Preservation Division of the Georgia Department of Natural Resources have sponsored the survey. This survey has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior, through the Historic Preservation Division of the Georgia Department of Natural Resources. The survey follows the requirements set forth by the Historic Preservation Division, Georgia Department of Natural Resources.

PREVIOUS SURVEYS

Previous surveys conducted for the City of Toccoa began in 1977 with a county survey conducted by Sally McLean. A Stephens County Survey was conducted, in 1989, by William Chapman and Scott Butler. This survey was part of the "Georgia's Living Places" survey project. The survey was originally recorded on paper forms that were scanned into the GNAHRGIS online database in 1993, and assigned resource numbers in the 58000 range. These resources were re-surveyed in the Toccoa Main Street District 2015-2016 survey; however, these resources retain their originally assigned numbers in the online entries. The original survey information is identified under "Georgia Historic Resources Survey." In 2007 the Terracon Consulting company surveyed the downtown area and prepared a local historic district nomination, but this survey was not entered into the online database. The Toccoa Main Street District (2015-2016) survey is scheduled to be completed during August 2016. This survey is being conducted by Greenhouse Consultants Inc.

NATIONAL REGISTER LISTINGS

The City of Toccoa Historic District was designated as a local historic district in 2007. The Toccoa Downtown Historic District was listed in the National Register of Historic Places in 2011. In 2015 a boundary increase to the National Register Historic District added the Ritz Theater on the west side of the district (see Appendix 2 for historic district boundaries).

Within the reconnaissance survey area there are also four individual buildings listed in the National Register of Historic Places: James B. Simmons House, 74 W. Tugalo Street listed in 1983; Stephens County Courthouse, 37 W. Tugalo Street listed in 1980; Walters-Davis House, 333 E. Tugalo Street listed in 1982; and the Schaefer-Marks House, 316 E. Doyle Street listed in 1976.

PRESERVATION PROGRAMS

Toccoa created a Main Street Program in 1990 to facilitate the revitalization of the downtown area. The National Trust for Historic Preservation accredited the program in 1999. Terracon Consulting Company prepared and submitted a report to assist the City of Toccoa with creation of a Certified Local Government and the development of design guidelines in 2004-2005. "The Certified Local Government (CLG) program assists local governments to integrate historic preservation concerns with local planning decisions" (Historic Preservation Division, Georgia Department of Natural Resources, Preservation Fact Sheet). Design guidelines were prepared to help educate property owners on the history and architectural styles and types present within the Historic Districts and to provide guidelines for any construction, rehabilitation or preservation of buildings in the locally designated district.

HISTORY of the CITY of TOCCOA

The city of Toccoa was first known as Dry Pond, a village located at the intersection of Red Hollow and Jarrett's Bridge roads (Ramage and Vickers, p.8). The community started as a small crossroads village with a store and a few houses circa 1830. The town received its name from a small pond that contained water most of the year but became dry in the summer (Stephens County Historical Society, p. 1). When news of the proposed railroad development from Charlotte to Atlanta became public circa 1871, speculators Dr. Oliver M. Doyle of Oconee County, SC, B.Y. Sage and Thomas Alexander, both of Atlanta, bought 1,765 acres that included Dry Pond and surrounding properties with the idea of creating a town. This site was chosen because of its proximity to the popular tourist attraction, Toccoa Falls. A two square mile area was laid out in a grid pattern with a public square. Three of the main streets were named for the founders: Doyle, Sage, and Alexander.

The investors advertised a special auction to be held on May 27, 1873. The railroad had not yet reached the new town, so an excursion train carried prospective buyers to within a few miles of the lots, and buggies and wagons carried the customers the remaining distance to the site. Due to bad weather, only two sites were sold, but continued advertising paid off and many more lots were sold soon afterwards.

Building began rapidly. New residents petitioned county officials to charter the city in 1874 and gave the town a new name, Toccoa City. The name Toccoa is a Cherokee word translated as "Beautiful" or "Where the Catawbas lived." A post office was established in 1874.

Due in part to the establishment of the Toccoa Compress Company in 1873, Toccoa City became a regional center for cotton production and transportation. With the reorganization of the railroad in 1877, Toccoa City became a coal and water stop. By 1880 the town had a population of 679. There were 125 private houses, two hotels, five churches, three schools, 24 stores, three physicians, three lawyers, several saw mills and mill- work shops, tanneries, and a weekly newspaper — The Northeast Georgian Herald (now The Toccoa Record). A city school system was established in 1883. The first buildings in town were built of wood and the streets were dirt. In 1883 a fire destroyed most of the buildings in the central town area along Doyle, Alexander, Foreacre, and Sage streets. The buildings were rebuilt of brick on a site near town.

Once the rebuilding after the fire was complete, Toccoa City experienced a boom. J.B. Simmons Furniture factory was built in the late 1880s, the Toccoa Cotton Mill in the 1890s, and a canning plant in 1893. In 1899 the name of the city was changed from Toccoa City to Toccoa. Beginning in the 1890s many hotels and boarding houses were built in the area to meet the needs of growing tourism. The large 58 room Haddock Inn was built in 1898, near Toccoa Falls (Local Historic District Nomination Report, p. 19). A charter for an electric power plant and light franchise was granted to EP Simpson in 1899. The name was changed to the Toccoa Falls Light and Power Company in 1900. A dam with a grist mill was constructed above Toccoa Falls.

By the late 1800s a variety of businesses were established in and around Toccoa. Among these early businesses were harness and buggy umbrella makers, a guano dealer, dry goods stores, undertaker, furniture dealer, livery stables, mercantile stores, bars, jewelry store, general merchandise stores, department store, newspaper, telephone company, banks, saw mills, grist mills, cotton mills, cotton seed and cotton oil mills, cotton goods manufactures, cotton processing industries, tannery, canning plant, furniture manufacturer, and a brick kiln. Cotton production grew as an important agricultural product.

The railroad brought in tourists seeking the healthy environment and beauty of the mountains. Beginning in the 1890s many hotels and boarding houses were built in the area to meet the needs of growing tourism. In addition to the Toccoa Falls Inn, other hotels included: Falls House, Crawford Hotel, Davenport House, Albemarle Hotel, and Swift House. A number of boarding houses were also established in the downtown area to house travelers. Many livery stables leased buggies and wagons to people traveling to see Toccoa Falls.

The public square, that had been included in the original town design, was dedicated as the courthouse square. The courthouse and jail were built during 1907-1908. The Toccoa Furniture Company was built near Toccoa in 1907.

Baptist, Methodist, and Presbyterians built churches in the town to serve a growing population. Along Tugalo and Savannah Streets many upscale homes were built for prominent citizens. Some of these were constructed by a master builder, E. Levi Prater, who moved from Hall County to Toccoa in the 1890s. He also built the Stephens County Jail, sheriff's house, and the First Baptist Church. Most of these buildings were constructed in the early 1900s.

After the Civil War many freed African-Americans settled in Toccoa. Some of these citizens made their mark in the city in the early 1900s. Established in an alley between Doyle and Tuggalo were several shops, cafes, barber shops, blacksmith, and restaurants providing services for both the white and African-American communities. These citizens also worked as bricklayers, educators, railroad workers, hotel staff, and a doctor.

In 1900 Toccoa received electric power from Toccoa Falls Light and Power company to illuminate streetlights in the town center. The city later established its own power plant in 1915, under the name Toccoa Power and Light Company. City water works were established in 1907.

Warehouses and loading docks filled the area along the railroad tracks by 1906. In 1910 the town population was 3,120 (Washington, Government Printing Office, 1921). During the 1910s cotton yields totaled 5000-6000 bales annually (Local Historic District Nomination Report, p. 20). The Atlantic Compress Company and Toccoa Compress, also became important supporting businesses. The compression process reduced the size of cotton bales by approximately 50 percent so more bales would fit into a boxcar for transport.

In 1911 there were 13 trains serving Toccoa, and its population was over 3,000. A passenger and freight depot was built in 1915. At that time the town had four major banks, First National, Farmers and Merchants, Toccoa Bank Company, and the Bank of Toccoa. The Bank of Toccoa was the only one to survive the Great Depression. A variety of other businesses opened their doors in this bustling town, to include tanneries, groceries, department stores and undertakers. Another furniture manufacturer, the Trogdon Furniture Company, was built in 1920.

The popularity of the automobile, beginning during the 1920s, added another dimension to the development of Toccoa. Currahee Street became a highway with many auto-related businesses developing along its route. Service stations, automobile dealerships, motels, bus station, truck freight depots, and storage warehouses filled the area south of the railroad tracks and along the highway. Business and housing development spread beyond the town center. The principal streets were paved by 1929.

The first radio station in Toccoa was in the basement of the First Presbyterian Church, and a separate studio was established in the Albemarle Hotel in 1928. The hotel burned circa 1933, and was rebuilt with brick in 1934. The hotel was later sold in 1967 and converted to an apartment building known as the Alexander Apartments.

The economy of Toccoa suffered greatly during the Great Depression. Banks failed, businesses closed and unemployment increased. The community made use of government recovery programs and several new buildings and institutions were created. A new post office was constructed with WPA assistance in 1932. A public library was started with WPA funds providing salaries for staff.

Nearing the end of the Great Depression, the Belk department store opened its tenth store in the country at the corner of Doyle and Sage. The Belk company purchased four stores and remodeled them to be one large store that attracted customers from all over the region. The store served the area until 1995.

World War II had a large impact on Toccoa. Nearby Camp Toccoa served as a training facility for paratroopers. From 1942 to 1945 trains arriving in Toccoa were filled with soldiers transferred to the training camp. The men also spent much time in town for entertainment and relaxation from rigorous training. The Toccoa Woman's Club, established in 1916, hosted USO entertainers at its clubhouse free of charge during this period.

Four new furniture manufactures opened for business in Toccoa in the 1940s, increasing the demand for lumber, and resulting in timber becoming an important industry. Quality oak, pine, and poplar timber from the mountain forests was readily available for the production of furniture.

From the 1940s through the 1960s Toccoa had a small Jewish community. Most of these citizens owned businesses in the downtown area. Among these were Metz's 5 & 10 Cent Store, Green's, Skodnik's, Blumenthal's, and Sal Hartman's dry goods stores.

After World War II, the economy once again boomed and new buildings were constructed beyond the original town center. Stephens County Youth Service Council Inc. built a recreational facility on Doyle Street in 1945. In 1952 the city created a recreation complex in the "black community."

In 1956 the Toccoa Woman's Club donated its building to the library as a permanent home. A new building was built for the library in 1970.

By the 1960s several new highways reached Toccoa encouraging development to spread out along these roads. In the 1970s the downtown began a slow decline. The Jewish community moved away when strip malls drew business out of the downtown area during the 1970s and 1980s. The city ventured into two development paths to draw people back to the downtown area. One was to create a pedestrian shopping mall on Doyle Street and Sage Street, covered with concrete canopies, completed in 1972. The plan was unsuccessful and the structure was removed in 2007. The second development plan was popular, but also unfortunate. It was an urban renewal project that resulted in the destruction of many business buildings along Tugalo and Foreacre streets.

Other growth in the latter half of the twentieth century is evidenced by many neighborhood housing developments. Large neighborhoods began appearing south, east and north of the city core, with some industrial growth on the west side. The city limits were expanded many times. Now included in the city are several industrial parks on the south and east of the city. Toccoa Falls College and Toccoa Falls, on the northwest, are now part of the City of Toccoa.

SURVEY METHODOLOGIES

Survey work began in May 2016 with each quadrant evaluated during a windshield survey. All roads in the city limits were covered to briefly evaluate potential resources for future surveys. A few representative photographs were taken in each quadrant. Concentrations of older resources and concentrations with noticeable integrity are marked on the maps in Appendix 2 to show the location of these concentrations of historic resources.

Further study of the survey information has been used to provide a brief architectural analysis of the historic resources and the survey areas. Further information on the building styles and types referenced throughout this report can be found in *Georgia's Living Places: Historic Houses in their Landscaped Settings.* Historic research and observations have been used to provide a brief developmental history of the survey areas. This historic research was used to show how the survey areas have developed over time and how it reflects aspects of Georgia' history and the history of the United States. Sources used for this survey and report include: Toccoa-Stephens County-Public Library materials, Stephens County Board of Assessors property records, Superior Court Clerk of Court Records, Historic Preservation Division library files and information from residents and owners.

LEVEL of INTEGRITY

Integrity is the ability of a property to convey its significance. Integrity must convey how features of the property relate to its historic significance. There are seven aspects or qualities used to evaluate a property's integrity: location, design, setting, materials, workmanship, feeling or historic sense and association with an event or person. A property must possess several or most of these aspects to be recognized as having good integrity. Overall the general appearance and feel of the Toccoa survey area represents a good level of integrity.

Northwest Quadrant

This survey area has several excellent examples of historic residential buildings in the area east of the downtown historic districts. In much of this area the architectural integrity is good. In the area north of the downtown there is a mix of fair to good integrity. Some windows have been replaced with windows that have inappropriate light patterns and materials, and many houses have vinyl siding.

Southwest Quadrant

Integrity is mostly fair in this quadrant. Most of the resources in this area have alterations that have changed the overall appearance of the buildings. Many windows, doors, siding and porches have been altered. One area with good integrity is along, S. Pine Street, Busha Street parts of W. Franklin and Emily streets.

Southeast Quadrant

The integrity of this area is good to excellent. Some of the resources in the area, close to Collins Road, have moderate alterations to siding and windows. The majority of the buildings have excellent integrity with little or no changes to the architectural character of the historic resources.

East Quadrant (north and south)

The integrity of this area is good to excellent. Some of the resources in the area east of the Big A Road and Boulevard, south of E. Tugalo Street and north of the railroad tracks, have alterations to siding and windows. The majority of the buildings have excellent integrity with little or no changes to the architectural character of the historic resources.

CONDITIONS of BUILDINGS

The condition of a building is not to be confused with architectural integrity. Condition is the level of maintenance of the physical elements of a building. Condition can be identified as: excellent, in superb condition; good, sound; fair, needs substantial rehabilitation work; and poor, in a severe state of neglect.

The exterior condition of the buildings in the four quadrants ranges from poor to excellent. The interiors were not inspected, so no comments are available. The majority of the buildings are in good condition. There are a few that have recently been renovated and are in very good condition. At the other end of the spectrum, there are some that are vacant and in poor condition. The majority of the buildings in these areas are in good condition.

Northwest Quadrant

The majority of the buildings in this quadrant are in good condition. Some of the more recently built historic resources are in excellent condition. There are a few in need of basic repairs.

Southwest Quadrant

For the most part, the condition of the historic resources is good. There are however, many buildings in this quadrant that are in fair condition. The area includes many abandoned commercial and industrial buildings and a fair number of houses are in need of rehabilitation work.

Southeast Quadrant

The historic resources in this quadrant are in good to excellent condition. The majority of the resources appear to be in excellent condition. There are a couple of streets with historic resources that are in good condition but could use some basic cosmetic repairs.

East Quadrant (north and south)

This area has a mix of condition levels, primarily ranging from good to excellent. Much of the area appears to have historic resources in excellent condition. There are a few areas with historic resources in good condition, in need of some basic repairs, and a few rare buildings in fair condition.

SURVEY RESULTS

Historic and non-historic buildings, structures and objects were briefly evaluated during this historic resources survey to determine which areas should receive more intensive survey efforts in the future. For the purposes of this survey, historic refers to resources built up to and including 1980 and non-historic refers to those buildings built after 1980. Since these future surveys will most likely be conducted in multiple phases over several years, the estimated construction date has been extended several years beyond the usual forty (40) year range. These resources fall within the boundaries stated under the Project Description. All numbers are approximate.

Northwest Quadrant

Vacant parcels and non-historic resources	239
Historic resources to be studied in a future survey	462
Approximate number of parcels evaluated	701

Southwest Quadrant

Vacant parcels and non-historic resources	320
Historic resources to be studied in a future survey	619
Approximate number of parcels evaluated	939

Southeast Quadrant

Vacant parcels and non-historic resources	141
Historic resources to be studied in a future survey	772
Approximate number of parcels evaluated	913

East Quadrant (north and south)

Vacant parcels and non-historic resources	442
Historic resources to be studied in a future survey	646
Approximate number of parcels evaluated	1088

All four quadrants have platted subdivisions that appear to have the necessary age, historic character and architectural cohesion to warrant further study for potential historic district nominations. In the Northeast Quadrant there are six subdivisions, in the Southwest Quadrant there are two subdivisions, in the Southeast Quadrant there are twenty-four subdivisions and in the East Quadrant there are eighteen subdivisions that may meet the criteria for nomination. Areas outside these subdivision are sparsely populated or do not appear to have the necessary age, historic character or architectural cohesion for historic district nominations. More detailed research and study is needed to make an accurate assessment.

Survey maps delineating the boundaries for the local historic district, the National Register historic district and the survey areas for this project are in Appendix 2. The maps also include street names, legal parcels and areas marked to show concentrations of older resources and areas with primarily non-historic resources

ARCHITECTURAL ANALYSIS

Northwest Quadrant

Much of the early residential area adjacent to the business district is from the early 1900s. The next period of development extending eastward along Doyle and Tugalo streets is from the 1920s to the 1940s. Development in the area north of the business district is sparse and scattered. This last period of development, from the 1940s to the present, is primarily along Prather Bridge Road, Falls Road, and north of the business district. Beyond this area a few subdivisions were platted but only sparsely developed. The development along the Big A Road covers a wide range of construction dates with most of this development being commercial. Buildings of particular note include the Coats and Clark industrial building on W. Doyle Street and the Toccoa Falls College educational buildings on Forest Road.

The historic resources in this survey area are generally simple buildings with few or no stylistic features. There are few buildings that could be considered "high style." Some of the popular building styles in this survey area are the Craftsman, Colonial Revival, Neoclassical Revival, International, Queen Anne and English Vernacular Revival.

Building types in the survey area are primarily residential buildings. Among those observed are central hallway, shotgun, saddlebag, pyramidal, gabled wing, Queen Anne cottage, bungalow, English Cottage, American Small House, ranch and split-level. Other building types include apartment, church, commercial, educational, health care, industrial, radio station and road-related.

The buildings are mostly detached and one-story. There are a few multiple-story buildings and a few apartment buildings. The majority of the buildings are used as single family houses. Other historic uses included office, gas stations, restaurants, warehouses, hospital, recreation, religious, warehouse, medical offices and industry. There is also a summer camp, Police training center and a very large cemetery.



Photo 1. Examples of Residential Buildings on Walnut Street in the Northwest Quadrant

In the Northwest Quadrant there are several planned and platted subdivisions ranging in dates from 1907 to 1976. These subdivisions appear to have the necessary age, historic character and architectural cohesion for historic district nominations and warrant further study for potential nomination. More detailed research and study is needed to make an accurate assessment.

McAvoy Subdivision	1907
E. Schaefer Subdivision	1931
Watson Subdivision	1968
Green Acres Subdivision	1976

There are two other areas that did not develop as subdivisions, but have enough cohesion and concentration of historic resources to warrant further study for possible historic district nominations.

E. Doyle Street and E. Tugalo Street	circa 1920s
Toccoa Falls College	circa 1939

Southwest Quadrant

This quadrant appears to have developed via small parcels being subdivided into a few smaller lots. Many of these lots were not developed, and as a result, there are a large number of vacant lots in this quadrant. Throughout this area the dates and types of buildings are varied and mixed with no cohesion or sense of community. Most of the area does not appear to have the necessary qualifications for historic district nominations. One exception is the William Busha Estate subdivision which is a moderate sized planned subdivision. The primary period of development in this quadrant is the 1940s and 1950s.

There are a few historic resources dating from the 1890s and some later resources built during the 1970s. There are many industrial buildings on the west side along the Toccoa to Elberton railroad line. Also scattered through the area are many 1970s apartment buildings. One building of exceptional note is the cotton mill on Currahee Street.

The historic resources in this survey area are generally simple buildings with no style features. Some of the popular building styles modestly represented in this survey area are the Craftsman, Colonial Revival, International and English Vernacular Revival.

Building types in the survey area are primarily residential buildings. Among those observed are central hallway, shotgun, saddlebag, gabled wing, bungalows, English Cottage, New South Cottage, ranch, hall-parlor and American Small House. Other building types include apartment, church, commercial, industrial, education and road-related.

The buildings are mostly detached and one-story tall. There are many duplex apartment buildings. The majority of the buildings are used as single family houses. Other historic uses include office, auto dealership, recreation, religious, warehouse, funerary and industry. Also present are several mobile home parks.

In the Southwest Quadrant there are two planned and platted subdivisions dating from 1939 and 1946. These subdivisions appear to have the necessary age, historic character and architectural cohesion for historic district nominations and warrant further study as potential historic district nominations. More detailed research and study is needed to make an accurate assessment.

William Busha Estate Subdivision	1939
Lamar Matthews Subdivision * (African American)	1946

* The name of this subdivision is not legible on the survey plat, more research is needed to verify the name



Photo 2. Examples of Buildings on Sage Street in the Southwest Quadrant

This photograph depicts a typical setting in the Southwest Quadrant. This area has a mix of dates and types of buildings with many vacant lots throughout the area. In this photograph there is a circa 1940 Craftsman church besides a circa 1925 hall-parlor and two circa 1965-1970 ranch type houses, all across the street from a vacant lot.



Photo 3. Cotton Mill on Currahee Street in the Southwest Quadrant

Southeast Quadrant

This quadrant was developed by many interconnecting planned subdivisions. Most of this quadrant consists of ranch house subdivisions dating from the 1950s through the late-1970s. The area is densely populated with typical ranch type houses. Developing from north to south the house types begin with simpler, smaller ranch houses in the north part of the quadrant, to larger ranch houses with some style features in the south part of the quadrant. This area also includes a mixture of historic and non-historic commercial buildings along the Big A Road. Also present are several mobile home parks and several apartment complexes.

The historic resources in this survey area are buildings with some stylistic features. Some popular building styles represented in this survey area are the Colonial Revival and English Vernacular Revival.

Building types in the survey area are primarily residential buildings. The dominant house type in this area is the ranch house, but also included are Queen Anne cottage, bungalow, English Cottage, American Small House, split-level and mobile home. Other building types include apartment, church and commercial.

The buildings are mostly detached and one-story. The majority of the buildings are used as single family houses. Other historic uses included office, commercial, and religious.



Photo 4. Example of Residential Building on Meadowbrook Drive in the Southeast Quadrant



Photo 5. Example of Residential Building on Pebble Creek Drive in the Southeast Quadrant

The Southeast Quadrant has multiple planned and platted subdivision developing primarily from the 1950s through the late-1970s. These subdivisions appear to have the necessary age, historic character and architectural cohesion for historic district nominations and warrant further study for potential nominations. More detailed research and study is needed to make an accurate assessment.

The following subdivisions developed between Collins Road and Collier/Rothell Road:

Queen Subdivision	1946
Skyline/Addington Subdivision	1952
B. F. Bruce Subdivision	1954
Forest Hills Subdivision	1956
Agnew Subdivision	1956
Martin and Rice Subdivision	1956
Dogwood Hills Subdivision	1957
Oak Wood Acres Subdivision	1957
Poplar Street Addition	1959
Meadowbrook Subdivision (north)	1960
Martin Subdivision	1960
Goodwin Track	1962
Queen Heights	1965
Currahee Heights	1970
Agnew Subdivision (part 2)	1971
Addway Court	1972

The following area developed under one subdivision name, but with multiple plat names. This subdivision is located south of Collier/Rothell Road.

Meadowbrook Subdivision (south)	1960-1977
Collier	1962
Andrews Drive	1962
Cedar Lane	1972
Julia Lane	1972
Currahee Heights/Hilltop Way	1972
Pebble Creek Drive	1974
Andrews Road	1977

East Quadrant (north and south)

The East Quadrant is divided, approximately in half, by the railroad tracks. For the purpose of this survey what will be referred to as the north area developed in three main periods (see Appendix 2 East Quadrant). The Upland Terrace began in the early 1900s. The area east of this development dates from the 1940s to the 1950s. The area further north has planned ranch house subdivisions dating from the 1950s to the 1980s. Along Prather Bridge Road are several later 1990s to early 2000s houses and condominiums. The area along the Big A Road has commercial buildings with a mixture of construction dates. There is a commemorative park to honor Paul Anderson, Olympic Weightlifting champion, a few mobile homes and an airport with a few historic buildings.

South of the railroad tracks is a large area developed or owned by O. K. Sellers. From 1940 to 1948 several housing projects were platted and developed under the name O. K. Sellers. Some of these included commercial development along Big A Road and E. Currahee Street/Highway 13. Also in this area are several other subdivisions that developed from the mid-1940s through the mid-1960s. There is a church, apartment complex and a small industrial site. Further, east are several late-1980s to early-2000s subdivisions, most are still primarily undeveloped.

Most of the historic resources in this survey area are simple buildings with few style features. Some of the popular building styles represented in this survey area are the Craftsman, Colonial Revival and English Vernacular Revival.

Building types in the survey area are primarily residential buildings. The dominant house type in this area is the ranch house, but also included are hall-parlor, central hallway, bungalows, Georgian Cottage, English Cottage and split-level. Other building types include apartment, church, commercial, industrial, office, warehouse and radio station.

The buildings are mostly detached and one-story, although there are several two-story buildings. The majority of the buildings are used as single family houses. Other historic uses included office, warehouse, recreation, religious and industry.



Photo 6. Example of Residential Building on Valley Road in the East Quadrant



Photo 7. Example of a Historic Resource at E. Tugalo Street and Big A Road in the East Quadrant

This photograph shows the statue and memorial park created to honor Paul Anderson, an Olympic gold medal weightlifter and local humanitarian.

The East Quadrant has multiple planned and platted subdivision developed primarily from 1908 through the late-1970s. These subdivisions appear to have the necessary age, historic character and architectural cohesion for historic district nominations and warrant further study for potential nomination. More detailed research and study is needed to make an accurate assessment.

North of the railroad tracks

Upland Terrace	1908
C. J. Sapp Subdivision	1942
Hill Crest Subdivision	1946
Brookwood Hills	circa 1945
Mrs. W. H. Camp Subdivision (2 parts)	1947
Mrs. Grady W. Garland Subdivision	1948
Ernest Brady Subdivision	1955
Pine Valley Subdivision	1957
Hillendale Subdivision	1964
Pine Valley Extension	1969
Oak Creek Estates	1973
Putnam-Ridge View Heights	1976

South of the railroad tracks

O. K. Sellers Development	1940, 1941, 1948, 1949
Indian Village Development	circa 1940
Clearview Heights (O. K. Sellers)	1946, 1955
C. T. Bell Subdivision	1946
Harper Home Site	1948
Harris Heights	1955

RECOMMENDATIONS/OBSERVATIONS

It should be noted that this historic resources survey report does not in any way change the Toccoa Downtown Historic District listed in the National Register of Historic Places. District boundaries, the periods of significance and the contributing/non-contributing status of properties within the districts are in no way affected by this survey report nor by any recommendations included herein. Any amendments to any of the above-mentioned historic districts must be made through the NRHP process presented in 36 CFR60, as amended.

- Most of the city limits of Toccoa have historic resources that are now old enough to be surveyed. The current boundary lines for the four quadrants are well defined and are generally grouped by similar characteristics and periods of development. The confluence of the boundary lines for this survey are geographically connected to the center of Toccoa and follow main roads to divide the city into four approximately equal sections for future surveys.
- The number of estimated historic resources in each of these quadrants is an appropriate number for a survey: Northwest (462), and southwest (619). The Southeast Quadrant has the largest number of estimated historic resources (772). These buildings are close together making it easier to survey this area. The East Quadrant has a variety of development periods with (646) estimated historic resources. These numbers were derived by a drive-through, windshield survey and the actual numbers are certain to be different; however, this assessment supports the initial proposed boundary lines for future surveys.
- The cotton mill at 450 E. Currahee Street appears to possess the necessary historic and architectural significant for an individual National Register nomination. The mill is also a good candidate for an adaptive reuse project using the Historic Preservation Tax Incentives program. More study is needed to make an accurate assessment.
- Toccoa Falls on Forest Road and Camp Toccoa on Highway 17A could be made available for special event rentals. Toccoa Falls could be used for family gatherings, reunions or similar events. During the off-season Camp Toccoa would be good for similar gatherings.
- Northwest Quadrant — within this quadrant are six areas or subdivision that merit further study to determine if historic district National Register nominations are appropriate. These include:

McAvoy Subdivision	1907
E. Schaefer Subdivision	1931
Watson Subdivision	1968
Green Acres Subdivision	1976
E. Doyle Street and E. Tugalo Street	circa 1920
Toccoa Falls College	circa 1939

Three of these areas should be given higher priority for study to determine eligibility for National Register historic district nominations, the McAvoy Subdivision (Figure 1), the East Schaefer Subdivision (Figure 2), and the Toccoa Falls College (Figure 3). These areas appear to be the more significant development in this quadrant and should be given priority for evaluation as potential historic districts. Survey development plats have been used to determine preliminary historic district boundaries (see Appendix 3 Northwest Quadrant).

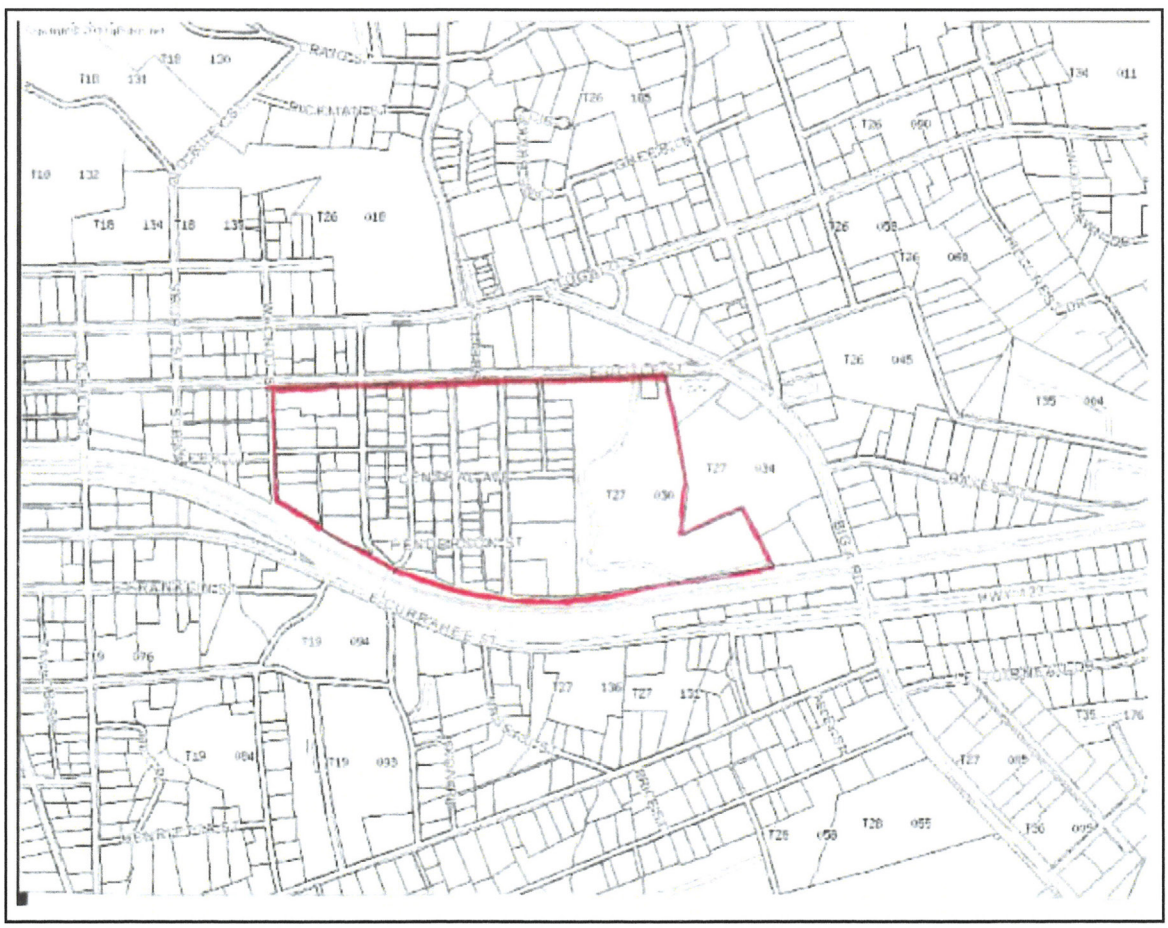


Figure 1. McAvoy Subdivision (also see Appendix 2 Northeast Quadrant Map)

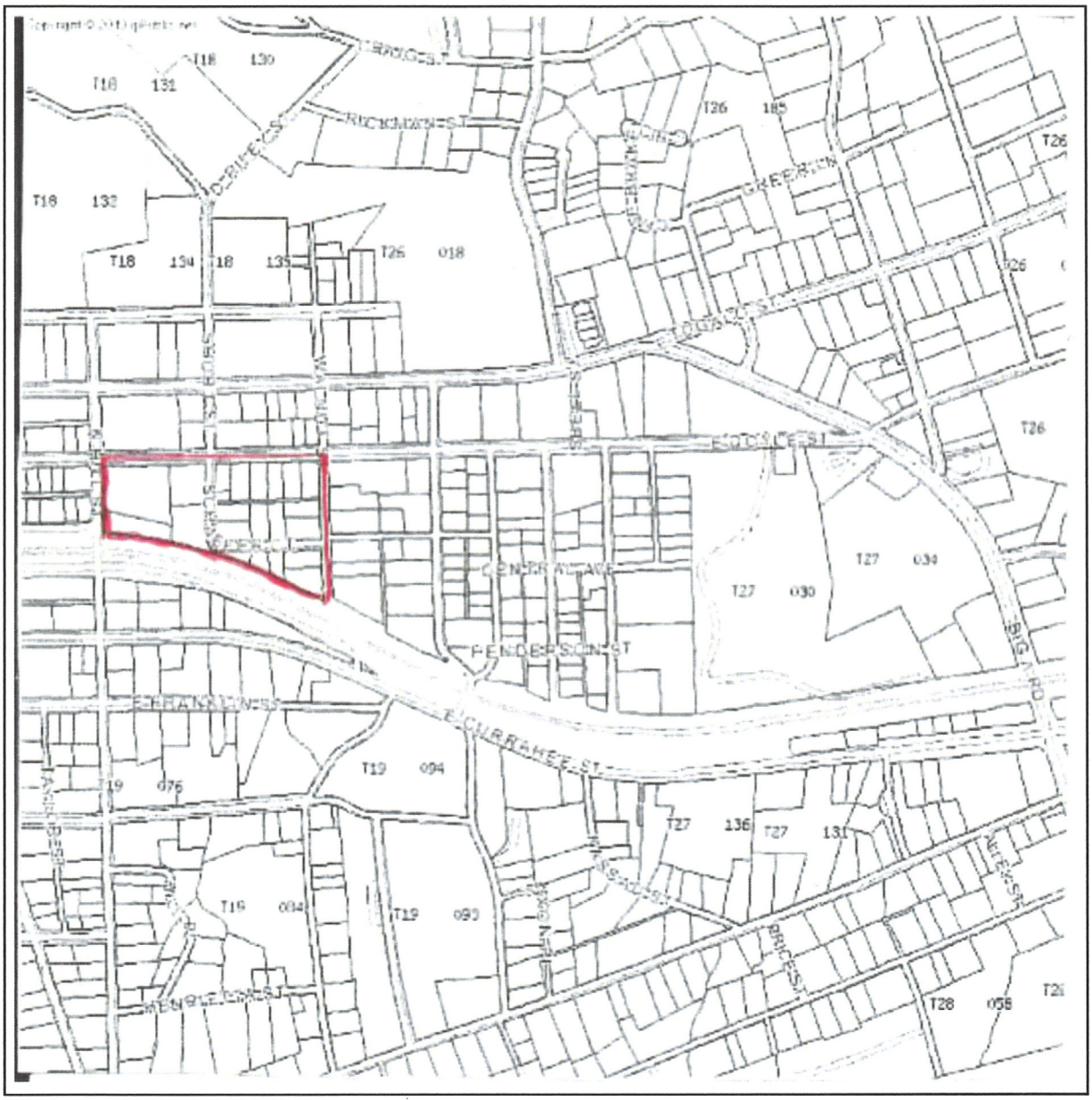


Figure 2. E. Schaefer Subdivision (also see Appendix 2 Northeast Quadrangle Map)

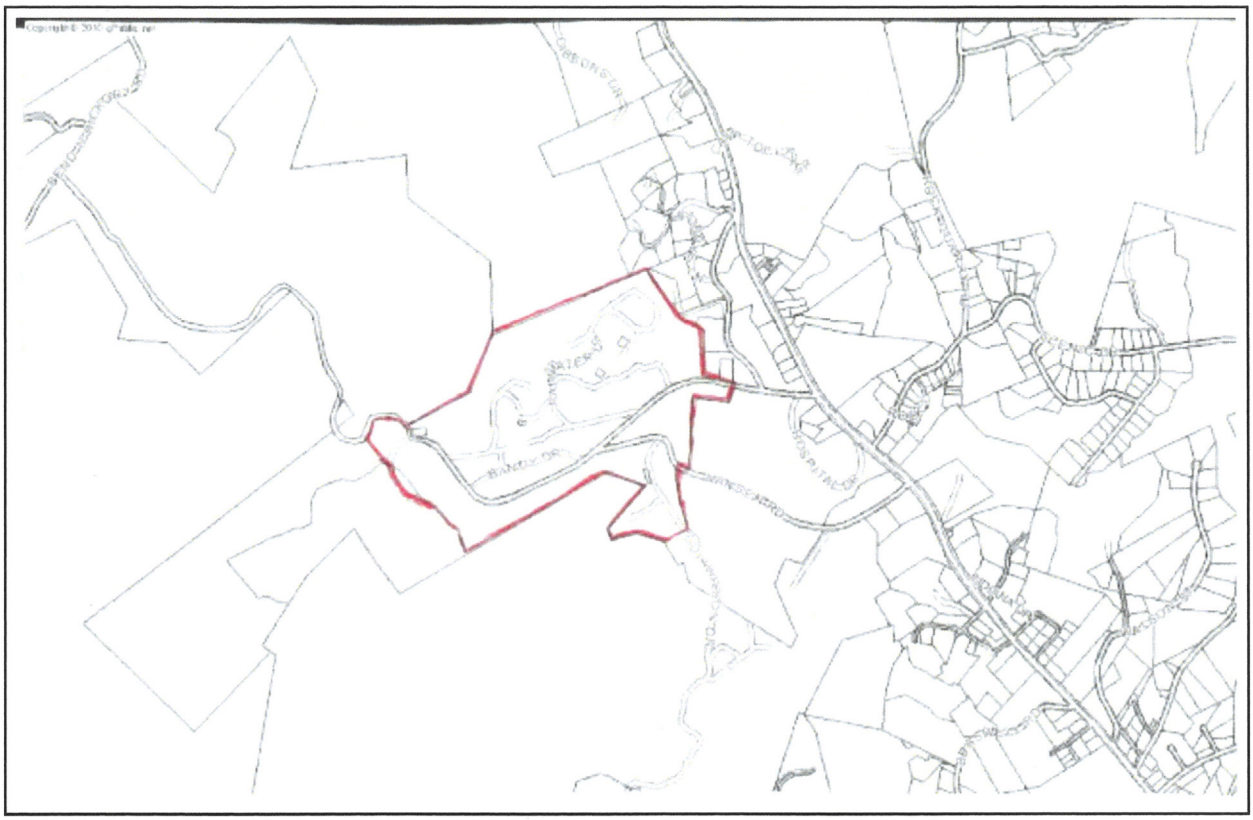


Figure 3. Toccoa Falls College (also see Appendix 2 Northeast Quadrant Map)

- **Southwest Quadrant** — within this quadrant are two areas or subdivisions that merit further study to determine if historic district National Register nominations are appropriate. These include:

William Busha Estate Subdivision	1939
Lamar Matthews * (African American)	1946

* The name of this subdivision is not legible on the survey plat, more research is needed to verify the name

The William Busha Estate Subdivision appears to have the cohesion, historic character and the greatest potential in this quadrant for historic district National Register nomination (Figure 4). Survey development plats have been used to determine preliminary historic district boundaries (see Appendix 3 Southwest Quadrant).

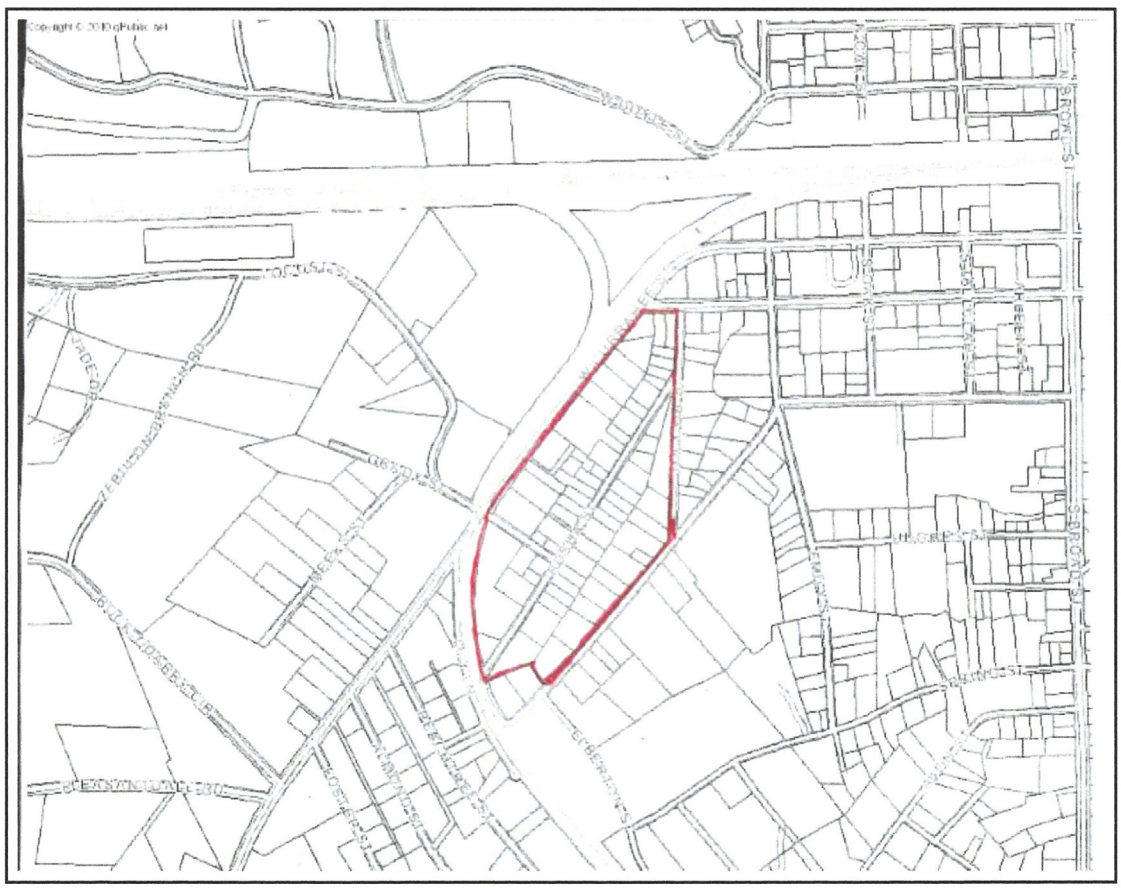


Figure 4. William Busha Estate Subdivision
(also see Appendix 2 Southwest Quadrant Map)

- **Southeast Quadrant** — within this quadrant are seventeen areas or subdivisions that merit further study to determine if historic district National Register nominations are appropriate. These include:

Queen Subdivision	1946
Skyline/Addington Subdivision	1952
B. F. Bruce Subdivision	1954
Forest Hills Subdivision	1956
Agnew Subdivision	1956
Martin and Rice Subdivision	1956
Dogwood Hills Subdivision	1957
Oak Wood Acres Subdivision	1957
Poplar Street Subdivision	1959
Meadowbrook Subdivision (north)	1960
Martin Subdivision	1960
Goodwin Tract	1962
Queen Heights	1965
Currahee Heights	1970
Agnew Subdivision (part 2)	1971
Addway Court	1972
Meadowbrook Subdivision (south)	1960-1977

The Forest Hill Subdivision is well-defined with the cohesion and historic character for possible nomination to the National Register nomination as a historic district (Fugue 5). Survey development plats have been used to determine preliminary historic district boundaries (see Appendix 3 Southeast Quadrant). The other subdivisions in this area developed in stages with each new development abutting an established neighborhood. More study is needed to delineate the subdivisions and determine their historical development

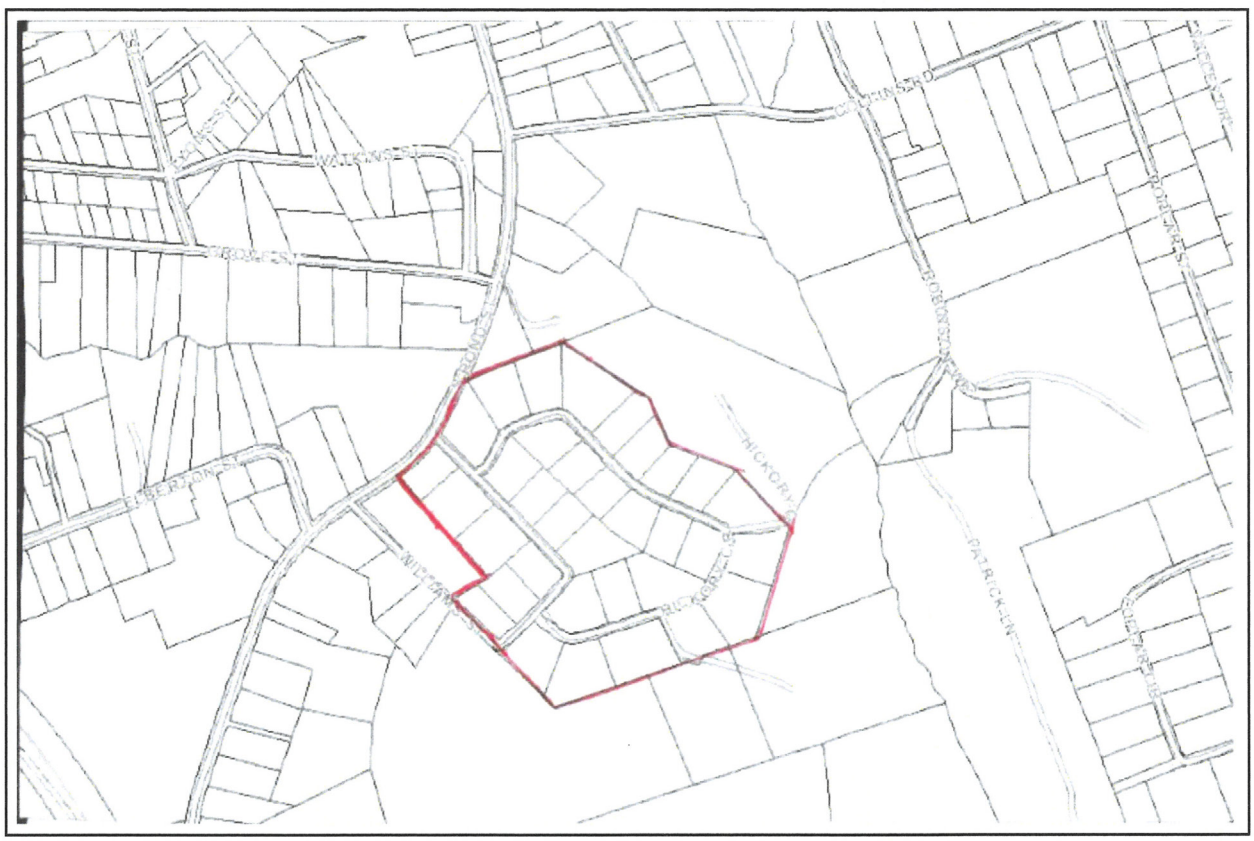


Figure 5. Forest Hills Subdivision (also see Appendix 2 Southeast Quadrant Map)

- **East Quadrant (north and south)** — within this quadrant are eighteen areas or subdivisions that merit further study to determine if historic district National Register nominations are appropriate. These include:

Upland Terrace	1908
C. J. Sapp Subdivision	1942
Hill Crest Subdivision	1946
Brookwood Hills	circa 1945
Mrs. W. H. Camp Subdivision)2 parts)	1947
Mrs. Grady W. Garland Subdivision	1948
Ernest Brady Subdivision	1955
Pine Valley Subdivision	1957
Hillendale Subdivision	1964
Pine Valley Extension	1969
Oak Crest Estates	1973
Putnam-Ridge View Heights	1976
O. K. Sellers Development	1940, 1941, 1948, 1949
Indian Village Development	circa 1940
Clearview Heights (O. K. Sellers)	1946, 1955
C. T. Bell Subdivision	1946
Harper Home Site	1948
Harris Heights	1955

Two of these areas should be given higher priority for study to determine eligibility for National Register nominations, the subdivision developments by O. K. Sellers (Figure 6) and the Upland Terrace area (Figure 7). These areas appear to be the most significant developments in the quadrant and should be given priority for evaluation as potential historic districts. Survey development plats have been used to determine preliminary historic district boundaries (see Appendix 3 East Quadrant). Many other subdivisions developed in stages with each new development abutting an established neighborhood. More study is needed to delineate the subdivisions and determine their historical development.

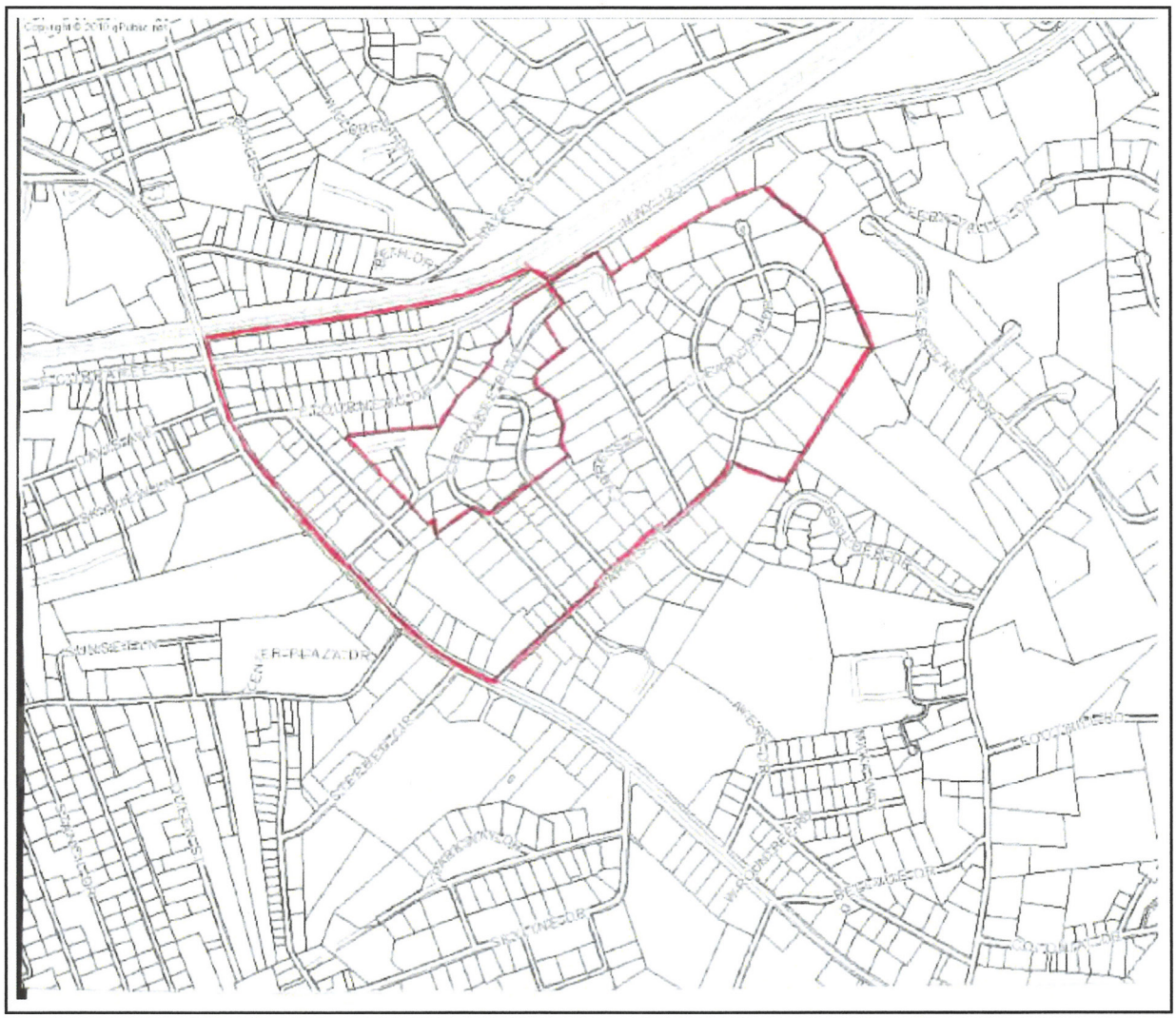


Figure 6. O. K. Sellers Development (also see Appendix 2 Southeast Quadrant Map)

The O. K. Sellers Development evolved over a period of approximately 10 years under the name of the O. K. Sellers Company. The center section appears to have been developed by a different firm. More research is needed to evaluate this area for a historic district nomination.

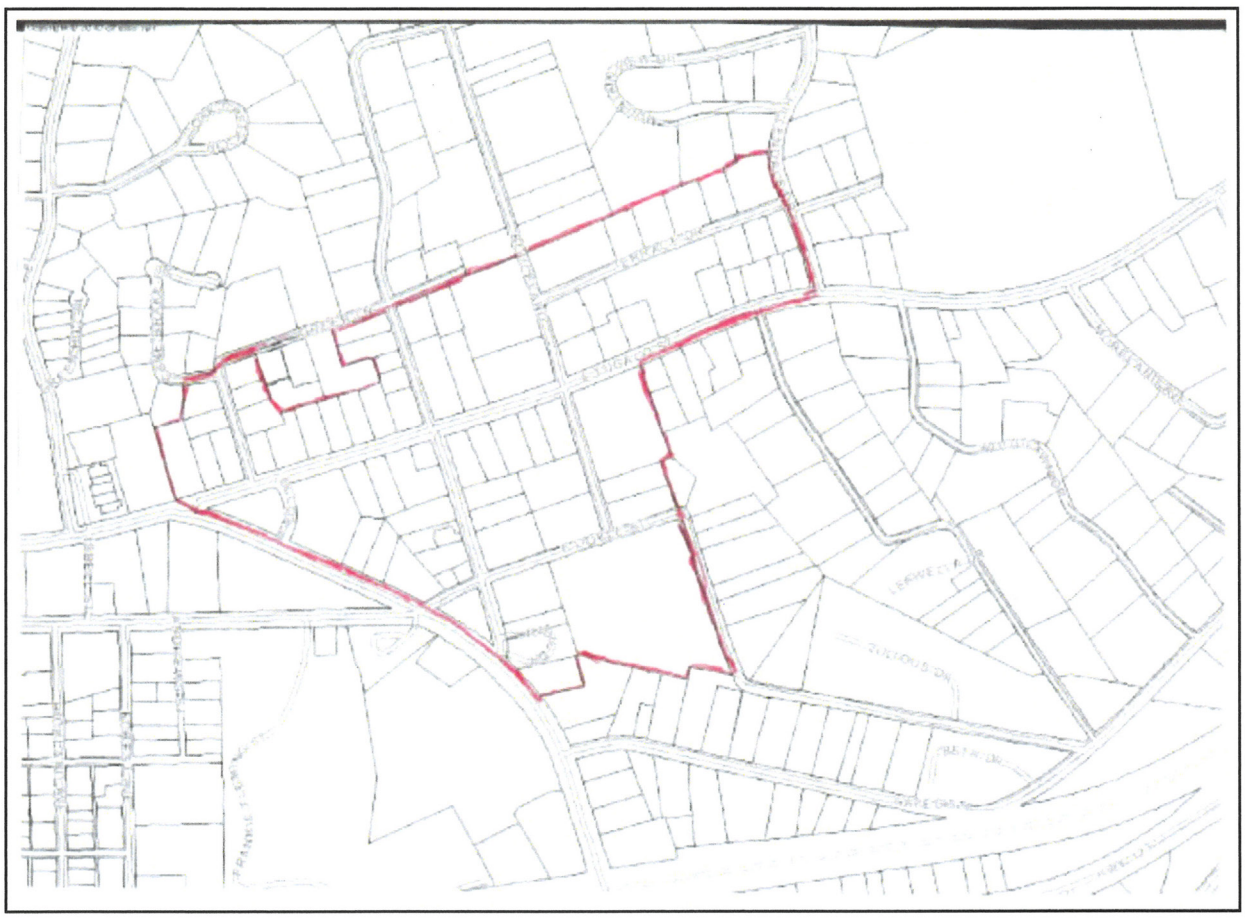


Figure 7. Upland Terrace (also see Appendix 2 Southeast Quadrant Map)

This subdivision now has some non-historic intrusions. More study is needed to determine the boundaries for a potential historic district.

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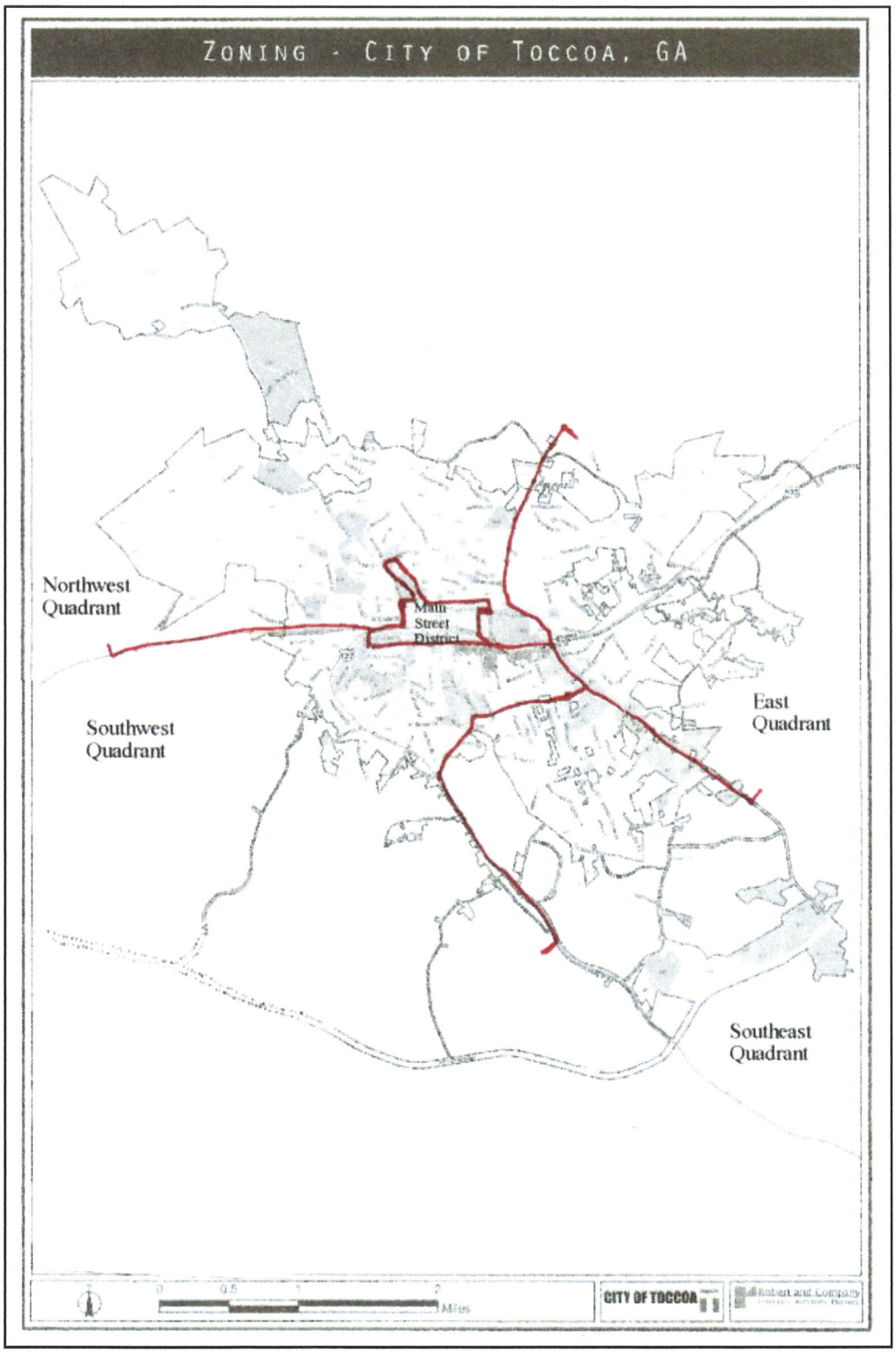
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APPENDIX 1. City of Toccoa Map
showing the four quadrants in relationship to each other
and the Main Street District


ZONING - CITY OF TOCCOA, GA
Northwest Quadrant
Main Street District
East Quadrant
Southwest Quadrant
Southeast Quadrant
0
0.5
1
2
Miles
CITY OF TOCCOA

APPENDIX 2. Survey Maps

Survey Maps showing National Register and locally designated historic district boundaries, concentrations of historic resources, including key.

Four separate 36" x 48" large printed maps accompany this survey report.
These smaller scale maps are included here for reference only.

Key for the following four quadrant maps

Toccoa Reconnaissance Survey 2016

Surveyor: Greenhouse Consultants Inc.
Catherine Wilson-Martin
Sponsors: City of Toccoa
Georgia Historic Preservation Division

National Register District boundaries

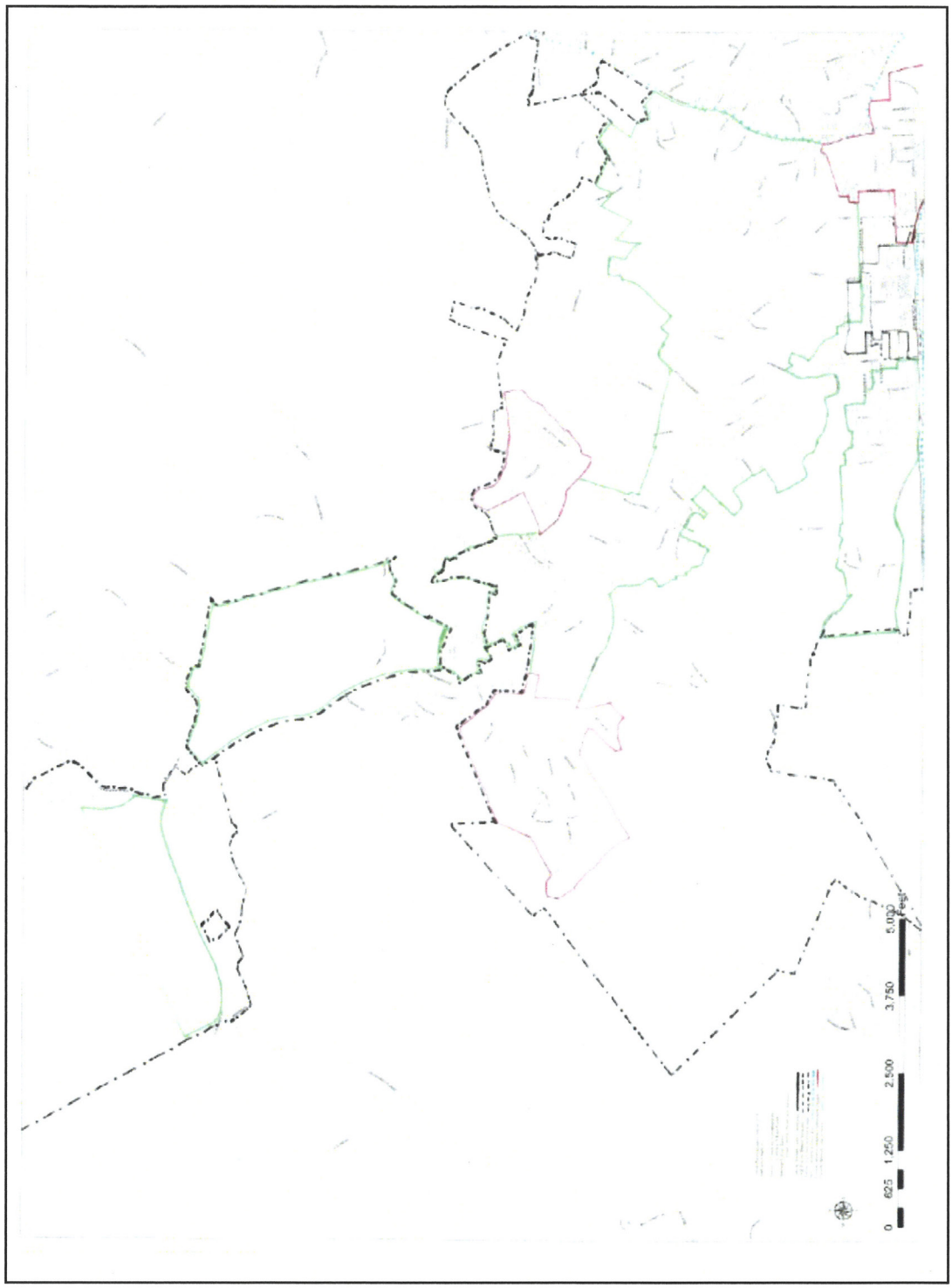
Local Historic District boundaries

Toccoa City Limits and survey area

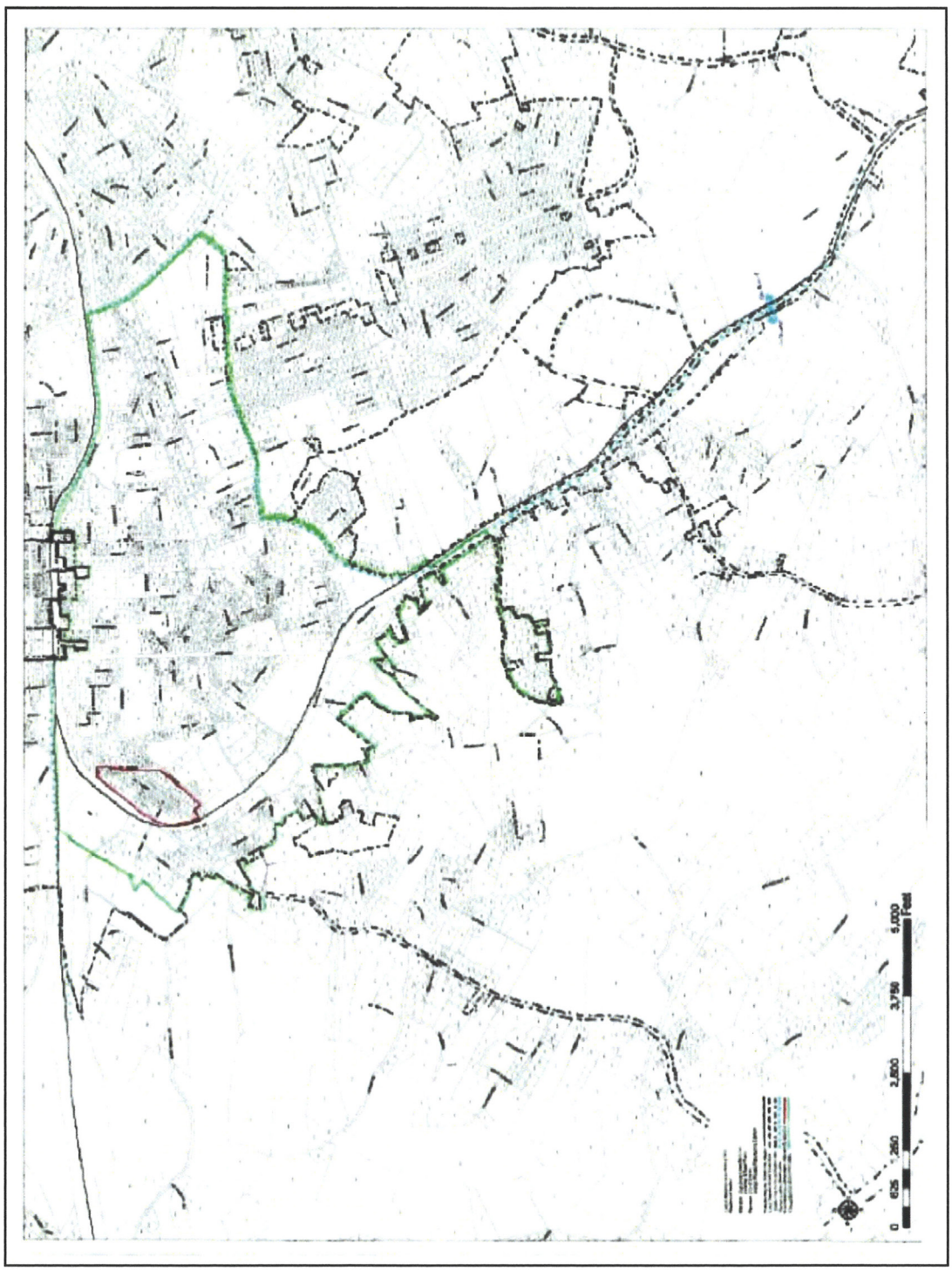
Survey quadrant dividing line

Concentrations of resources with notable integrity

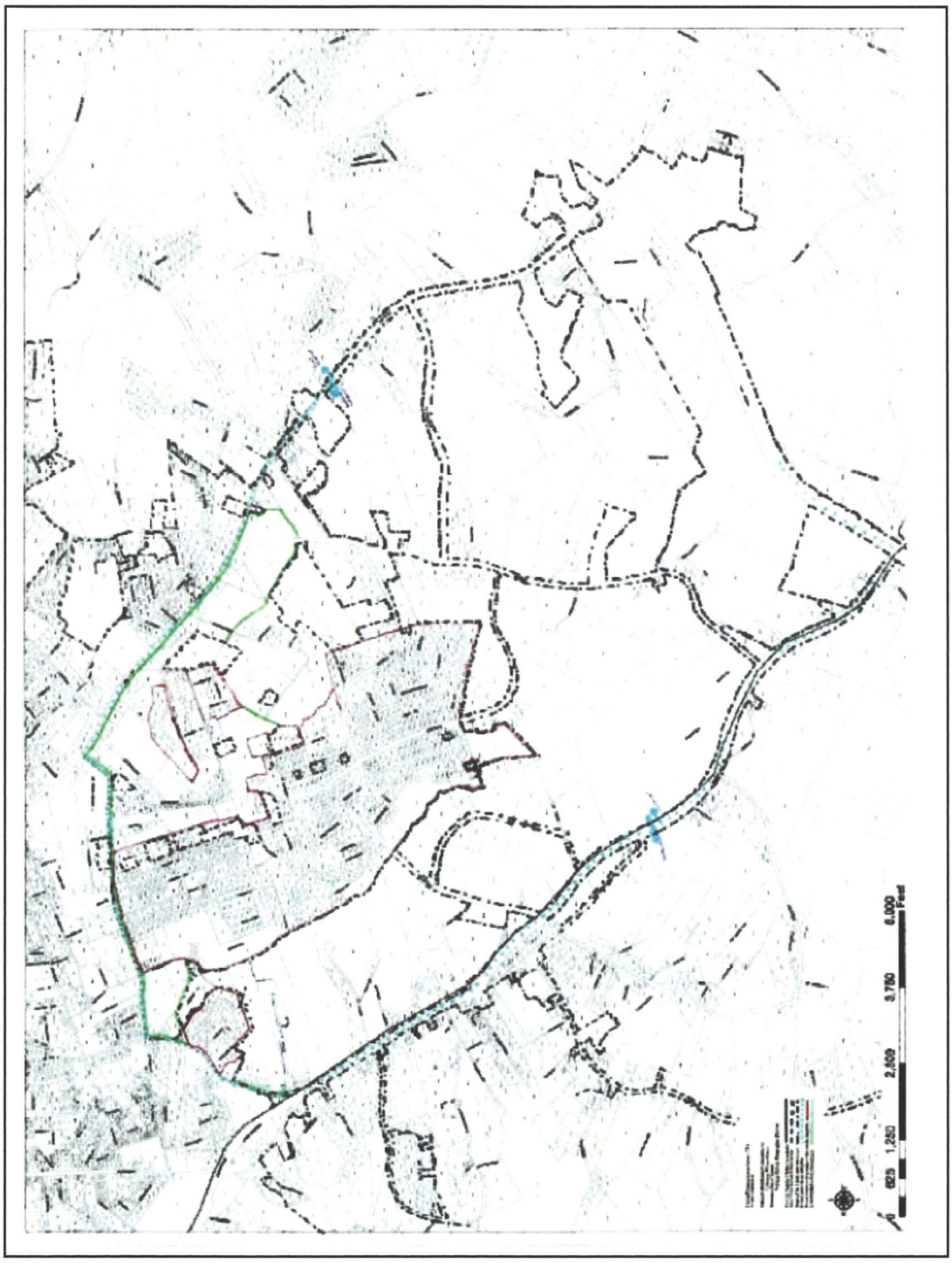
Concentrations of older resources



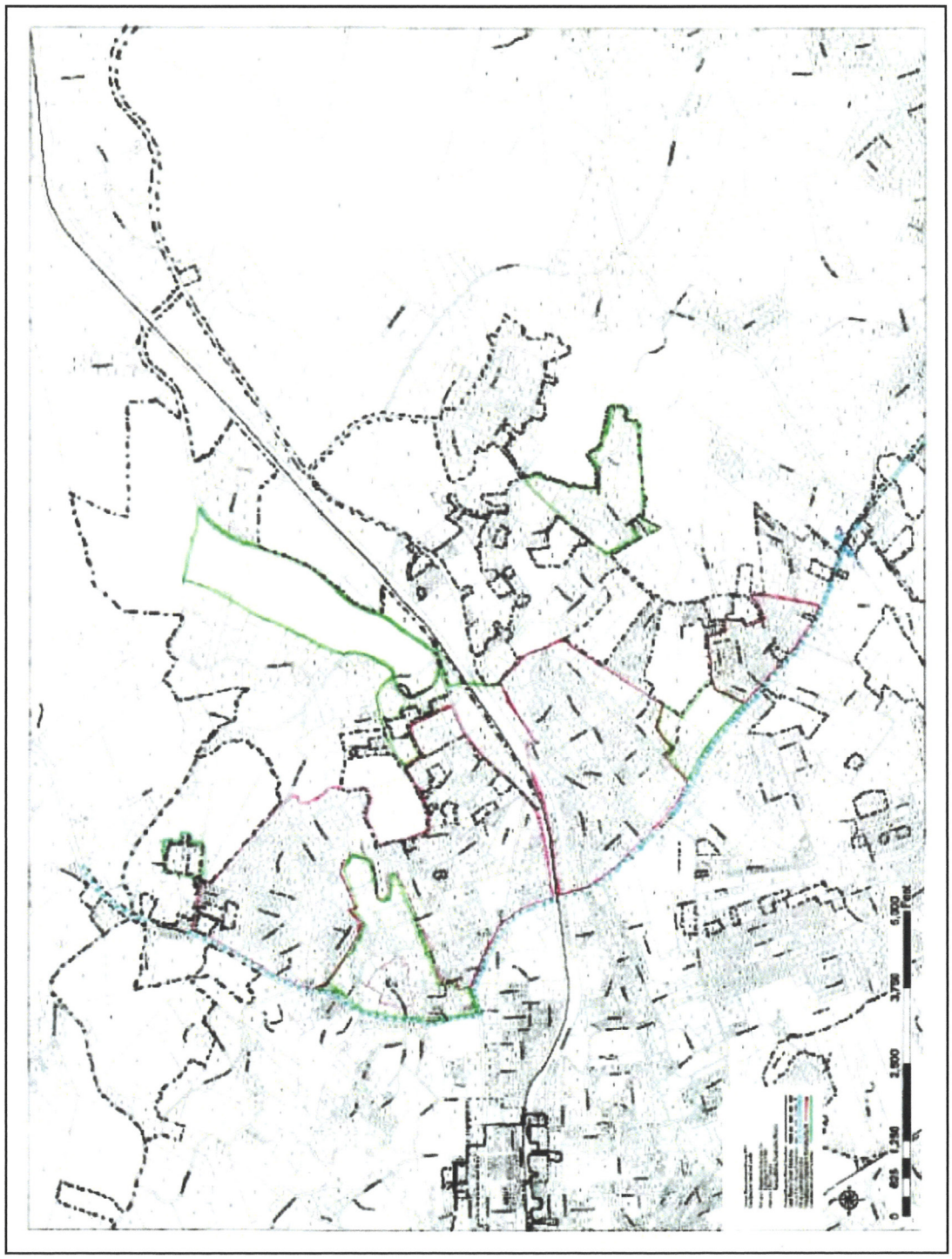
Northwest Quadrant



Southwest Quadrant



Southeast Quadrant



East Quadrant

APPENDIX 3. Plat List

The following is a list of the subdivision plats on file in the Stephens County Superior Court Clerk of the Court Office. These numbers are for the hanging files. The plat numbers in the deeds are different from those listed below, but are cross-referenced to the hanging file numbers.

Northwest Quadrant

Subdivision Name	Plat Date	File Number	Page Number
McAvoy Subdivision	1907	46	109
E. Schaefer Subdivision	1931	21	94
Watson Subdivision	1968	117	20
Green Acres Subdivision	1976	205	119
Toccoa Falls College	1955	82	61

Southwest Quadrant

Subdivision Name	Plat Date	File Number	Page Number
William Busha Estate Subdivision	1939	15	44
Lamar Matthews * (African American) * The name of this subdivision is not legible on the survey plat, more research is needed to verify the name	1946	23	107

Southeast Quadrant

Subdivision Name	Plat Date	File Number	Page Number
Queen Subdivision	1946	24	115
Skyline/Addington Subdivision	1952	38	49
B. F. Bruce Subdivision	1954	44	94
Forest Hills Subdivision	1956	57	94
Agnew Subdivision	1956	55	180
Martin and Rice Subdivision	1956	63	239
Dogwood Hills Subdivision	1957	60	221
Oak Wood Acres Subdivision	1957	61	223
Poplar Street Addition	1959	67	276
Meadowbrook Subdivision (north)	1960	74	317
Martin Subdivision	1960	75	4
Goodwin Tract	1962	8	42
Queen Heights	1965	105	225
Curahee Heights	1970	18	68
Agnew Subdivision (part 2)	1971	144	238
Addway Court	1972	179	11
Meadowbrook Subdivision (south)	1960-1977	92	140
Collier Tract	1962	86	96
Andrew Drive	1962	92	140
Cedar Lane	1972	92	140
Julia Lane	1972	179	207
Currahee Heights/Hilltop Way	1972	158	33
Pebble Creek Lane	1974	203	105

Andrews Road	1977	243	115

East Quadrant (north and south)

Subdivision Name	Plat Date	File Number	Page Number
Upland Terrace	1908	31	159
C. J. Sapp Subdivision	1942	25	125
Hill Crest Subdivision	1946	23	108
Brookwood Hills	circa 1945	24	112
Mrs. W. H. Camp Subdivision (2 parts)	1947	25 25	121 122
Mrs. Grady W. Garland Subdivision	1948	27	132
Ernest Brady Subdivision	1955	53	166
Pine Valley Subdivision	1957	130	128
Hillendale Subdivision	1964	99	183
Pine Valley Extension	1969	63	210
Old Creek Estates	1973	177	188
Putnam/Ridge View Heights	1976	148 201	268 88
O. K. Sellers Development	1940 1941 1948 1949	18 17 27 29	71 64 132 149
Indian Village Development	circa 1940	35	21
Clearview Heights (O. K. Sellers)	1946 1955	25 51	122 151
C. T. Bell Subdivision	1946	23	105
Harper Home Site	1948	28	141
Harris Heights	1955	52	153