City of Toccoa

# Historic Resources Survey

for the

## City of Toccoa, Georgia
## Main Street District
## 2015 - 2016

Sponsored by the

## Historic Preservation Division
## Georgia Department of Natural Resources

and the

## City of Toccoa

prepared by

Greenhouse CONSULTANTS incorporated
6110 River Chase Circle
Atlanta, Georgia 30328
(770) 988-9091, Fax (770) 988-9093

**August 2016**

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Georgia DNR Office of Historic Preservation Division
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Greenhouse CONSULTANTS incorporated
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and Principal Author
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**Statement of Acknowledgment of NPS/DNR Support for Projects**
(Required for all grant-supported publications,
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This {publication, DVD, brochure, workshop, etc.} 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. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior or the Georgia Department of Natural Resources, nor does the mention of trade names, commercial products or consultants constitute endorsement or recommendation by these agencies. This program received Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended,
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## MANAGEMENT SUMMARY

The City of Toccoa Historic Resource Survey was completed after about ten months of consultant work. The project began in October 2015 with a detailed field survey. Within this area, historic resources of the City were identified, online survey forms were completed, and historic resources were photographed. All resources more than forty (40) years of age were surveyed, regardless of integrity and condition. The gathered information has been entered into the Georgia, Natural, Archaeological and Historic Resources Geographical Information Systems (GNAHRGIS) online database. This report describes survey findings and makes recommendations for future preservation activities. The following is a brief assessment of the findings from the historic resources survey.

This survey located and identified one hundred ninety-nine (199) resources within one National Register district, and one Main Street project district of Toccoa. A survey of this type helps to identify unique characteristics about the historic resources of Toccoa. The first aspect is the number of resources related to the early railroad development and the growth of the town along the railroad. There are a number commercial buildings reported to have been built during this period. The second characteristic is the development of early houses, and the third is to study the development in the following years up to 1975.

Additional information gathered by the historic resources survey addressed the most common styles and types of architecture, and the architectural integrity and the condition of the surveyed buildings. 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. Of the forty-eight (48) architectural styles recognized by DNR, Toccoa has examples of thirteen (13) such styles. The more popular styles include Commercial Plain, Craftsman and Colonial 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. Toccoa has commercial, entertainment/recreation/cultural, health care, lodge hall, places of accommodation, public/ government, railroad-related, road-related, house, and churches/places of worship building types that are currently recognized by DNR. The most common building type present in the survey area is the commercial type further identified by the subtypes; single retail followed by the commercial block and the multiple retail.

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. The most common alterations to the original architectural design were changes to the storefronts. Many doors and windows have been altered. Siding and foundations have also received alterations.

The overall condition of the historic buildings in Toccoa is generally good. There are a few in need of general repairs, especial along Currahee Street. Of the approximately forty-five (45) resources originally surveyed in the 1989 survey, sixteen (16) have now been destroyed.

Recommendations for future preservation actions include educational programs and events, and organizational activities. More vigilance is need regarding roof replacements.

A historic resources survey of this type 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 Toccoa. The City is well on the way to preserving its valuable historic resources for the present and future generations, but continued preservation depends upon the broad support of the residents of Toccoa.

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## PROJECT DESCRIPTION

The Toccoa Main Street District (2015-2016) survey area covers three historic districts in the downtown area of the City of Toccoa. First is the National Register "Toccoa Downtown Historic District," second is the locally designated "City of Toccoa Historic District," and the third includes some additional surrounding areas that comprises the Toccoa Main Street Project District. The boundaries for the survey area are delineated by the railroad and North Broad Street on the west, North Alexander and East Savannah streets on the north, Short and Railroad streets on the east, and Franklin Street and the railroad on the south. These boundaries represent the Toccoa Main Street Project District and comprise the boundaries for this Toccoa Main Street District survey.

The purpose of this 2015-2016 survey is to evaluate the resources within the survey area built in 1975 and earlier to assess their current integrity and to evaluate properties that have become historic since the original National Register nomination. The 199 resources surveyed include buildings, structures, and an object. The survey fieldwork and report have been completed by Catherine Wilson-Martin, historic preservation planner and the principal surveyor for Greenhouse Consultants Inc.

The City of Toccoa, Georgia and the Historic Preservation Division of the Georgia Department of Natural Resources are the survey sponsors. This Survey of Historic Resources has been financed in part with Federal funds from the National Park Service, US Department of the Interior, through the Historic Preservation Division of the Georgia Department of Natural Resources. The survey follows standards set forth by the Historic Preservation Division in the Georgia Historic Resources Survey Manual. The Georgia Department of Natural Resources, Historic Preservation Division Natural, Archaeological and Historic Resources Geographical Information Systems (GNAHRIGS) online database has been used to document and record the historic resources.

## SURVEY METHODOLOGIES

Survey work began in September 2015 with each resource evaluated during a comprehensive field survey. A minimum of two photographs was taken of each resource. Descriptive and historic information and photographs were entered into the GNAHRGIS online database of the Georgia Historic Preservation Division, Department of Natural Resources. This survey includes resurveyed resources originally recorded in 1989. This earlier survey, identified on GNAHRGIS as "GA Historic Resources Survey" has been updated under the previously assigned numbers that are generally in the 58000 range. The current survey has been given the name "Toccoa 2015." The newly surveyed resources are given numbers in the 250000 range. The GNAHRGIS resource identification numbers are keyed to maps to show the location of each surveyed historic resource.

Further study of survey information has been used to provide an architectural analysis of the historic resources and the historic districts. Historic research was undertaken to provide a developmental history of the survey area. This historic research was used to show how the survey area has 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 material, Stephens County Board of Assessors property records, Historic Preservation Division library files, and information from residents and owners.

## 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 GNAHRGIS in 1993, and assigned resource numbers in the 58000 range. These resources were resurveyed in the current survey; however, these resources retain their originally assigned numbers in the GNAHRGIS entry. The original survey information is identified under "GA Historic Resources Survey." In 2007, Terracon Consulting Company surveyed the Toccoa downtown area and prepared a local historic district nomination, but this survey was not entered into GNAHRGIS

## NATIONAL REGISTER LISTINGS

The City of Toccoa Historic District was designated in 2007 as a local historic district. 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 building and property to the west side of the district.

Within the survey area there are also three individual buildings listed in the National Register of Historic Places: the James B. Simmons House, 74 West Tugalo Street, listed in 1983; the Stephens County Courthouse, 37 West Tugalo Street, listed in 1980, and the Walters-Davis House, 333 East Tugalo Street, listed in 1982.

## 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 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 STEPHENS COUNTY

Settlements in Stephens County dating as early as 500 AD have been discovered in numerous places along the Tugaloo River. A major ceremonial area, created during the Moundbuilder period of the Mississippian Indians, dates to 1200 AD. The area was later part of the Catawba Native American Nation and was inhabited by the Creek and Cherokee peoples. Early European explorers and trappers encountered a large village at the confluence of the Tugaloo and Broad Rivers circa 1715. During the time of the Native American habitation the Tugaloo River became an important trade area. The area continued to be identified as "Indian Territory" until 1764, when it was opened for European settlement.

Once the area was opened to European settlers several forts to include, Ward's Ford, Woffford's Station and Box Fort were established for protection and to facilitate settlement. European settlers, primarily from South Carolina and Savannah, moved inland during the late 1700s. In 1783 the Treaty of Augusta appropriated lands from Native Americans and created eight counties from these earlier parishes. One of these counties was Franklin County, created in 1784, that included the current Stephens County.

These early settlers created communities consisting mostly of small farms. Farmers produced food for their families, slaughtered wild hogs and distilled whiskey. A few saw mills, grist mills and cotton gins were built along rivers and creeks. Development was slow until after 1800 when trade routes, roads and trails, such as the Unicoi Turnpike and the Red Hollow Trail, were built to encourage settlement and trade.

Habersham County was formed in 1814 from part of Franklin County with a new county seat established in Clarkesville. The current Stephens County was shared between these two counties. The northern part of Stephens County was in Habersham County and the southern part in Franklin County. In 1820 a land lottery awarded lands to prospective settlers in the newly established Habersham County. These settlers were primarily Scots-Irish from North Carolina, north Georgia, and South Carolina. Most were farmers raising hogs, producing whiskey, and curing salt. Among these settlers were a group of people known as "summer people," wealthy plantation owners and merchants from the lowlands and coastal area who built seasonal homes in the mountains to escape mosquitoes and malaria during the summer months. The Traveler's Rest Inn (National Register listed, 1966) built at the beginning of the Unicoi Turnpike in 1825 also provided accommodations for some of these early travelers. Another early community in the county was Dry Pond, a small crossroads village with a store and a few houses that developed circa 1830.

The Cherokee removal in 1836, also known as "The Trails of Tears," created a more stable environment for settlers. The population slowly began to increase to 8,411 by 1845 (Chapman, William, p. 17). Upcountry cotton was introduced to the area in the early 19th century, but was of little importance to the economy until the mid-1800s. Agriculture remained the dominant economic force until the late 1800s.

Efforts to create Stephens County began in 1859-1860. A state representative from Habersham County presented legislation to create Stephens County with the county seat approximately three miles south of the Dry Pond community. The bill failed to pass.

In the early 1860s, during the Civil War, many county residents joined the Confederate Army. No Civil War battles were fought in the county. The primary influence of the war in this area was occasional raids and destruction by scavenging Northern troops.

Postwar reconstruction was slow until the railroad reached the area circa 1873. Three speculators purchased the community of Dry Pond and much of the surrounding area to create a new transportation and economic center on the coming railroad line. The Atlanta & Richmond Air Line Railroad was being built to connect Atlanta with Charlotte, North Carolina. The town was chartered in 1874 with the new name Toccoa City. The community soon grew to be a shipping, wholesale, and manufacturing center.

The railroad was auctioned off and reorganized in 1877 as the Atlanta and Charlotte Air-Line Railway. In 1878 the new company began replacing the earlier iron tracks with steel rails to upgrade the rail line, and a coal-shoot was built, making Toccoa City a coal and water stop for the railroad. The railroad not only became a transportation system for industries and business, but also brought in tourism. People were drawn to the beauty of the mountains and health of the clean mountain air and water. Health and tourism grew to be an important industry for Stephens County.

The Georgia constitution of 1877 prohibited the formation of new counties. As a result, the prospects of creating a new county were negated until the beginning of the next century. In 1880 a newspaper article expressed discontent with a lack of services Toccoa City and surrounding areas were receiving from the county government. Residents of Toccoa City thought it was difficult to travel to the county seat in Clarkesville. The article noted that the condition of the road to Clarkesville was very poor and complained that tax money was not being used to improve the road.

Toccoa City was larger than Clarkesville, and dominated the economy of the area due to its location on the railroad. "In 1890 Toccoa City was a thriving town with 900 residents, 125 houses, two hotels, five churches, three schools, one weekly newspaper, 24 'mixed stores,' three doctors, and three lawyers. That same year Clarkesville had 290 residents, 71 houses, two hotels, three churches, two schools, eight dry goods stores, four groceries, two doctors, and four lawyers." (Stephens County Historical Society, p. .2).

The creation of Stephens County was immersed in legal complications, heated arguments, local rivalry, and terrorism. Since the possibility of creating a new county was legally restricted, efforts instead turned to moving the county seat from Clarkesville to Toccoa City. In 1897 a petition was submitted to the Habersham County ordinary requesting an election to make Toccoa City the county seat. The election became one of the most volatile issues in Habersham history. Supporters on both sides went door to door soliciting support. The issue gained statewide attention when a full page article appeared in the July 10, 1897 issue of the *Atlanta Journal.* The author of the article supported Toccoa City as the new county seat touting the progressive nature of the town and its growing economy. At the time the article was written, the Toccoa Cotton Mill, the first textile mill in Toccoa City, had opened, adding credence to the argument. The mill was described as one of the best equipped textile plants in the southern states.

Also supporting the argument to move the county seat was the issue regarding the courthouse. The county officials in Clarkesville wanted to build a new courthouse but could not raise the funds. On the other hand, Toccoa City was ready to build a courthouse. The town had a plot of land to donate for the courthouse site, and a bond filed with the county ready to build a new courthouse and jail, provided that it would be built in Toccoa City as the new county seat.

The proposal to move the county seat failed. Rivalry between the two towns escalated and continued well after the election. One night after the election, the Habersham County courthouse in Clarkesville was blown up. No one was ever arrested for this act of terrorism. The case was never solved but suspicions were directed toward Toccoa City residents.

Even though attempts to move the county seat failed, residents of Toccoa City did not give up, but instead changed tactics. They again began efforts to create a new county with Toccoa City as the county seat. In 1899, in anticipation of the town becoming the county seat, the city charter was amended to change the name of the town from Toccoa City to Toccoa. In the early 1900s a committee was formed to urge passage of a bill to create a new county. Much political pressure was used to assure the passage of the bill, and this time it was successful. On August 18, 1905 Stephens County was created as the 143rd county in Georgia. The county was created from parts of Habersham and Franklin counties, and Toccoa was established as the county seat. The new county was named for Georgia legislator, Alexander Stephens, U.S. Senator and Vice President of the Confederate States of America. He was elected Georgia Governor in 1883 but died soon after taking office.

The new county officials were elected in December 1905 and plans were immediately put into motion to build the courthouse and jail. Construction began in 1907 and was completed in 1908. Other amenities followed and the economy of the area boomed. In 1910 the population of the county was 9,728 (Washington, Government Printing Office, 1921).

The Golden Valley Institute purchased the Haddock Inn and 100 acres of surrounding land, including Toccoa Falls, in 1911 (Roadside Georgia http://roadsidegerogia.com). The Haddock Inn burned in 1913. The school served "educationally deprived" students with a focus on preparing students for Christian ministries. In 1939 the institution became a state-chartered school, offering a four-year degree, and was renamed the Toccoa Falls Institute.

The county prospered in the early years of the 20th century. The arrival of the boll-weevil during the 1920s marked the beginning of economic decline. This scourge of an insect brought devastation to cotton production and the cotton industry. Farmers began converting to poultry production and dairy farming. The timber industry also became an alternative to cotton farming. Yonah Dam, under constructed from 1924-1925, was built to provide more electrical power to the region.

The Great Depression had a big impact on the Stephens County. Businesses failed, joblessness increased, and soup kitchens opened. Many of the small communities, such as Hayes Crossing and Currahee, lost so much business they virtually disappeared. The county benefited from federal government recovery programs, especially the Works Progress Administration (WPA), the National Youth Administration (NYA), the Rural Electrification Administration (REA), the Farm Security Administration (FSA), and the Civilian Conservation Corps (CCC). The CCC had a dormitory camp near Toccoa Falls to house workers as they assisted the community.

Recovery eventually came with the aid of these government programs. New buildings constructed with government aid included the Stephens County Hospital (1937), and the post office (1932). The REA provided electricity to rural areas in the 1930s. WPA funds were also used to pay the salaries of the staff of a county library. The community provided the books and a facility for those books.

During the early 1930s the United States government began purchasing land from farmers with failed cotton fields. The government accumulated land for a dam, a wildlife management area, a potential military base, and timber cutting. Approximately 17,000 acres were bought, much of it in planted in pine trees, that later was established as the Chattahoochee National Forest. Other government programs, such as crop diversification and erosion control, were initiated to help farmers recover from the boll-weevil infestation.

R.G. LeTourneau opened a large earth moving equipment manufacturing plant just north of Toccoa in 1938. Bulldozers, equipment, and shells were made for the military during World War II. The company "produced 70 percent of the heavy earth moving equipment used by the Allies, as well as close to one million 155-millimeter artillery shells" (Ramage and Vickers, p. 9). The business continued after World War II and was sold to Westinghouse (it closed in 1981). The county airport opened northeast of the city in 1938, with a plan to begin work on a second runway in 1942. South of the city was the Toccoa Casket Company. The company "was the largest supplier of caskets to the military until Vietnam" (Wikipedia, the free encyclopedia, 3/19/2016).

A National Guard training facility was opened circa 1939 on land purchased during the 1930s for a potential military base. The camp was named Camp Robert Toombs to honor the Confederate officer Robert Toombs. In 1942, during World War II, an Army camp was set up on these lands at the base of Mount Currahee. This 270 acre tract was established as a US Army training camp where approximately 17,000 men could be trained and housed. Troops from Fort Benning, Georgia were sent to receive training as Army paratroopers. The first new Army Airborne unit was the 506th Parachute Infantry Regiment. As troops arrived in Toccoa the men had to ride a bus past a casket factory to a site called Toombs creating a depressing image for a trooper preparing for exceptionally dangerous duty. To remedy this negative image, the camp name was changed to Camp Toccoa. Multiple paratrooper units, established at the camp, fought in Europe, the South Pacific islands, the South of France, and most significantly Normandy on D-day in 1944.

The United Service Organization (USO) sent big name entertainers to Camp Toccoa to entertain troops. The Toccoa Woman's Club offered their clubhouse to the USO for shows that included a visit from Bob Hope and the Andrew Sisters (famous radio, television and movie performers). The paratroopers also visited the city on a regular basis for other forms of entertainment such as movies, bars, and restaurants.

Stephens County began to recover after World War II. Industries reverted to producing consumer goods. The county economy moved away from agricultural production and shifted to an industry and service oriented economy. Most farmers depended on poultry and dairy. New school buildings opened in the 1940s. Toccoa started the operation of a natural gas system in 1952 that stretched from near Elberton to Franklin, NC.

In the 1950s and 1960s a network of paved county, state, and US highways were built through the county with most of these converging in Toccoa. US Highway 123 and State Highway 17A, locally known as Big A Road, became major strip shopping areas with lines of new shops, many geared to automobile service and quick-stop shopping.

By 1959 much of early Native American settlement area, early European settlements, and farms along the Tugaloo River were flooded under the waters of Lake Hartwell in the northern part of Stephens County. The lake was created by the Hartwell Dam and reservoir along the Georgia-South Carolina border. The project created one of the largest man-made lakes east of the Mississippi River. Before the flooding, the Georgia Historical Commission and the University of Georgia conducted extensive excavations to discover and record the early history of the area. The area has since developed into a large recreational and vacation spot, with mountain and lake attractions.

During the 1950s and 1960s economic focus in the area reversed. Before the 1950s the economic balance was approximately 95 percent agricultural and 5 percent industrial and business. This balance gradually shifted to 5 percent agricultural and 95 percent industry and business after World War II (Stephens County Historical Society, p.2). By 1960 the county population had increased to 18,391 (U.S. Department of Commerce, 1961). From the 1960s to 1990s 44 new industries were added to the area creating 5,000 jobs (Stephens County Historical Society, p.4). Poultry, timber and livestock were the vital forces in the local economy.

In the 1960s an airport authority was established and federal funds were secured to pave and expand runways and build a new hangar. Another period of updating during the 1980s, brought a modern terminal area, several hangars, an electronics shop, and the installation of aviation jet fuel. Federal grants were secured in 1990 to improve the runways and other airport facilities with plans to extend the runway soon afterwards.

In 1975 the Toccoa Falls Institute was renamed Toccoa Falls College. In 1977 the college flooded when the dam broke, and 39 people died. The college was restored with the help of many concerned people, including First Lady Rosalind Carter. In 2008 the college had more than 1000 students.

A branch campus of the North Georgia Technical College was completed in 2005 near the historic town of Avalon. This is the Currahee Campus of the technical and vocational school that has three campuses in the Georgia northeast mountain area. The school offers occupational and adult education classes.

## 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 (Wikipedia, the free encyclopedia, retrieved 3/19/2016). 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.

## ARCHITECTURAL DESCRIPTIONS

Buildings and houses can be classified into two categories: styles and types. Architectural style is the artistic and academic designing of a building. The style reflects the art and culture of the period of construction, the trends and fashions of the society, and even the technology of the time. Styles are often "designed by a professional architect or master builder or reproduced from architectural pattern books" (Historic Preservation Section, Georgia Department of Natural Resources, Atlanta, Georgia, p. 17). Architectural styles are more often decorated, ornamented, and detailed with special building materials applied in a systemic pattern or arrangement. Style is also the design of the overall form of a building: proportion, scale, massing, symmetry or asymmetry, and the relationships among parts such as solids and voids, or height, depth and width.

Architectural types are influenced by the building traditions of people constructing them as well as the geography and climate of the area where they are built. Building type refers to the overall form of a building. Types are defined by their basic overall physical characteristics, such as floor plan, height, roof shape, the location of doors or chimneys, or the kind of porch on the building. These features are generally applied to the core or main body of the building. Later additions, or wings, are excluded when determining a building type. Most houses can be defined as a general type; not all exhibit a defined style.

The following is an assessment of the historic architecture found in the City of Toccoa survey area. This area has many of the current styles and types recognized by the Georgia Historic Preservation Division. The assessment starts with descriptions of building styles followed by building types.

## Architectural Styles

In GNAHRGIS, the Georgia Historic Preservation Division has recognized forty-eight (48) styles that are common in Georgia. In the survey area, nine (9) of these styles have been recognized for commercial and public buildings and four (4) of these styles have been recognized for residential architecture. Styles present in this area are: Queen Anne, Neoclassical Revival, Italian Renaissance Revival, English Vernacular Revival, Georgian/Colonial Revival, Craftsman, Commercial Plain, Moderne, International, and New Formalism.

## Queen Anne

The Queen Anne style was extremely popular (especially in the South) between 1880 and 1910. It developed in England by architects drawing on late Elizabethan and Jacobean design sources. It is notable for its asymmetrical form and has a variety of surface textures, materials and wall shapes. Queen Anne used an eclectic combination of decorative devices and elements, such as bay windows, patterned shingles, decorative carvings, ornamented barge-boards, and eaves to avoid a plain smooth wall. Porches often wrap around the house and have slender post, spindle work, decorative brackets, and friezes. There are often prominent chimneys with decorative brickwork. Windows are usually one-over-one or may have multi-paned borders around the top sash. The main roofing mass is usually steeply pitched and hipped with gables facing front or both front and side. Some Queen Anne houses have classically inspired details. This example in the survey area is simple representation with moderate decorative features. Queen Anne style features include slender porch post with classic Ionic capitals, spindle work, a wrap-around porch, multiple gables, and a hipped roof (photo 1).



**Photo 1. Queen Anne (resource #58365)**

**Neoclassical Revival**

This has been a long-lived style, popular from 1890 to the early 1930s in Georgia. The Neoclassical Revival style was found in Georgia rural areas, cities, and small towns. The style is part of a revival of interest in classically inspired architecture and may include Greek, Roman, and even Georgian or Federal style elements. The front portico or porch is the dominant feature of this house style. The front façade usually features a full-height portico and may have a pediment, classical columns (often paired), dentils, or modillions. The front porch may be across the full façade or at the entry. Sometimes a partial-width, full-height portico is present with a full-façade one-story porch. The façade is more or less symmetrical and the central entrance surrounded with pilasters and columns, often has fanlights, sidelights and transoms. The roof is low-pitched and hipped. A porte-cochere or side porch may be present with columns. Commercial versions may not have a porch, but still have a representation of the classic portico. This example (photo 2) has a representation of the partial width, classic portico with a pediment, Ionic capitals and a hipped roof.



**Photo 2. Neoclassical Revival (resource #58270)**

**Italian Renaissance Revival**

The Italian Renaissance Revival style in Georgia is more often used for public and commercial than residential buildings. The style developed during the revival of interest in classical architecture brought about by the 1893 Columbian Exposition. The Italian Renaissance Revival building is a symmetrical building with a low-pitched usually hipped roof. Generally buildings of this style date from 1890 to 1930, and in Georgia the style is more common from 1900 to the 1920s. This style is usually a symmetrical block with stuccoed or masonry walls, and has a low-pitched usually hipped roof with overhanging eaves and decorative brackets. Upper floor windows are often smaller and less elaborate than the lower floor. Lower floor doors, windows and porch are often arched. Small classical columns or pilasters usually accent the entrances. Porches may be recessed. There are four sub-types: hipped roof, hipped roof with projecting wings, asymmetrical, and flat roof. Commercial versions typically have flat roofs. This example has a flat roof, arched windows and a recessed entry porch (photo 3).



**Photo 3. Italian Renaissance Revival (resource #250726)**

**English Vernacular Revival**

English Vernacular Revival style houses imitate English Medieval country and vernacular houses. This style was popular in the 1920s and 1930s all across the state in large cities and small towns. The style has a combination of Medieval English features with adaptations of the following elements: steeply pitched roofs with side gables and one or more prominent cross gables over the front façade; tall windows and tall window elements with exaggerated facings; massive chimneys, sometimes ornamented or topped with chimney pots; half-timbering; stonework accents on the façades and decorative brickwork. Rounded arches and doorways are other common features. Most of the houses of this style have masonry walls. This example in Toccoa is very simple and displays the cross-gable on the front over a projecting room, and overhanging eaves (photos 4).




**Photo 4. English Vernacular Revival (resource #251492)**

**Colonial Revival**

The Georgian Revival and Colonial Revival style names are sometimes used interchangeably. This style evolved after 1870 and has been so popular that versions have continued to be built through the present. The inspiration for it was the Centennial of 1876 that brought back English-inspired styles common during the Colonial era in the United States. This style, when applied to residential buildings, is often called "Cape Cod" by Realtors or "Colonial Bungalow." In Georgia, this style was most popular from the 1890s to the 1940s. The features for this style include an accented front door with decorated entry portico (this is perhaps the signature architectural element and will occur when no other elements are present), and fanlights and sidelights around the doorway. Windows are frequently paired, shuttered, and show multiple panes. The façade is usually symmetrical, but may show side wings on one or both sides. A classical cornice with dentils or modillions may be present. This example has been renovated and some Colonial Revival stylistic features have been lost, however, the door is a good representation of the Colonial Revival style (photo 5).



**Photo 5. Colonial Revival (resource #58275)**

### Craftsman

Craftsman styled buildings were built throughout the state in small towns, rural, and urban areas. It was most popular from the 1910s through the 1930s. The Craftsman style originated in the United States with influences from English Arts and Crafts movement and Japanese wooden architecture. The Craftsman style is distinguished by the following architectural features: a low-pitched, usually gabled roof, with wide, open overhanging eaves; exposed roof rafters and/or decorative (false) brackets under the gables; full-width or partial-width (usually front) porches supported by columns on piers or pedestals. Windows may have a multi-paned sash over a large one-pane sash. The use of decorative woodwork, masonry, and stone, reflecting building material craftsmanship is also native to this style. This example has a gabled roof, large stone porch piers, and multi-paned upper sash windows over a single lower sash (see photo #6). The depot has elements of the Craftsman style popular in house construction at the time it was built. These features include large brackets under a deep overhanging porch roof that mimics overhanging eaves (photo 7).



**Photo 6. Craftsman (resource #58298)**




**Photo 7. Craftsman (resource #58300)**

**Commercial Plain**

The Commercial Plain building style is common in small towns and large cities. The building style dates from the early twentieth century into the 1940s. Typically façades are plain rectangles with variations in window sizes and placements. The Commercial Plain building is a one to two-story building with a flat roof, flat brick piers, walls, and parapets. There are often shallow recessed panels with decorative brick surrounds at the sidewalk level or as friezes near the roof line. Simple stone or terra-cotta details may be set in the brick. The windows are usually large plate glass, storefront display windows or paneled windows. Recessed entryways may be present. This example has large plate glass windows, a brick recessed panel, recessed entryway, and a flat roof (photo 8).




**Photo 8. Commercial Plain (resource #250991)**

### Art Deco

The Art Deco style was most popular from 1920 to 1940. It has a streamline effect with smooth wall surfaces. There are usually vertical stylistic decorative lines such as zigzags, chevrons, and geometric motifs as well as piers emphasizing verticality by running the full height of façades that extend beyond the roof line. The style is most often seen in commercial buildings. It is occasionally seen in apartment buildings and rarely found on individual houses. This style is not common in the southern United States and it is even rarer to have an overpass with Art Deco features (see photo #9). The Toccoa survey area has a rare example of this style. The overpass on N. Broad Street displays piers with vertical lines extending to the top of the overpass (photo 10) and decorative geometric motifs on the lights in the passageway (not shown).

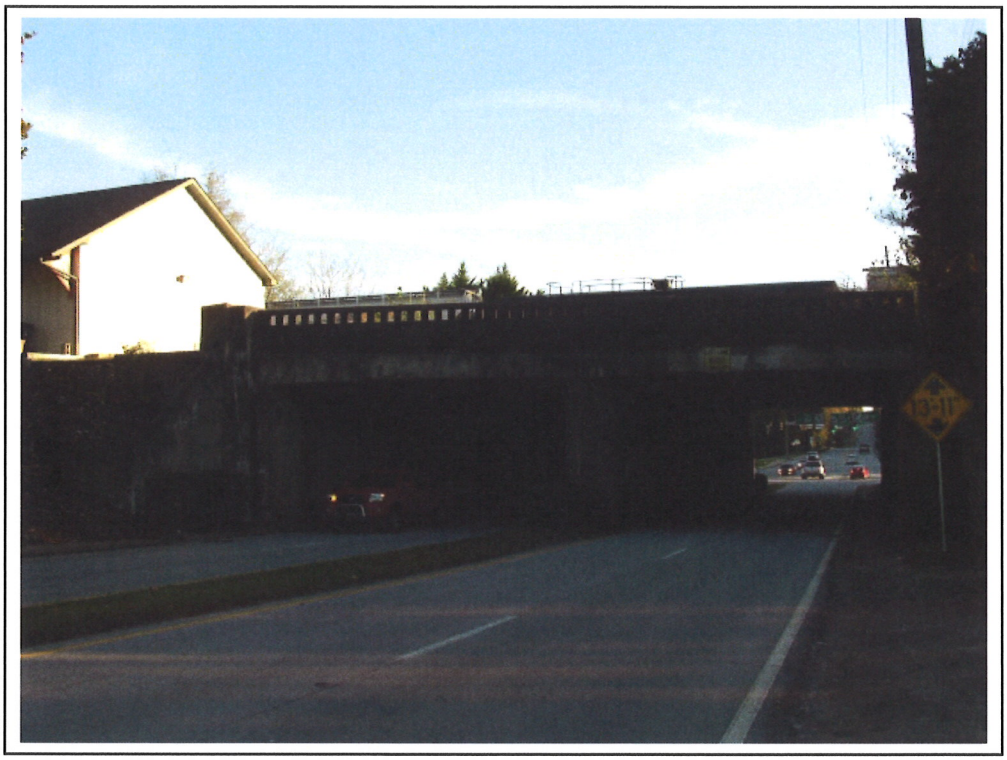


**Photo 9. Art Deco (resource #251478)**



**Photo 10. Art Deco (resource #251478)**

**Moderne**

This style appeared between 1920 and 1940 and revolutionized architecture because of its departure from Victorian decoration. Moderne is alternatively referred to as art moderne, modernistic, and streamline moderne. Moderne became the model and image of the "machine age" in the first half of this century. Smooth walls, usually stuccoed, with a minimum of ornamentation along horizontal lines, are the primary features of this style. The façade is usually asymmetrical and the roof flat. Details are in aluminum or stainless steel. Corner walls and windows may be curved. This example has an asymmetrical façade, horizontal lines, and a flat roof (photo 11).



**Photo 11. Moderne (resource #250745)**

**International**

Emerging in the 1920s and 1930s the "International style is based on modern structural principles and materials" (Poppeliers, Chambers, Shwartz, p. 92). The International style building consists of simple geometric shapes that reflect the structural skeleton underneath exterior wall material. This style is stripped of decorative features. This radically different approach conflicted with the conservative styles popular in Georgia and is generally found only in cities. Most often this style has a flat roof with no eaves. Ribbon windows, corner windows, floor to ceiling plate glass windows, metal casement windows, structural glass blocks, and sliding windows are the main design features separated by bands of undecorated wall giving the building a very horizontal feeling. Cantilevered and ground floor piers offer visual interest and the style is asymmetrical but displays a balance known as "regularity." Common building materials of this style are concrete, glass and steel. This example is asymmetrical, has a flat roof, floor to ceiling windows, bands of undecorated wall, and a cantilevered roof over the entry (photo 12).



**Photo 12. International (resource #251004)**

### New Formalism

The New Formalism style is part of the evolution of the International style. In the post World War II building boom, architects and builders began seeking newer versions of the popular, tried and true, International style. This style dates from the 1950s to the 1970s. The New Formalism uses the same materials and horizontal lines of the International style, but uses updated classical elements, such as slender columns, although thicker than the international style, and arches. It is typically a freestanding building with a symmetrical façade, built of stone, brick, marble or other smooth surface materials, and has a flat roof. Patterned screens and grills are often used. This example has a symmetrical façade, flat roof, smooth brick walls, and arches (photo 13).



**Photo 13. New Formalism (resource #251141)**

## Building Types

Building types in the survey area are those primarily related to commerce. In addition to stores, shops, and offices, there are also buildings constructed to accommodate industry, entertainment, health care, government, and travelers lodging and transportation needs. House types are rare in the current Toccoa survey area, but there are a few examples representing the residential architectural character of Toccoa in its early years.

## Commercial Buildings (Retail and Office)

Among commercial building types in the survey area stores, shops, and office space predominate. This building type is found in small towns and large cities. In GNAHRGIS, this type includes the sub-types of shopping center/arcade/strip mall, commercial block (2+ story), community store, corner entrance store, multiple retail (one story), Quonset hut, single retail (one story), tall office building and warehouse. The Toccoa survey area has examples of the shopping center/arcade/strip mall, single retail, commercial block, warehouse, corner entrance store, multiple retail, and other/modern office complex.

### Shopping Center/Arcade/Strip Mall

Shopping centers and arcades became popular in Europe in the late 1700s (Powers, p.12). These building types spread to the United States at the end of the 1800s (Wikipedia, the free encyclopedia, 3/08/2016). The shopping center and shopping arcade consist of a complex of one or more independently owned shops, interconnected by covered walkways providing shoppers protection from the weather as they shopped. These are usually located in urban areas. While the shopping center and shopping arcade are most often enclosed spaces designed for pedestrians, the strip mall is a strip-type complex built for shoppers using automobiles to reach the stores and shops. The strip mall is most often located on major roadways in suburban areas and provide off-street parking for the shoppers. The early shopping centers and arcades were not very popular in the United Sates until the 1920s. They grew in popularity in the 1950s and also became the catalyst for the strip malls and suburban mall complexes that boomed, in the late 1900s. In this example, the shopping arcade is through the arched opening with multiple shops along the arcade between Doyle Street and Rice Lewis Gillard Drive (photos 14 and 15). There is an arched entrance on each of these streets.




**Photo 14. Shopping Arcade (resource #250707)**



**Photo 15. Shopping Arcade (resource #250707)**

### Single Retail

This building type has been built from the 1880s through the 1950s. The single retail store is found in small and large towns. The buildings can be stand-alone facilities or multiple units built next to each other, usually covering a city block in downtown areas. The single retail store typically has a three-bay façade and a flat or sloping roof. The buildings facilitate a variety of uses including general stores, restaurants, specialty shops, clothing shops, commercial offices, and professional offices. This example has a flat roof and three bays (photo 16).




**Photo 16. Single Retail (resource #58272)**

**Commercial Block**

This building type was built mostly between the 1880s and the 1930s and is differentiated from the single retail by the number of stories. It is typically two to four stories high with a flat or sloped roof. It is commonly found in small towns and urban settings. The building may be single units standing alone or multiple units with party walls, usually on city blocks in towns. It is typically two to four stories high with a flat or sloped roof. The street level space is most often used for retail stores, commercial or professional offices or shops. While the upper levels of the building are usually offices, often with outside entrances for stairs to the upper level. This example has a flat roof and is two stories tall (photo 17).



**Photo 17. Commercial Block (resource #250958)**

**Warehouse-Storage**

The warehouse-storage type is a commercial building for storage of goods, tools and equipment. Warehouse-storage buildings date from the time of the Industrial Revolution. Warehouses often provide a temporary storage place for goods between production and retail sales points. There are five main warehouse functional types: display of goods for sale (such as Costco), overseas warehouses (import/export), packing warehouses, railway warehouses, and canal warehouses (Wikipedia, the free encyclopedia 3/08/2016). Warehouses are often built close to transportation facilities. The building type is often constructed of economical materials and consist of a large storage area and possibly a small foreman's office. The buildings often have loading docks, and large cargo doors with, roll-up, sliding, or telescoping doors. Windows vary and there are usually several personnel entries. Toccoa has several examples of the railway warehouse-storage building type. This example has large cargo doors facing the railroad tracks. Its use has changed and the main façade now faces S. Alexander Street (photo 18).



**Photo 18. Warehouse-Storage (resource #251237)**

### Corner Entrance Store

Most often found in small towns and urban neighborhoods, the corner entrance store was built mostly in the 1900s through the 1940s. The building is usually a general merchandise or grocery store. As the name states, the building has a corner oriented entrance and is most often located on a corner lot. The building may be one or two stories tall (photo 19). This example is one story tall on a corner lot. It was renovated circa 1985. The corner entrance was enclosed with a brick and glass vestibule.



**Photo 19. Corner Entrance Store (resource #250994)**

### Multiple Retail

The 1910s through 1950s are the common years of construction for this multiple retail store type. The building is often found in small towns or urban settings. A variety of retail businesses have utilized this type of building. Multiple retail buildings are built as two or more rental units attached together. They are typically one-story high with identical façades and storefronts. There are usually three bays for each building. Flat, sloping, or parapet gable roofs are most common. This example has three retail storefronts, is one story tall, with a flat roof, and each store has a three bay front (photo 20).



**Photo 20. Multiple Retail (resource #58661)**

## OTHER/COMMERCIAL BUILDINGS

The following building type has not been categorized or identified by the Georgia Historic Preservation Division. Since this building is significant in the history of the City of Toccoa, a description of the building type is presented to record it for further study.

### Modern Office Complex

The early modern office complex buildings are found in small towns. Later versions are common in suburban areas of small towns as well as larger cities. Developed in the mid-twentieth century, the modern office complex is a one to two-story building often built for a single company. The building has multiple offices spaces with a system of corridors providing access to the offices. Following the spatial order of the popular ranch house of the time, the modern office complex is spread out horizontally often covering a complete block. The building has multiple entries on all sides, a flat roof and few windows. This example is one story tall, covers the entire block, and was built to be used as office space (photo 21).



**Photo 21. Modern Office Complex (resource #251146)**

## Other Town Building Types

Towns and cities usually have other building types that are not considered commercial use facilities. Entertainment/Recreation/Cultural Buildings, Health Care Buildings, Lodge Halls, Places of Accommodation, Public/Government Buildings, Railroad-Related Buildings, and Road-Related Buildings are found in Toccoa.

## Entertainment/Recreation/Cultural Building Types

This building type is most often found in small towns and larger cities. In GNAHRGIS, this type includes the sub-types of auditorium, baseball stadium, football stadium, gymnasium, movie theater, opera house, playhouse and symphony hall. In the Toccoa survey area, this building type is represented by movie theaters.

**Movie Theater**

Early twentieth century movie theaters were shops converted to be used as theaters. In the 1930s and 1940s, a more specific building design was developed to accommodate the screen and projector room. Some evidence suggests that the design evolved from Opera Houses (Gottfried and Jennings, p. 6). The movie theater is typically two stories high with few windows and a central entrance. Later versions have a promenade, separate ticket booth, a large marquee and multiple sets of double doors. This example is two stories tall, has a separate ticket booth and multiple sets of doors (photo 22).



**Photo 22. Movie Theater (resource #58288)**

## Health Care Buildings

Among the sub-types for Health Care Buildings are: clinic, hospital, medical office building, and sanitarium. Toccoa has an example of the medical office building subtype within the survey area.

### Medical Office Building

Doctor's offices have been around since the beginning of the medical profession in this country and are found throughout rural, town, and urban areas. Many early doctor's offices were in the home of the doctor or in a downtown office building. After World War II, the medical office building was developed allowing one or more medical doctors to set up offices to receive and treat patients. These are usually general practitioner offices primarily providing basic medical examinations and health care; however, some facilities have many different medical specialties in one building *(Wikipedia, the free encyclopedia, 3/09/2016).* Medical office buildings are usually staffed by nurses and receptionists who sometimes assist several doctors. The buildings consist of a reception area, waiting rooms, and examination rooms (Wikipedia, the free encyclopedia, 3/09/2016). The arrangement of these basic rooms varies and may be accessed by interior corridors. This building accommodated four doctor's offices during the 1950s (photo 23).



**Photo 23. Medical Office Building (resource #251188)**

## Lodge Hall

Various lodge organizations date from the Colonial period. By the early 1800s lodges, such as the Masons, were very popular over all the United State (Wikipedia, the free encyclopedia, 2/09/2016). It is possible that the design and form of lodge halls began during this period. Lodge halls have been built in rural areas, small towns and large cities. Masonic Lodges or Temples are often located in towns in multi-story, commercial buildings. The building typically follows the stylistic trends of the community with a flat roof and most often a brick exterior. The ground floor is often occupied by shops or business offices and the upper floor houses a meeting hall (Historic Preservation Division, National Register files). The hall is usually rectangular with platforms along the length to provide a seating area for the participants. The ends also have platforms for ceremonial activities. A secondary exterior entrance opens to a stairwell to provide access to the hall. This entrance is often on the side of the building. Later versions of the lodge hall, constructed after World War II, were often built on independent lots located on the outskirts of a town. These lodge halls are one-story, rectangular, with flat or gabled roofs. Decorative elements might be symbols of the lodge. This is a later example of a small town type lodge hall that is one story tall, rectangular, and has symbols of the lodge on its doors. The building originally had a flat roof that was altered circa the 1990s (photo 24).



**Photo 24. Lodge Hall (resource #251206)**

## Places of Accommodation

This building type is found in rural areas, small towns, and large cities. It includes the sub-types of boarding house, hotel, motel, and tavern/inn. In the Toccoa survey area this building type is represented by a hotel and several motels.

### Hotel

The history of the hotel coincides with the history of the railroad. Hotels were often built near rail lines or town centers to accommodate business travelers. In addition to providing temporary living places, hotels also served as places for commerce and social events (Gottfried and Jennings, p. 8). The first floor might have shops and banquet halls, with sleeping accommodations on the upper floors. The shape, size and style of a hotel can vary according to community needs. This example was converted to an apartment building in the 1960s (photo 25).



**Photo 25. Hotel (resource #58302)**

**Motel**

The name motel is a contraction of "motor hotel." Motels, unlike hotels, are designed for motorists. Originating in the mid-1920s the motel reached its peak of popularity in the 1960s (Wikipedia, the free encyclopedia, 3/08/2016) and continues to the present mostly in the form of large motel chains. The motel is found more often in small towns and rural areas along major roads and highways. They are spread out horizontally covering large tracts of land and usually have parking areas for motor vehicles. Motels are one to two-stories high, long and low buildings with exterior doors facing a parking lot. Some motels have interior corridors or doors facing a courtyard. There may be several interconnecting buildings arranged in a rectangular, I, L or U shape (Wikipedia, the free encyclopedia, 3/08/2016). Motels usually include a long row of rooms with individual exterior doors, a manager's office, a reception area, a dining area or restaurant, and some have swimming pools. After World War II, motel owners began using neon signs and other dramatic images to attract the passing motorist. Many of these are now historic roadside architectural features in their own right. This example has both a one-story building and a two-story building. Both are long and low with individual exterior doors, and a separate manager's office (photo 26).




**Photo 26. Motel (resource #251254)**

## Public/Government Building

Public/government buildings have been built throughout the history of the country primarily in towns and urban areas. Buildings such as post offices have also been built in rural areas. This building type includes the sub-types of auditorium/gymnasium, calaboose (local/community jail), city hall, civic center, county courthouse, county jail, and post office. The Toccoa survey area has a county courthouse and two post offices.

### County Courthouse

The county courthouse can be built in a variety of architectural styles and in varying forms, sizes and shapes. This building type dates from the beginning of the history of the country, with some new courthouses still being built to replace or augment growing government needs. The courthouse typically houses courtrooms, judge's chambers, clerk's offices, and filing windows for paying fines (Wikipedia, the free encyclopedia, 3/13/2016). In many counties, the courthouse may include administrative offices for the county government. Most often the building is in a prominent, central location of the town that has been designated the county seat. The surrounding site may be formally landscaped and include monuments, statues or other works of art reflecting or commemorating the history of the community (Historic Preservation Division, p.12). This example is in a prominent location and houses courtrooms, judge's chambers, and clerk's office (photo 27).




**Photo 27. Courthouse (resources #58270 & 80178)**

**Post Office**

The U.S. postal service began with the creation of the United States. The government assumed control over mail service by constitutionally placing the power to establish post offices and post roads in the hands of Congress (Boland, p. 2). In the early 1900s "the Federal government promoted the concept that government buildings should be monumental and beautiful, and should represent the ideals of democracy and high standards of architectural sophistication in their communities" (Boland, p. 3). At that time many private architects were responsible for the design of post offices. Soon afterwards a more standardized floor plan and guidelines were developed, but not consistently implemented until the 1930s. Toccoa has the rare honor of having two extant historic post offices. The first post office, built in 1932, was a Works Progress Administration (WPA) project (see photo #28). This example does not display a standardized plan but instead represents the innovation and style of WPA projects. The second post office was built in 1964 as part of a General Services Administration project during the administration of President Lyndon B. Johnson (photo 29). This building is a good example of the standardized post office plan used throughout the country after the 1930s.



**Photo 28. Post Office (resource #58271)**



**Photo 29. Post Office (resource #251212)**

## Railroad-Related Buildings

Railroad-related buildings began to be built in the early 1800s with the development of the railroads, and continued into the middle of the 1900s when the automobile became the dominant form of transportation. They are found in towns and cities of varying sizes. Among the sub-types are the coal tipple, combination passenger/freight depot, freight depot, passenger depot, office building, passenger terminal (urban), railway express agency building, repair/maintenance facility, roundhouse, switching/ interlocking station, and warehouse. Toccoa has a passenger depot and a railroad office building.

### Passenger Depot

Passenger depots were designed buildings commissioned by the individual railroad companies (Gottfried and Jennings, p. 12). They were built with bays so the size could be adjusted according to the needs of the community. "Stylistically, these stations were modest structures intended to convey an image of confidence and service" (Gottfried and Jennings, p. 12). The passenger depot typically has a low roof, multiple entries, a waiting room, ticket office, and loading platform. This example has the typical features of a passenger depot with a low roof, multiple entries, a waiting room, ticket office, and loading platform (photo 30). Two large additions were built onto the rear of the building in 2005.



**Photo 30. Passenger Depot (resource #58300)**

**Railroad Office/Union Workers Building**

"The American Railway Union (A.R.U.) founded on June 20, 1893 in Chicago, Illinois, was led by Eugene V. Debs, and very quickly became the nation's largest organized union." (Shnayder, Hanson, Steiner, and White, retrieved (3/8/2016). After a boycott, the federal government broke the strike and arrested Eugene Debs. The ARU was defunct by the end of 1895. According to local legend the small hexagon (six-sided building), on the railroad property in Toccoa, built in circa 1905, was used as a union workers building where union members could hold meetings and warm themselves by the wood- burning stove. More research is needed to verify its history, nonetheless this is a very unique and rare railroad-related building (photo 31).



**Photo 31. Railroad Office (resource #250649)**

## Road-Related Buildings

This building type is found in rural areas, small towns, and larger cities. It includes the sub-types of bus station/depot, gas/service station, motel, parking, restaurant, sales and service, sales and service/dealership, truck freight depot/transfer depot, truck stop, and welcome center/rest area. In the Toccoa survey area, this building type is represented by gas/service stations, sales and service/dealership, bus station/depot and truck freight depot.

### Gas/Service Stations

Gas/service stations began to emerge around 1915 and continue to the present. The first gas stations were mostly located in urban areas and along major roads in small communities. Early gas stations began as small community stores that had a gas pump installed in front of the store. By the 1930s a more functional design was developed with flat roof, a pump island, and a two-post canopy (Henderson and Benjamin, pp 13-14). In the 1950s two side bays were often added to provide a service area for oil and tire changes and automobile repairs. The typical gas/service station in rural areas also had a store that sold food and general merchandise, and in urban areas focused on selling automotive items. With the expansion of the interstate highway system during the 1950s and 1960s, the gas/service station evolved into large travel plazas providing a variety of services for travelers. This example is a typical gas/service station with a flat roof, pump island, side bays, and two-post canopy (photo 32).



**Photo 32. Gas/Service Station (resource #251521)**

### Sales and Service/dealership

With the introduction of the affordable Model T in 1908 and the implementation of the moving assembly line by Henry Ford, automobiles for the middle class flooded out of his factory. These new automobiles were transported to dealerships across the country for sale to anxious customers. Sales and service/dealerships began appearing in great numbers in the mid-1910s and continue to the present. Early dealerships were traditionally large lots located on the edge of towns and cities (Wikipedia, the free encyclopedia, 3/09/2016). A small sales office building was eventually added to the site and it evolved to include garages for after-sales service providing replacement parts, oil, and tire changes. The automobile dealership building most often has a showroom where new models of the automobile are displayed, sales offices, and often connected or adjacent is a garage/service facility. This example has a showroom, sales office, and connected garage (photo 33).




**Photo 33. Sales, Service/Dealership (resource #251216)**

**Bus Station/Depot**

By the 1920s, motor vehicle transportation and roads had evolved to facilitate movement of goods and people to smaller communities throughout the country. One of the earliest bus companies in the United States began operation in 1915. Most early bus stations/depots were typically built close to railroads with routes connecting to small bus stops, stores, or other businesses serving as ticket offices and drop-off points. Bus stations are buildings where passengers can board or disembark, city or commercial buses (Wikipedia, the free encyclopedia, 3/08/2016) and connect to other modes of transportation to reach inland and small communities. Travelers often used a combination of transportation methods, train, bus, car and walking to reach their destinations. The layout or plan of the bus station/depot is similar to train depots with a waiting room, baggage processing, and ticket office. In addition, bus stations/depots often have a restaurant or cafe to offer refreshments to weary travelers. This example has a waiting room, ticket office, and a small cafe (photo 34).



**Photo 34. Bus Station/Depot (resource #251223)**

**Truck Freight Depot/Transfer Depot**

Early automobiles primarily served to provide transportation for vacation and adventure trips to areas not served by trains. Improvement of road systems became a priority for the motoring public. With the help of The League of American Wheelman (Wikipedia, the free encyclopedia, 3/08/2016) road systems began to cress-cross the country in small towns and farm communities. Taking advantage of these new roads, the trucking industry began to develop in the 1910s. Large quantities of merchandise were delivered by rail to storage facilities located near railroads and then loaded onto trucks for transport to small inland communities not serviced by railroads. The truck freight depot/transfer depot became a connecting point between a manufacturer, or a railroad freight delivery point, and the destination of the raw materials or merchandise. The truck freight depot/transfer depot is a building used to prepare shipments of materials or merchandise for transport. The building has multiple storage bays usually with platforms, cargo doors, and often a manager's office. This example has multiple storage bays, cargo doors, and a small manager's office (photo 35).



**Photo 35. Truck Freight Depot/Transfer Depot (resource #251251)**

## Other Building Types

The following three building types have not been categorized or identified by the Georgia Historic Preservation Division. Since these buildings are significant in the history of the City of Toccoa, descriptions of these building types are presented to record them for further study. These three buildings are fire hall/station, radio transmitting/broadcasting station, and public library.

### Fire Hall/Station

Fire brigades predate the history of this country. The first publicly paid fire department was created in the late 1670s. By the early 1800s fire departments were well established but most were private companies. This building type dates from the late 1700s or early 1800s, and continues into the present. Government fire departments began in the 1860s (Wikipedia, the free encyclopedia, 2/19/2016). Fire halls/stations are used to house fire fighting equipment, and in cases, temporary living dormitories and work spaces for personnel 1860s (Wikipedia, the free encyclopedia, 2/19/2016). They are located in small towns and large cities. The building is typically two-stories tall, with two bays, a garage door and a personnel entry. One bay houses the truck or fire engine and the other is for work space. The second floor usually has temporary living quarters often with a "fireman's pole" to provide a quick exit during an alarm call. The fire hall/station in Toccoa is municipally owned and operated and is a later, one-story version built in 1967. It has bays for the fire engines, and a work space (photo 36).




**Photo 36. Fire Hall/Station (resource #251019)**

**Public Library**

Benjamin Franklin is attributed with the creation of the first public library in Franklin, Massachusetts in 1790 (Wikipedia, the free encyclopedia, 3/08/2016). During the next century many libraries were housed in nondescript buildings, such as commercial buildings, houses or social clubs. Public library buildings built to house large collections of books were often built using will bequests or by philanthropists. The most noted of these philanthropists was Andrew Carnegie. By 1930 half the American public libraries had been built by Carnegie (Wikipedia, the free encyclopedia, 3/08/2016). Andrew Carnegie was responsible for creating not only a library design but also a library philanthropy plan. The typical public library has a reception or information area, large areas for books, known as the "stacks," public meeting space, and classrooms, or special collection rooms. The public library in Toccoa is a later version built circa 1975 and has a large addition constructed in 1988 (photo 37). This library has all of the typical spacial design features mentioned above.



**Photo 37. Public Library (resource #251544)**

**Radio Transmitting/Broadcasting Station**

Some of the first radio transmissions date from the early 1900s with the first broadcasting station built in San Jose, California in 1909 (Wikipedia, the free encyclopedia, 3/08/2016). "Radio stations play a vital role in communication technology as they are heavily relied on to transfer data and information across the world" (WhatIs.com., 11-04-2015). Radio stations have also become major sources of entertainment with special programs including soap operas, plays, symphonies, music, live sports broadcast, and in more recent history, call-in talk shows. "Stations may be housed in several buildings or a single building. In some cases, the station is nothing but a small container" (Wikipeida, the free encyclopedia, 3-09-2016). Generally, radio transmitting/broadcasting stations have several offices, broadcasting studios (some may be soundproofed), and receiving and/or transmitting equipment rooms with extensive electrical wiring. There will also be one or several masts or towers for an antenna on or near the building. This example (photo 38) was in operation in 1956 and had an antenna, "studios and offices" (Toccoa Georgia Con Survey City Directory, 1956).



**Photo 38. Radio Transmitting/Broadcasting Station (resource #251189)**

## HOUSE TYPES

The Historic Preservation Division has identified approximately thirty-one (31) single-family, one-story house types and eleven (11) single-family, two-story house types in Georgia. There are seven examples of these house types in the Toccoa survey area. Among these are saddlebag, central hallway, gabled-wing, Queen Anne house, New South cottage, bungalow, and American Small House.

### Saddlebag

The saddlebag was built during three different periods and three different settings. In the 1830s and 1840s this house type was popular in rural agricultural areas. In the late 1800s the saddlebag houses were popular in outlying fringes of towns and cities. From about 1910 to 1930, this house type was popular for mill village housing. The saddlebag house type has a central ridge chimney that separates two typically square rooms. The house usually has a side gable roof but some examples have a hipped roof. There are two sub-types, one with two exterior doors leading into each room and the other with one door leading into a vestibule beside the chimney. This example has the central ridge chimney, a side gable, central door and a rear wing that may have been added later (photo 39).

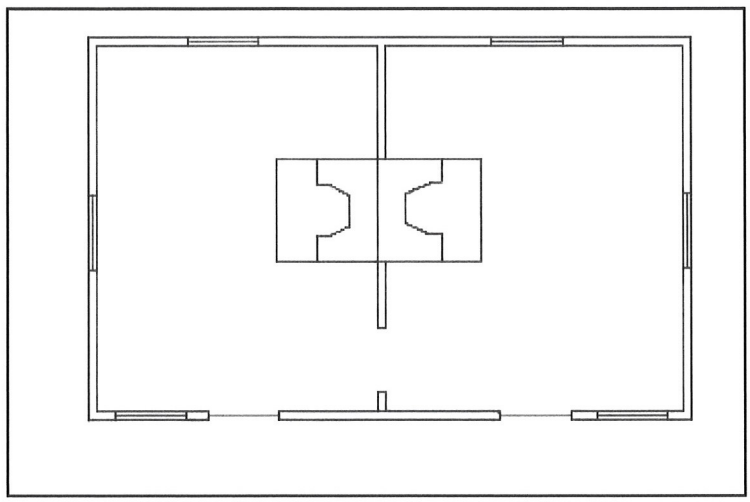


**Figure 1. Saddlebag (example of a floor plan)**



**Photo 39. Saddlebag (resource #58313)**

## Central Hallway

The central hallway is one of the older and more basic house types popular throughout the 19th century. It appears evenly distributed across the state but mainly found on average-sized farmsteads and on principal residential streets in town and cities. It has a central hallway between two rooms and is usually one room deep, although some examples may have rear wings. The house usually has side gables, but there are a few examples with hipped roofs. There are one or two exterior gable end chimneys. Porches are often full width with hipped or shed roofs. This example has a central hallway, side gables, and is one room deep with a rear addition circa 1917, and a full width porch. The chimneys have been removed (photo 40).

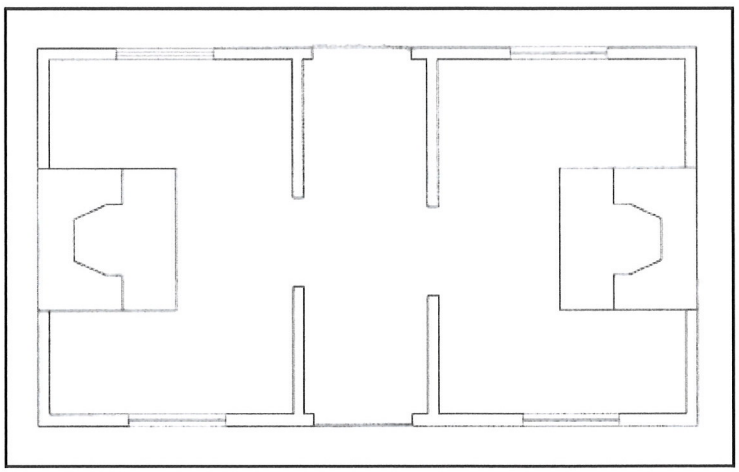


**Figure 2. Central Hallway (example of a floor plan)**



**Photo 40. Central Hallway (resource #58712)**

### Gabled Wing

The gabled wing cottage evolved from the addition of a wing onto a hall and parlor form. The front facing gabled wing was added onto the front of the house. The form developed in the pre-railroad era and is therefore identified as a pre-industrial vernacular form. It became more popular with the standardization of building technologies in the last half of the nineteenth century. Railroad transportation also made building materials more widely availability. This house type was popular in rural and urban areas throughout Georgia from 1875-1915. The plan is either T- or L-shaped, usually with two cross-angle end gables. The entry is usually recessed into the wing with a porch often found in the same space. The front door may lead into a hallway or directly into a room in the wing. The chimneys may be located in the interior. This example is T-shaped with its entry leading to a hallway. It has a porch in the front, one interior chimney and one exterior chimney. There is a side/rear addition circa 1980 (photo 41).

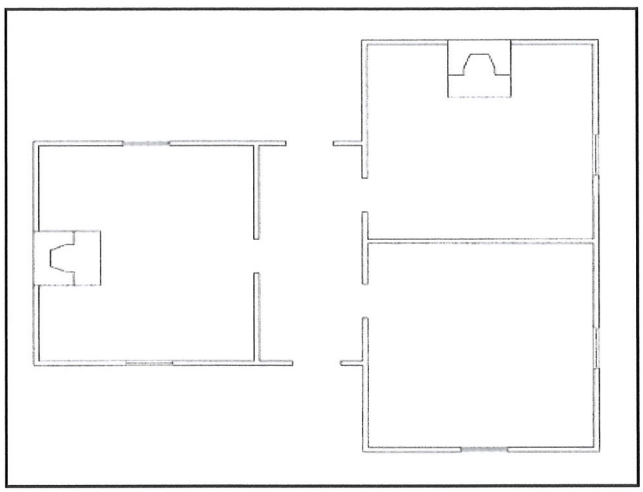


**Figure 3. Gabled Wing (example of a floor plan)**



**Photo 41. Gabled Wing (resource #58634)**

### Queen Anne Cottage/House

The Queen Anne type was popular in the South as middle-class housing in the 1880s and 1890s. It is popular in both urban and rural areas. The Queen Anne type has a square main mass with projecting gables on the front and side. It usually has a steeply pitched pyramidal roof with gables facing front or both front and side, and may have interior chimneys. The rooms are asymmetrically arranged and there is no central hallway. The cottage may be one or one-and-a-half stories tall while the house is two stories tall. This example is a two-story tall Queen Anne House with a pyramidal roof with front and side gables, and an interior chimney (photo 42).

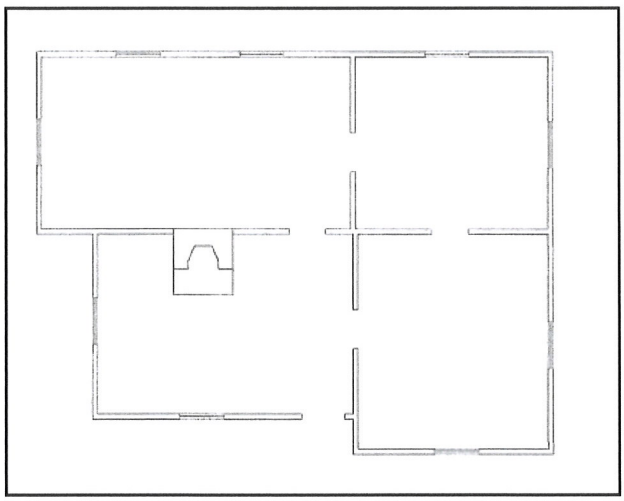


**Figure 4. Queen Anne Cottage/House (example of a floor plan)**



**Photo 42. Queen Anne Cottage/House (resource #58493)**

### New South Cottage

The New South cottage was popular from the 1890s to the 1920s when a period of economic growth and regional confidence emerged in the South. The house type was most popular in the Piedmont and Upper Coastal Plain area of the state in the largest cities and towns. The main distinguishing trait of the New South cottage is its emphasis on symmetry. This type of house has a square main mass usually under a hipped or pyramidal roof with gabled projections. One of the two front rooms projects forward and has a gable over this portion of the house. There is a central hallway between two rooms and it is two rooms deep. There are also one or two rear ells or wings. This house is very much like the gabled-wing. This example has the square main mass, hipped roof with a projecting gable and front room, a central hallway, and is two rooms deep (photo 43).

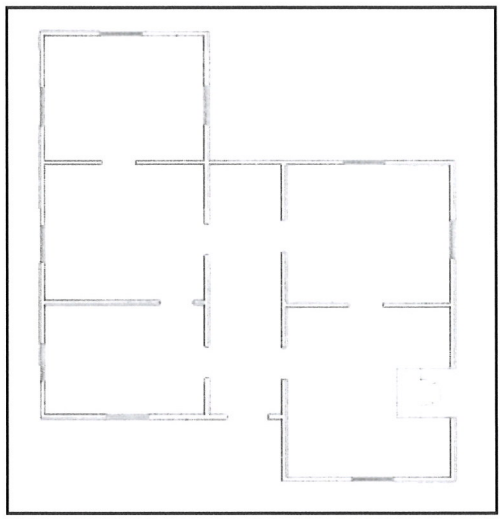


**Figure 5. New South Cottage (example of a floor plan)**



**Photo 43. New South Cottage (resource #58365)**

**Bungalow**

The bungalow type was popular in all regions of Georgia between 1900 and 1930, in rural areas, towns and cities. The bungalow type is a long, low, one-story building with irregular floor plans. The bungalow house type is distinguished by the following architectural features: a low-pitched, usually gabled roof, exposed roof rafters are common, and full-width or partial-width (usually front) porches supported by post, or columns on piers or pedestals. There are four sub-types of bungalow: hipped roof, front-gabled roof, side-gabled roof, and cross The floor plan is irregular. There are four sub-types of the bungalow: side-gabled roof, hipped roof, front-gabled roof, and crossed-gabled roof.

### Hipped Roof Bungalow

The hipped-roof version has the most varied floor formation and porch placement. Roofs vary from near-pyramidal shape to one with a long hip that reaches exterior walls. The hip roof may appear small in front. It extends fully to the rear of the house. Porches under the hipped roof tend to be equally varied. Porches may be full or partial front, corner porches on the front of the house, or there may simply be a front stoop. The porch roof can be under an integral roof, a shed roof, or no roof at all. Occasionally the hipped roof of the house has small gables on the top at the end of the hip. This example has a long hipped roof and a partial-width front porch with Craftsman style features, such as brackets and post on piers porch supports. The porch was enclosed circa 1985 (photo 44).

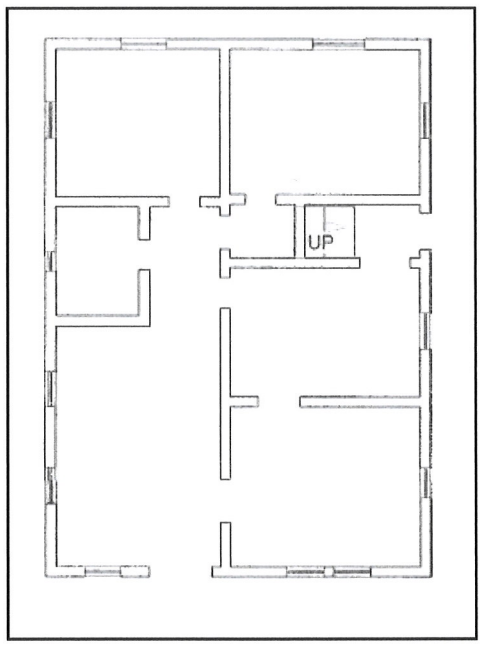



**Figure 6. Hipped Roof Bungalow (example of a floor plan)**



**Photo 44. Hipped Roof Bungalow (resource #58505)**

### Front-Gabled Bungalow

The front-gabled bungalow subtype has a front gabled roof with one or two front gables facing the street. A front-gabled porch is often found on this bungalow subtype, however, a shed roof on the porch is common as a variant. Front-gabled bungalows are mostly simple homes and some have Craftsman style porch features. This simple example has a corner porch under the front gable (photo 45).

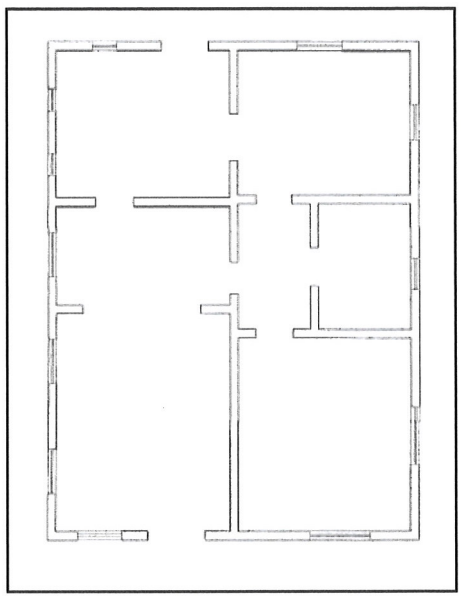


**Figure 7. Front-Gabled Bungalow (example of a floor plan)**



**Photo 45. Front-Gabled Bungalow (resource #251541)**

### Side-Gabled Bungalow

The side-gabled version often carries shed dormers or gable dormers in the roof and may have exceptionally deep overhanging eaves. Many of these bungalows in the survey area are simple with few stylistic features. This example has deep overhanging eaves and Craftsman style windows and porch posts (photo 46).

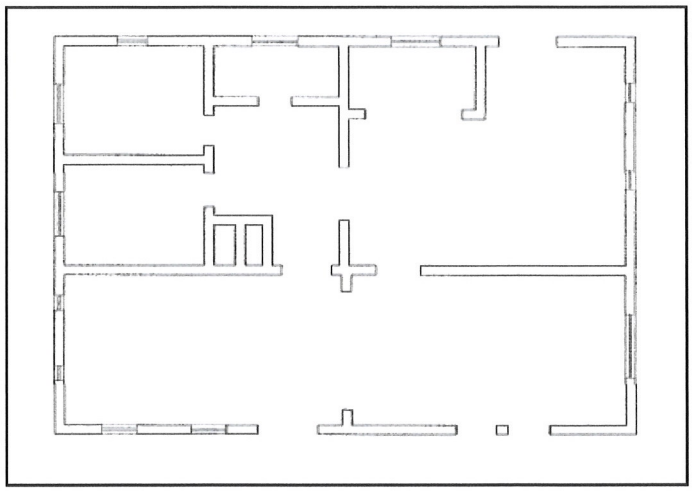


**Figure 8. Side-Gabled Bungalow (example of a floor plan)**



**Photo 46. Side-Gabled Bungalow (resource #58298)**

### Cross-Gabled Bungalow

The cross-gabled bungalow is the least common version of the bungalow found in the survey area. The cross-gabled bungalow has side gables and usually an intersecting front gable, that is most often over the front porch. This type may have additional front accents in the gable and on the porch. This example has a half-hipped porch roof in addition to the front facing gable. It also has Craftsman-style windows, exposed rafter ends, brackets and post on pier porch supports. The porch was enclosed circa 1965 (photo 47).

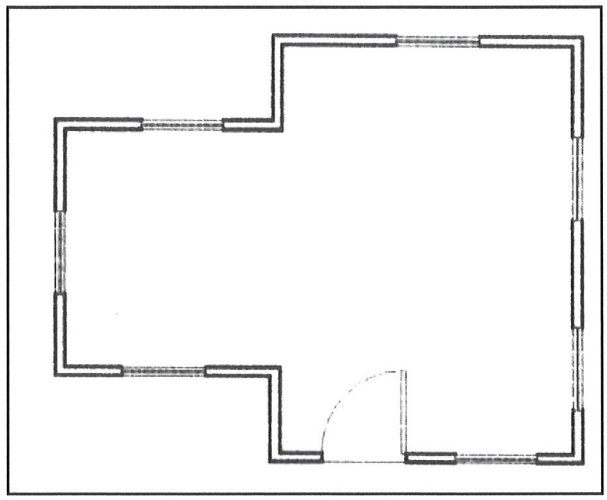


**Figure 9. Cross-Gabled Bungalow (example of a floor plan)**



**Photo 47. Cross-Gabled Bungalow (resource #58375)**

**American Small House**

The American Small House is unique in the history of architecture in the United States. This house type was created as a result of a desperate need for low-cost, easy to build homes for very large sector of the population during and after WW II. A collaboration among entities of the construction industry, federal government, architects, engineers, building code officials, and financial institutions generated a plan for a new type of small house to shelter the masses (Historic Preservation Division, slide presentation). The American Small House was introduced in the late 1930s after the Federal Housing Administration established guiding principles to construct a small, economical house that much of the population could afford to purchase by way of long-term, low interest loans. This house type became very popular after World War II and continued into the 1950s.

This one-story, square or rectangular, compact house may have Colonial Revival stylistic features, but often has no notable stylistic details. The house is usually two rooms wide by two rooms deep and may have a small rear hallway. Some versions of the house have a rear wing for the bathroom and maybe a porch. There are no eaves, the entry is centered or off center and the front porch, if present, is often only a stoop. Nationwide the common building material for this house was wood, standardized for easier and faster construction, on concrete block foundations.

Most of the first houses built followed the "basic" plan acceptable for FHA guaranteed loans. This plan required a minimum of two bedrooms and usually had a living room, and a combination kitchen and dining area, a bathroom and storage areas. The house type is primarily side-gabled, but there are some hip roof examples. This example is a rectangular building and is two rooms wide by two rooms deep. The entry is off-centered with a small stoop and gabled porch covering. It has a rear addition built circa 1990 (photo 48).

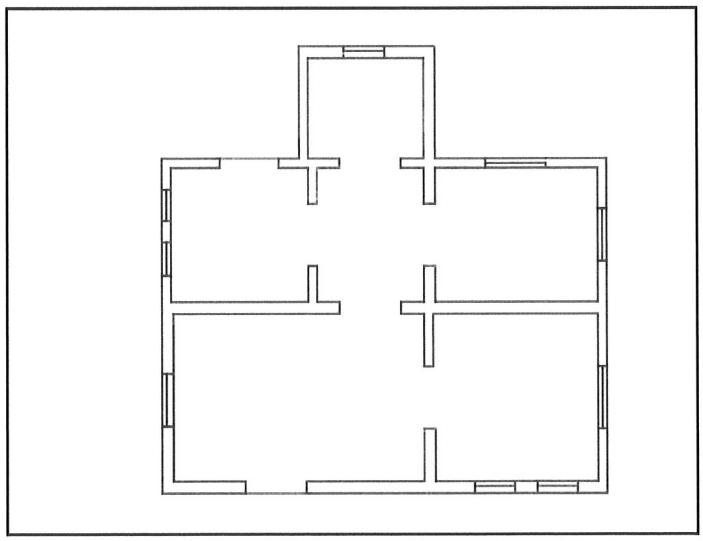


**Figure 10. American Small House (example of a floor plan)**



**Photo 48. American Small House (resource #251530)**

## APARTMENT BUILDING TYPES

Apartments have been constructed as multi-person dwellings since the colonial period of the 1750s. Georgia apartment building types have been classified as big house, garden, high rise (elevator service), modern apartment complex, modern strip/motel, other, row house/townhouse, and urban block/tenement. The Toccoa survey area has one of these apartment sub-types that falls into the "other" type category. Under this category are duplex apartments further classified into the subtype duplex apartment/ranch.

### Other/Duplex Apartment

The following building type has not been categorized or identified by the Georgia Historic Preservation Division. Since this building is significant in the history of the City of Toccoa, a description of the building type is presented to record it for further study.

#### Duplex Apartment

Duplex apartments are present in the survey area. The *American Heritage Dictionary* defines duplex as: having two identical units operating in a single frame, each capable of operating independently. Duplex apartments become popular in mill villages to house mill workers in the late 1800s and early 1900s. In the 1940s and 1950s duplex apartments began to be built throughout urban areas for the general population. They are common in towns and cities.

**Duplex Apartment/Ranch**

This building type is similar in general appearance and form to the ranch house type except the duplex apartment is a two-family dwelling. The duplex apartment/ranch type developed in the post World War II 1950s and 1960s. This building type typically has a wider façade facing the street and is usually on a larger lot. The duplex apartment/ranch type is usually a one-story, symmetrical building with a low-pitched gabled or hipped roof. Wood and brick are common claddings. Porches are small with iron or wood trim. Picture windows and ribbon windows are common with shutters. The two dwellings are under a single roof system. There are two separate front and rear entries and porches. There are usually no interior connecting openings in the party wall. This example has brick exterior material, a hipped roof, two corner porches with metal post, and picture windows (photo 49).



**Photo 49. Duplex Apartment/Ranch (resource #251532)**

## CHURCHES/PLACES OF WORSHIP TYPES

Subtypes for churches and places of worship include: central tower, corner tower, double tower, and front gable. The Toccoa survey area has a front gable church and a central tower church.

### Front Gable Church

This may be the most common type of church in Georgia. It has been popular in all periods of history, especially in rural areas and small communities. The gable-end façade may have one or two doors. Windows are present on the sides and rear, and the front gable-end may or may not have windows. Steeples or belfries are present on some examples. This example has three doors, side windows, an additional front gabled portico, and a belfry. It has Neoclassical and Colonial Revival style features represented by the classical columns and capitals (photo 50).

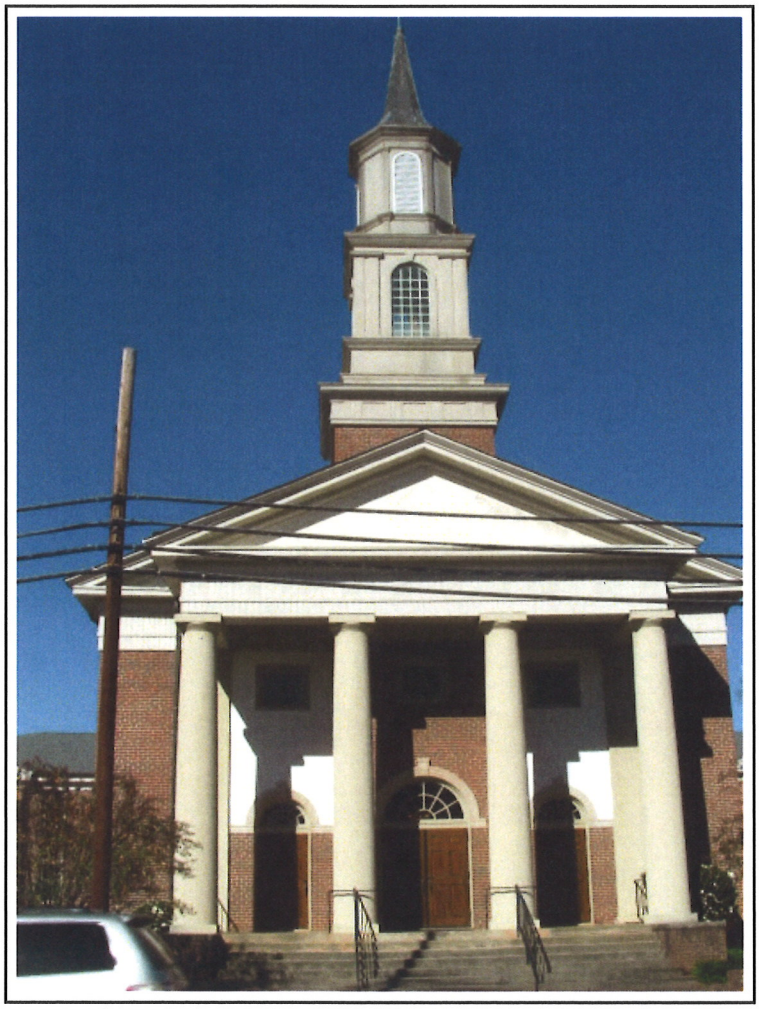


**Photo 50. Front Gable Church (resource #251155)**

## Other/Churches/Places of Worship Types

The following building type has not been categorized or identified by the Georgia Historic Preservation Division. Since this building is significant in the history of the City of Toccoa a description of the building is presented to record it for further study.

### Church-Sunday School Building

A Church-Sunday school is a Christian educational institution, usually for children and young people (Wikipedia the free encyclopedia (3/09/2016). In the United States, the Sunday school system began in the 1790s. In most cases Sunday school buildings were built as additions to or connected to the primary religious sanctuary. In some instances however, Sunday school buildings were built adjacent to the church often connected by a covered walk or breezeway. In the late 1800s the philanthropist Lewis Miller created the "Akron Plan" for Sunday schools, a building layout with a central assembly hall surrounded by small classrooms. Miller conceived this configuration with Methodist minister John Heyl Vincent and architect Jacob Snyder (Wikipedia the free encyclopedia (3/09/2016). Toccoa has one Sunday school annex building designed by Gothwell and Nash Architects. More study is needed to determine if the architects followed the "Akron Plan" when designing the building (photo 51).



**Photo 51. Church-Sunday School Building (resource #251096)**

## STRUCTURES

Structures are man-made entities built for a purpose other than human habitation. Examples of structures include bridges, canals, dams, wind mills, lighthouses, and pergolas. In the survey area there are a bridge and an overpass.

### Bridge

A bridge is a structure built to span physical obstacles without closing the way underneath (such as a body of water, valley or road) for the purpose of providing passage over the obstacle (Wikipedia the free (3/16/2016). The Pond Street Bridge in Toccoa, spanning the Amtrak railroad, is an arch bridge built in 1949. A 1995 Georgia Historic Bridge Survey identified the bridge as eligible for the National Register of Historic Places. It was identified as the only bridge built before 1955 to use timber and concrete composite technology (photo 52).



**Photo #52. Bridge (resource #250685)**

**Railroad Overpass**

An overpass is a bridge, road, railway or similar structure that crosses over another road or railway (Wikipedia the free encyclopedia, retrieved 3/09/2016). Overpasses date to the mid-1800s and were first used by railroads. The Toccoa survey area has a rare example. The railroad overpass on North Broad Street (see photo #53) has Art Deco style details, such as vertical lines and decorative geometric motifs (see style description under Architectural Styles).




**Photo 53. Railroad Overpass (resource #251478)**

## OBJECTS

Objects are built items constructed for artistic purposes, generally small in scale and simply constructed. They are usually stationary and associated with a specific type of setting. Monuments, statues, boats, locomotives, streetcars, and skiffs are typical items recognized as objects. The example in Toccoa is a train car (photo 54).




**Photo 54. Object (resource #251012)**

## LEVEL OF INTEGRITY

Integrity is the ability of a property to convey its significance. Integrity must convey how physical 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.

### Toccoa Downtown

The survey area has several excellent examples of historic commercial buildings. Approximately 31 have plaques acknowledging their historic significance to the city. The upper levels of most of the buildings retain much historic character, with the exception of windows. A few buildings have non-historic upper façade renovations depicting a later style. Some windows have been replaced with windows that have inappropriate light patterns and materials. The inappropriate, non-historic concrete mall canopy, built during a 1970 renovation, has been removed and many storefronts have been renovated. There are also a few buildings with inappropriate major roof alterations, such as changing a flat roof to a low pitched gable. Exterior building materials are primarily brick. False façades, or later non-historic building fronts added to a historic building are few, and there are some buildings that have been covered with a masonry material. The major area where the Toccoa Downtown Historic District loses integrity is the loss of historic material through replacement with non-historic aluminum or metal windows frames and doors. Sixteen buildings surveyed in 1989 have been destroyed. Overall the general appearance and feel of the Toccoa survey area represents a good level of integrity.

## 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, structurally sound; fair, needs substantial rehabilitation work; poor, in a severe state of neglect.

The exterior condition of the buildings in the historic district ranges from excellent to poor. The interiors were not inspected, so no comments are available.

The majority of the buildings in the Toccoa survey area 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 area is in good condition, Currahee Street is one area where there appears to be more vacant buildings in need of basic repair.

## SURVEY RESULTS

Historic and non-historic buildings, structures, and objects were studied and evaluated during this historic resource survey to determine which resources should be surveyed entered into the GNAHRGIS database. For the purposes of this survey, historic refers to resources built up to and including 1975, and non-historic refers to those buildings built after 1975. All resources more than forty (40) years of age were surveyed, regardless of integrity and condition. These resources fall within the predetermined boundaries stated under the Project Description. The Toccoa Downtown Historic District is a National Register district that identifies the resources in the district as worthy of preservation. The City of Toccoa Historic District is a local historic district. A local district is established by a local historic preservation ordinance that provides a means to protect the historic resources through a design review process performed by the Toccoa Historic Preservation Commission. All of the survey area is in the Toccoa Main Street District, which is recognized at the local level for planning purposes with a focus on preserving historic resources.

A breakdown of the resources surveyed is as follows:

| | |
|---|---|
| Buildings | 176 |
| Structures | 3 |
| Objects | 1 |
| National Register Nomination Forms | 3 |
| Destroyed | 16 |
| **Total** | **199** |

A complete list of the resources surveyed can be found in Appendix 1 that includes buildings, structures and objects. The list also includes approximately forty-five (45) resurveyed resources that originally surveyed in the 1989 survey. These resources are identified with GNAHRGIS numbers which are generally in the 58000 range. Also included within the total 199 entries for this survey are three duplicate entries documenting individual National Register listings, which are identified in the breakdown of resources table as "National Register Nomination Forms." In the current survey these three repeated entries were not further updated but merely associated with the current survey, as they have been more fully documented under their main entries. The three resources with duplicate entries are James B. Simmons House (#s 58303 and 80374), Walter-Davis House (#s 58365 & 80189), and Stephens County Courthouse (#s58270 & 80178).

Approximately forty (40) of the above-listed historic resources have lost historic architectural integrity and are now considered historic, non-contributing resources (see Appendix 2). Historic resources are those built through 1975. A non-contributing historic resource is one that does not add to the historic qualities or associations that make a property significant. This can be due to a lack of association to the period of significance, loss of integrity, lack of archaeological value or does not independently meet the National Register criteria. These resources have been surveyed and entered into the online survey database. These resources have been evaluated as "Appears not to meet National/Georgia Register criteria" on the GNARHGIS survey form. This assessment

regarding the loss of integrity has not been acknowledged or approved by the Georgia Historic Preservation Division — this evaluation is the opinion of the surveyor. Furthermore, this evaluation in no way changes the official contributing/non-contributing status as noted in the National Register listed historic documentation and maps.

A survey map delineating the boundaries for the local district, the National Register historic district, and the survey area for this project is in Appendix 3. The map also includes the survey resource numbers, street names, addresses and legal parcels.

There are an additional forty-five (45) buildings in the historic districts that were not entered into the online survey database but have been evaluated and fall in the non-historic category. These non-historic resources are those built after 1975 (see Appendix 4). This list of resources is provided to assist with future planning in the "Toccoa Main Street District."

Sixteen historic resources, surveyed in 1989, have been destroyed (see Appendix 4).

There are an additional forty-five (45) buildings in the historic districts that were not entered into the online survey database, but have been evaluated and fall in the non-historic category. These non-historic resources are those built after 1975 (see Appendix 5). This list of resources is provided to assist with future planning in the Toccoa Main Street District.

**Landmarks**

Landmarks, that include both individual properties and districts, can be recognized at three levels of significance: local, state or national. Most of the landmarks in the survey are noteworthy at the local level of significance. Local landmarks are properties that are prominent in the community and are historically significant to the development of the community. They have a high degree of architectural or historic value to the citizens. Landmarks are often community recognized buildings such as a post office, depot, bank, church, school, or institutional building. Landmarks in the survey area are: depot, post office, Toccoa City Hall, First Presbyterian Church, courthouse annex/Sunday School Annex, Harper's 5 & 10 Cent Store, Belk-Gallant Building, The Citizens Bank, Bank of Toccoa, Stephens Federal Bank, Star Theater, Ritz Theater, several businesses in the core downtown area, and a few homes of early settlers. These resources are recognized at the local level of significance.

**Individual Buildings**

Within the Toccoa survey area there are three individual buildings listed on the National Register of Historic Places: the James B. Simmons House (listed in 1983), the Walters-Davis House (listed in 1982), and the Stephens County Courthouse (listed in 1980).

## ARCHITECTURAL ANALYSIS

Nearly all of the early development of Toccoa was destroyed in a large fire in 1883. Rebuilding occurred from the late 1880s to the 1910s, primarily along Doyle Street and near the courthouse that was built in 1907-1908. This was the core of the business district and continues to be the downtown business district today. Much of the early residential area developed north of the business district in the early 1900s. A large number of these buildings have been destroyed. The railroad tracks are south of the business district. The railroad depot was built in 1905, southwest of the business district. Many of the early railroad-related warehouses have been destroyed. The few remaining warehouses are on the south side of the tracks and a few are southeast of the business district. Several of these were built in the 1880s and 1890s, with some dating from the 1950s.

The next period of development was from the 1920s to the 1940s. Development in the area east of the original business district was sparse and scattered. During this period, road-related construction occurred along Currahee Street with much of this development catering to the automobile. The 1950s through the 1970s was a period of decline for the survey area. Construction during this period was primarily along Currahee Street and Tugalo Street, both became primary arteries leading to the Big A Road where new commercial development was being built. This new development began drawing business away from the downtown business district leading to a slow decline in this area and the destruction of many historic properties along Tugalo Street and Foreacre Street. The last period of development, from the 1970s to the present, is primarily north of the historic downtown district along Falls Road, and west of the historic business district along Broad Street that serves as a major highway through Toccoa.

The historic resources in the survey area are generally simple buildings with few or no style features. There are no buildings that could be considered "high style." There are a few buildings with a combination of features from two styles, such as the post office/City Hall with Neoclassical and Colonial Revival features.

The most popular building style in the survey area is the Commercial Plain with approximately twenty-eight (28) examples. The next most common styles are Craftsman and Colonial Revival with approximately eight (8) examples each. Neoclassical Revival and International styles follow with approximately six (6) examples each. The remaining represented styles have three (3) or less examples each, and include Queen Anne, New Formalism, Italian Renaissance Revival, Moderne, Art Deco, and English Vernacular Revival.

Building types in the survey are much more numerous. The most popular type is the single retail with approximately fifty-five (55) examples. This is followed by the commercial block with approximately thirty-four (34) examples. The multiple retail is represented by fifteen (15) examples. The next most common type is the bungalow house type with ten (10) examples. The road-related type is well represented with nine (9) examples, and closely following is the place of accommodation type with eight (8) resources. There are four (4) warehouse examples. The remaining represented types have three (3) or less examples: government type, railroad-related, industrial warehouse, New South cottage, lodge, entertainment, corner store, arcade shopping center, duplex apartment, Queen Anne house, health care, front-gabled religion, Sunday School, place of worship, modern office complex, saddlebag, gabled wing, central hallway, public library, and American Small House.

Most of the commercial buildings in the survey area are built of brick with load-bearing brick walls, heavy timber interior framing, concrete slab foundations, built-up tar and gravel or asphalt roofs, and have large storefront glass windows. There are some buildings built of terra cotta block, or concrete block. Some buildings are covered with stucco, and a few rare resources have non-historic synthetic materials, such as, glass blocks, slate, plywood, metal, corrugated metal, precast concrete, and tile, which diminishes their integrity.

The commercial buildings are mostly attached, one or two stories tall with first floor storefronts that have plate glass or paneled windows. There are a few buildings that are three stories. The upper floors are most often used for office space and may have a variety of window types to include: double hung, fixed, factory sash, awning, paneled, glass blocks, or casement. Roof types are predominately flat, but there are a few buildings with gabled roofs, and a very limited number with hip roofs, such as the historic post office (now the city hall) and the courthouse. The majority of foundations are concrete slabs, but brick is also present. Many buildings have awnings constructed of a variety of materials, such as cloth, wood, and metal. Porches are rare and include wood and brick materials with hip, gabled and shed roofs. Several gas stations have metal canopies.

Residential buildings are few, built with wood frames, and have front or side gables or hipped roofs. Foundations are predominately brick but some have stone foundations. Wood siding is the most common but some have vinyl siding. Porches are built in a variety of types and have integrated gable, half hip, or shed roofs.

The majority of buildings are used for commercial business. There are however, several buildings constructed for public use such as: post office, courthouse, library, and fire hall. Other historic uses included a passenger depot, two theaters, a lodge, several motels, a hotel, gas stations, automobile dealership, bus depot, warehouses, churches, radio station, and industry. Most of the houses were built as single family dwellings with some of them later converted to commercial use.

Early development was along Doyle, Sage, Foreacre (originally Railroad Avenue), Alexander and Tugalo Streets. Buildings on Doyle Street between Alexander and Sage date from the 1890s to early 1900s. On Foreacre, Doyle, Tugalo streets, between Sage and Pond Streets, the buildings were built from the early 1900s through the 1930s. The alley, now known as Rice-Lewis-Gillard Way, was also developed during this time (these buildings are now gone). The alley, now known as Park Lane, also experienced development during the 1930s and 1940s. The prominent styles of these periods of development include the Commercial Plain and Italian Renaissance Revival. The major of building types are the single retail, commercial block, and multiple retail.

Tugalo Street, between Alexander and Pond Street, originally had many homes and churches dating from the early 1900s, but most of the houses were destroyed and replaced by commercial buildings built during the 1960s and 1970s. The predominate styles of these buildings include the Colonial Revival, Queen Anne, New Formalism, and International. The building types are multiple retail, gas station, religious/place of worship, bungalow, single retail, and New South cottage.

Tugalo Street and Doyle Street, between Pond and Walnut Street, developed from the 1920s to the 1970s with some infill added in the late 1900s and early 2000s. Styles include Neoclassical Revival, Stripped Classical, and Queen Anne. The types are religious/place of worship and Queen Anne House.

On Foreacre Street, between Pond and Hill Street, are early warehouses built in the 1890s and later ones built during the 1950s. These buildings have no academic style features and are warehouse type buildings.

Development along Alexander Street, from the railroad to Savannah Street, covers a wide range of dates from the early 1900s through the early 2000s. Styles within this area include Craftsman, Neoclassical, and Colonial Revival. The building types are train depot, public/government building, and hotel.

Falls Road developed primarily during the 1980s and 1990s, with a few dating from the 1960s. Buildings surveyed are built in the International style, and the building type is public/government building.

Broad Street, from the railroad to the intersection with Falls Road, has development from the 1950s through the early 2000s. These buildings have no academic stylistic features. Types include gas station, single retail, and lodge hall.

Most of the buildings south of the railroad, along East Railroad Street and Wedgefield Drive (originally West Railroad Street) were built from the 1900s to the 1940s. Also closely related is the development along Pond and Sage streets between the railroad and Currahee Street. These building date from the 1940s. The buildings in this area have no academic style. The types include auto sales/service, sales/service automobile dealership, bus station, commercial block, multiple retail, single retail and warehouse.

The development along Currahee Street from Toccoa Street to Hill Street dates from 1900 to the 1970s. The styles in the area include Commercial Plain, and English Vernacular Revival. Building types include single retail, truck freight depot, motel, sales/service automobile dealership, commercial block, gas station, bungalow, new south cottage, multiple retail, and warehouse.

Hill, Pond, Sage and Oak streets, south of Currahee Street, have early 1900s houses. The house style in this area is English Vernacular Revival. House types are Queen Anne house, gabled wing, central hallway cottage, and duplex.

In addition to buildings, the survey area also has one object. The object is train car located on the southeast corner of Sage and Tugalo streets. There are three structures in the survey area. A bridge on North Pond Street, passing over the railroad tracks, and a railroad overpass that crosses over Broad Street. The third structure is the Ramsey Well on Tugalo Street. The well is built from the stones of the first house built in Toccoa constructed by Captain A. Ramsey circa 1874.

The Toccoa downtown was designed in a grid plan with a public square. The original town was two miles square. Landscaping features of the survey area include a median along West Doyle Street that currently has street parking on both sides of the median, plants, street furniture, lamps and brick sidewalks. The streets along the courthouse square and Doyle Street from Alexander to Hill streets, have sidewalks, street furniture, and patterned brick sidewalks. These are non-historic features. The courthouse square is casually landscaped with shrubs, mature trees, lawn, concrete sidewalks, monuments and memorials. On the northwest corner of Tugalo Street and Hill Street is a small park known as the Terrell Park. The park was dedicated in 1997 to mark the site of the Dr. John H. Terrell Family home.

## 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 period of significance, and 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 the above-mentioned historic districts must be made through the NRHP process in 36 CFR60, as amended.

- There is a structure on the border the historic district that should be considered for inclusion in the district by a boundary increase. The railroad overpass dates to circa 1920 and has Art Deco stylistic details. It crosses Broad Street on the west side of the historic district. An amendment would have to be done by following the process outlined in the NRHP 36 CFR60 form. The amendment would include the history of the structure as it contributes to the district, architectural information, boundary expansion description, and an amendment to the period of significance.
- In order to include all historic resources associated with Toccoa's downtown, the following National Register district boundary increases are recommended. On the east side of the survey area the National Register district boundary could be expanded along E. Tugalo Street from N. Pond Street to Short Street to include resources (251141) 135 E. Tugalo Street, (251146)191 E. Tugalo Street, (58354) 226 E. Tugalo Street and (251149) 245 E. Tugalo Street. On E. Doyle Street the National Register district boundary could be expanded eastward from N. Hill Street to include resource (251542) 125 E. Doyle Street. On E. Railroad Street the National Register boundary could be expanded southward to W. Currahee Street between S. Sage Street and S. Pond Street to include resources (251220) 27 S. Pond Street, (251480) 37 W. Currahee Street and (58659) 22 S. Sage Street.
- On the north side of the survey area the local district boundary could be adjusted to align with the National Register district boundary along East and West Savannah Street between N. Broad Street and N. Pond Street to include (251212) 128 W. Savannah St., (251544) 53 W. Savannah Street, (251188) 223-230 N. Sage Street, (251189) 26 E. Savannah St., (251187) 28 E. Savannah Street, and (58309) 36 E. Savannah Street. This adjustment would also include resources on the north side of E. Savannah Street that were not included in this survey to include; 130 W. Savannah Street, 56 W. Savannah Street, 28 W. Savannah Street, 16 W. Savannah Street, 10 W. Savannah Street, 105 E. Savannah Street, 37 E. Savannah Street, and 51 E. Savannah Street.
- Develop a handbook about rehabilitation for historic property owners.
- Recruit concerned citizens to study and guide preservation activities in the districts.

- Analyze the impact of local ordinances on historic resources. Ordinances for land use, signage, parking, building permits, building codes and safety are most often developed for new construction and future development. As a result, the impact of these ordinances on historic buildings and their surroundings are often ignored or overlooked. A reevaluation of these and other ordinances, with historic buildings in mind, could help to preserve the historic resources of the City.

- Educate the public about preservation through special activities, information, and local school programs.

- An issue of concern for the historic district is the alteration of building roofs. Several commercial buildings that had flat roofs have been altered by the addition of a low-pitched metal gable roof built on top of the flat roof. These roofs are a style and type not available at the time the buildings were constructed and therefore historically inaccurate. "If the roof is readily visible, the alternative material should match as closely as possible the scale, texture and coloration of the historic roofing material (Sweetser. "Preservation Brief" 4). For more information please see National Park Service, "*Preservation Brief" 4* and 17 – https://www.nps.gov

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## APPENDIX 1

### All Surveyed Resources

| Resource Address | GNARHGIS Resource Number | Owner's name | Owner's address |
|---|---|---|---|
| 38-52 N. Alexander St. & 110-130 W. Tugalo St. | 58302 | Revitalizing Community Partners of Northeast Georgia Inc. | C/O Alden Parker<br>99 Railroad St.<br>Toccoa, GA 30577 |
| 92 N. Alexander St. | 58271 | Partners of Northeast | 99 Railroad St. |
| 122 N. Alexander St. | 250756 | Georgia Inc. | Toccoa, GA 30577 |
| 145-147 N. Alexander St. | 250760 | Tugart Properties LLC | P. O. Drawer E<br>Toccoa GA 30577 |
| 160 N. Alexander St. | 58300 | City Of Toccoa | P. O. Box 579<br>Toccoa, GA 30577 |
| 160 N. Alexander St. | 250649 | City of Toccoa | P. O. Box 579<br>Toccoa, GA 30577 |
| 207 S. Alexander St. | 251506 | Remsdale LLC | P. O. Box 1684<br>Toccoa, GA 30577 |
| 207 S. Alexander St. | 251507 | Remsdale LLC | P. O. Box 1684<br>Toccoa, GA 30577 |
| 207 S. Alexander St. | 251508 | Remsdale LLC | P. O. Box 1684<br>Toccoa, GA 30577 |
| 226 N. Alexander St. | 251237 | Watson, Fred A | 266 S. Alexander St.<br>Toccoa, GA 30577 |
| 214 N. Broad St. | 251206 | Toccoa Masonic Lodge #309 | P. O. Box 205<br>Toccoa, GA 30577 |
| 256 N. Broad St. | 251211 | Koppin, Michael Richard, Sr. | 650 Eastanollee Bypass<br>Eastanolee, GA 30538 |

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|---|---|---|---|
| 299 N. Broad St. | 251207 | Martin, Jessie O. | P. O. Box 1511<br>Toccoa, GA 30577 |
| 325 N. Broad St. | 251208 | Stephens County Georgia | P. O. Box 386<br>Toccoa, GA 30577 |
| S. Broad St. north of W. Currahee St. | 251478 | bridge-no owner listed | |
| 30 S. Broad St. | 251509251494 | Sosebee, Libby Black | P. O. Box 451<br>Cleveland, GA 30528 |
| 34 E. Currahee St. | | Bo-Mar Realty Co. | C/o<br>Mary Evans H. Bannister<br>1241 Silverwood Ct.<br>Lawrenceville, GA 30043 |
| 37 E. Currahee St. | 251480 | GNT Enterprises LLP | 762 Warner Dr.<br>Toccoa, GA 30577 |
| 145 E. Currahee St. | 251486 | Powell, Roger & Russell H. | Toccoa, GA 30577 |
| 160 E. Currahee St. | 251488 | Wilfred, Brenda | P. O. Box 534<br>Toccoa, GA 30577 |
| 162 E. Currahee St. | 58505 | Tapp, Linda Jo Patterson/Patricia Boozer | 578 Summit Way<br>Mount Juliet, TN 37122 |
| 194 E. Currahee St. | 251487 | J & P Beverage Inc. | 194 E. Currahee St.<br>Toccoa, GA 30577 |
| 13-19 W. Currahee St. | 251496 | Vaughn, David DBA Advanced | Electronics & Video<br>P. O. Box 675<br>Toccoa, GA 30577 |
| 18 W. Currahee St. | 251662 | Hall, Patrick D. & Marilyn Y. | P. O. Box 401<br>Toccoa, GA 30577 |
| 35 W. Currahee St. | 58660 | Wu Ben AKA/Hua Wu Wu | 3623 Muskie Ln<br>Gainesville, GA 30504 |
| 59-61-63 W. Currahee St. | 251505 | Bowman, Lynn A. | 4050 Sandy Hill Rd.<br>Buford, GA 30519 |
| 124 W. Currahee St. | 58661 | Tran, Julia | 2984 Shallowford Rd<br>Atlanta, GA 30341 |

| | | | |
|---|---|---|---|
| 224 W. Currahee St. | 251477 | Georgia Asphalt Co. | Box 428<br>Toccoa, GA 30577 |
| 229 W. Currahee St. | 251510 | Hobgood, Robert N. | 277 Hillendale St.<br>Toccoa, GA 30577 |
| 234 W. Currahee St. | 251442 | Georgia Asphalt Co. | Box 428<br>Toccoa, GA 30577 |
| 234 W. Currahee St. | 251444 | Georgia Asphalt Co. | Box 428<br>Toccoa, GA 30577 |
| 240 W. Currahee St. | 251441 | Georgia Asphalt Co. | Box 428<br>Toccoa, GA 30577 |
| 272 W. Currahee St. | 251440 | Acree Family Partnership LLP | P. O. Box 699<br>Toccoa, GA 30577 |
| 281 W. Currahee St. | 251511 | Acree Family Partnership LLP | P. O. Box 699<br>Toccoa, GA 30577 |
| 296 W. Currahee St. | 251415 | Acree Family Partnership LLP | P. O. Box 699<br>Toccoa, GA 30577 |
| 301 W. Currahee St. | 251521 | Acree Family Partnership LLP | P. O. Box 699<br>Toccoa, GA 30577 |
| 322 W. Currahee St. | 251543 | Acree Family Partnership LLP | P. O. Box 699<br>Toccoa, GA 30577 |
| 331 W. Currahee St. | 251522 | Lovell, William Henry | 1475 Hollywood Hwy.<br>Clarkesville, GA 30523 |
| 380 W. Currahee St. | 251256 | Synovus Bank | 1000 Veteran Pkwy<br>Columbus, GA 31901 |
| 390 W. Currahee St. | 251255 | Hart, Janelle | 518 W. Currahee St.<br>Toccoa, GA 30577 |
| 412-424 W. Currahee St. | 251252 | Nikhil Corporation | 59 Executive Park South<br>Atlanta, GA 30329 |
| 412-424 W. Currahee St. | 251253 | Nikhil Corporation | 59 Executive Park South<br>Atlanta, GA 30329 |
| 412-424 W. Currahee St. | 251254 | Nikhil Corporation | 59 Executive Park South<br>Atlanta, GA 30329 |
| 423 W. Currahee St. | 251530 | Pal Properties Inc. | 11949 Southcrest Ln |

| | | | |
|---|---|---|---|
| | | | Pineville, N. C. 28134 |
| 426 W. Currahee St. | 251251 | Destiny Holdings LLC | 1444 Hicks Rd<br>Toccoa, GA 30577 |
| 435 W. Currahee St. | 251533 | Wess, Donald & Betty | 173 Long Rd.<br>Toccoa, GA 30577 |
| 446 W. Currahee St. | 251250 | Destiny Holdings LLC | 1444 Hicks Rd.<br>Toccoa, GA 30577 |
| 457 W. Currahee St. | 251539 | Tullis, Frances K. By Frank S. Wood LTD | P. O. Box 52<br>Mt. Airy, GA 30563 |
| 471 W. Currahee St. | 251540 | Tullis, Frances K. By Frank S. Wood LTD | P. O. Box 52<br>Mt. Airy, GA 30563 |
| 481 W. Currahee St. | 251541 | Holcomb, Jerry | P. O. Box 365<br>Toccoa, GA 30577 |
| 488 W. Currahee St. | 251238 | Synovus Bank | 1000 Veteran Pkwy<br>Columbus, GA 31901 |
| 12 Doyle St. | 58276 | RLP Investments LLC | P. O. Box 11234<br>Toccoa, GA 30577 |
| 20-24 Doyle St. | 58277 | Irvin, James & Chris | 27 East Tugalo St.<br>Suite 101<br>Toccoa, GA 30577 |
| 25 Doyle St. | 250734 | Pooh Bear LLP | 1281 Georgia Rd<br>Franklin, N. C. 28734 |
| 27 Doyle St. | 250726 | Pooh Bear LLP | 1281 Georgia Rd<br>Franklin, N. C. 28734 |
| 28 Doyle St. & 36 Doyle St. | 58279 | Delorne Enterprises LLC | P. O. Box 504<br>Toccoa, GA 30577 |
| 32 Doyle St. | 250743 | Harris, James & Cheri | P. O. Box 876<br>Toccoa, GA 30577 |
| 33 Doyle St. | 250725 | Three Bears LLP | Vander Wouder Scott<br>1281 Georgia Rd.<br>Franklin, N. C. 28934 |
| 33 Doyle St. | 250707 | Three Bears LLP | Vander Woude Scott<br>1281 Georgia Rd. |

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|---|---|---|---|
| | | | Franklin, N. C. 28934 |
| 36 Doyle St. | 250739 | City of Toccoa | 203 N. Alexander St.<br>Toccoa, GA 30577 |
| 42 Doyle St. | 250737 | RLP Investments LLC | P. O. Box 1123<br>Toccoa, GA 30577 |
| 45 Doyle St. | 250990 | Three Bears LLP | Vander Woude Scott<br>1281 Georgia Rd.<br>Franklin, N. C. 28934 |
| 46 Doyle St. | 58280 | Free Worship Church of God | C/O Michael Handwork<br>52 Doyle St.<br>Toccoa, GA 30577 |
| 51 Doyle St. | 250991 | Irvin, James T. & Chris | P. O. Box 669<br>Toccoa, GA. 30577 |
| 55 Doyle St. | 250992 | RLP Investments LLC | P. O. Box 1123<br>Toccoa, GA 30577 |
| 52 Doyle St. | 58281 | Skelton, Phyllis D. | 312 Julia Ln<br>Toccoa, GA 30577 |
| 56 Doyle St. | 58282 | Arom Solutions Inc. | 1033 Southerby Ln<br>Alpharetta, GA 30004 |
| 61 Doyle St. | 58285 | Hartley, M. Deborah | 286 Hickory Cir.<br>Toccoa, GA 30577 |
| 62 Doyle St. | 250722 | Parker, Alden | 99 Railroad St.<br>Toccoa, GA 30577 |
| 66 Doyle St. | 250720 | Franklin Enterprises Inc. | P. O. Box 880<br>Toccoa, GA 30577 |
| 69 Doyle St. | 250993 | Vander Woude Scott & Chris | 1201 Georgia Rd.<br>Franklin, N. C. 28734 |
| 70 Doyle St. | 250718 | Franklin Enterprises Inc. | P. O. Box 880<br>Toccoa, GA 30577 |
| 74 Doyle St. | 250708 | Covington Inv. Prop | C/O G Elton Todd<br>1951 Gibb Shoals Rd<br>Greer, SC 29650 |

| | | | |
|---|---|---|---|
| 77-79 Doyle St. | 58284 | Nobyar Properties LLC | P. O. Box 1933<br>Toccoa, GA 30577 |
| 80 Doyle St. | 58283 | Green, Jack P. | P. O. Box 342<br>Toccoa, GA 30577 |
| 114 Doyle St. | 58278 | Crumley Enterprises Inc. | 2479 Athens Hwy.<br>Gainesville, GA 30507 |
| 11 E. Doyle St. | 251009 | Jakets Holding LLC<br>A Georgia LLC | C/O Josh Schaefer<br>138 N. Pond St.<br>Toccoa, GA 30577 |
| 11 E. Doyle St. | 250994 | Jakets Holding LLC<br>A Georgia LLC | C/O Josh Schaefer<br>138 N. Pond St.<br>Toccoa, GA 30577 |
| 12 E. Doyle St. | 250675 | Stephens Federal Savings & Loan | P. O. Drawer 40<br>Toccoa, GA 30577 |
| 12 E. Doyle St. | 250677 | Stephens Federal Savings & Loan | P. O. Drawer 40<br>Toccoa, GA 30577 |
| 19 E. Doyle St. | 251002 | First Franklin Financial Corp. | P. O. Box 880<br>Toccoa, GA 30577 |
| 26 E. Doyle St. | 250671 | Troup, Robert A. | 164 Pine Valley Dr.<br>Toccoa, GA 30577 |
| 38 E. Doyle St. | 58295 | Troup, Robert Allen | 164 Pine Valley Dr.<br>Toccoa, GA 30577 |
| 39 E. Doyle St. | 251003 | First Franklin Financial Corp. | P. O. Box 880<br>Toccoa, GA 30577 |
| 49-55 E. Doyle St. | 58294 | First Franklin Financial Corp. | P. O. Box 880<br>Toccoa, GA 30577 |
| 58 E. Doyle St. | 58296 | Family Eye Care of Toccoa Inc. | 58 E. Doyle St.<br>Toccoa, GA 30577 |
| 77 E. Doyle St. | 58298 | Pressley, Dan T. | P. O. Box 147<br>Toccoa, GA 30577 |
| 125 & 206 E. Doyle St. & 168 N. Hill St. | 251542 | RLP Investments LLC | P. O. Box 1123<br>Toccoa, GA 30577 |

| | | | |
|---|---|---|---|
| 161 E. Doyle St. | 58375 | Johnson, J. Sam | P. O. Box 190<br>Toccoa, GA 30577 |
| 9 & 15 W. Doyle St. | 250957 | Harris, James A. | 21 S. Park Ln.<br>Toccoa, GA 30577 |
| 27 W. Doyle St. | 250958 | RLW-Harper LLC | 245 W. Midland Ave.<br>Winder, GA 30680 |
| 27 W. Doyle St. | 250963 | RLW-Harper LLC | 245 W. Midland Ave.<br>Winder, GA 30680 |
| 27 W. Doyle St. | 250964 | RLW-Harper LLC | 245 W. Midland Ave.<br>Winder, GA 30680 |
| 37 W. Doyle St. | 250965 | Green, Jack | P. O. Box 342<br>Toccoa, GA 30577 |
| 43 W. Doyle St. | 58275 | West, Jon C. | P. O. Box 1613<br>Toccoa, GA 30577 |
| 47 W. Doyle St. | 58274 | Woodruff, Willie J. | 532 Dooley Dr.<br>Toccoa, GA 30577 |
| 53-55 W. Doyle St. | 58288 | Irvin, James T. | 27 E. Tugalo St.<br>Suite 101<br>Toccoa, GA 30577 |
| 59 W. Doyle St. | 250970 | Tugart Properties LLC | P. O. Drawer E<br>Toccoa, GA 30577 |
| 67 W. Doyle St. | 58273 | Lake Hartwell Newspaper LLC | Toccoa Record Inc.<br>DBA The Toccoa<br>P.O. Box 700<br>Hartwell, GA 30643 |
| 73 W. Doyle St. | 58272 | TooJohnta LLC | 480 E. Broad St. #116<br>Athens, GA 30601 |
| 166 W. Doyle St. | 250745 | City of Toccoa | P. O. Box 579<br>Toccoa, GA 30577 |
| 198 W. Doyle St. | 251019 | City of Toccoa | Toccoa, GA 30577 |
| 56 Edwards Pl. | 251215 | Dooley, J. Marion | P. O. Box 580<br>Eastanollee, GA 30538 |
| 50 Falls Rd. | 251213 | GDBBB Inc. | 176 Racetrack Rd. |

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|---|---|---|---|
| | | | Toccoa, GA 30577 |
| 62 Falls Rd. | 251214 | Hicks, Clyde Ronald & Suzanne F | P. O. Box 1232<br>Toccoa, GA 30577 |
| 40 Felton Dr. | 251529 | Pal Properties Inc. | 11949 Southcrest Ln<br>Pineville, N. C. 28134 |
| 41 Felton Dr. | 251524 | Pal Properties Inc. | 11949 Southcrest Ln<br>Pineville, N. C. 28134 |
| 70 Felton Dr. | 251523 | Pal Properties Inc. | 11949 Southcrest Ln<br>Pineville, N. C. 28134 |
| 119 E. Foreacre St. | 250650 | Henson, Don Christopher | 96 North Sage St.<br>Toccoa, GA 30577 |
| 199 E. Foreacre St. | 250651 | Taylor Harris LLC | 44 Minuteman Dr.<br>Bluffton, SC 29910 |
| 209 E. Foreacre St. | 250656 | Burgess, Phillip L. | 159 Foothills Rd<br>Toccoa, GA 30577 |
| 219 E. Foreacre St. | 250657 | Shearin, Stephen | 405 N. Cascade Cir.<br>Canton, GA 30114 |
| 239 E. Foreacre St. | 250658 | Stancil, Frank | 21 Jenkins Ferry Rd.<br>Martin, GA 30557 |
| 53 W. Foreacre St. | 250659 | West, Jon C. | P. O. Box 1613<br>Toccoa, GA 30577 |
| 55 E. Franklin St. | 251479 | Singh, Kulwinder & Mandeep, Kaur | 67 Letourneau Dr.<br>Toccoa, GA 30577 |
| 412-414 W. Franklin St. | 251532 | Pal Properties Inc. | 11949 Southcrest Ln<br>Pineville, N. C. 28134 |
| 418 W. Franklin St. | 251531 | Pal Properties Inc. | 11949 Southcrest Ln<br>Pineville, N. C. 28134 |
| 38 Hill St. | 251492 | Curbow, Hugh & Billie | 38 S. Hill St.<br>Toccoa, GA 30577 |
| 98 S. Oak St. | 58712 | Kelley, Diane Denton | 98 S. Oak St.<br>Toccoa, GA 30577 |
| 176 S. Oak St. | 251414 | Stinespring, Margaret A. | 225 Railroad Ave.<br>Mount Airy, GA 30563 |

| | | | |
|---|---|---|---|
| 21 S. Park Ln. | 250702 | Harris, James & Cheri | P. O. Box 876<br>Toccoa, GA 30577 |
| S. Park Ln east of 21 S. Park Ln | 250740 | City of Toccoa | 203 N. Alexander St.<br>Toccoa, GA 30577 |
| 52 S. Park Ln. | 250701 | Skelton, Phillis S. | 312 Julia Lane<br>Toccoa, GA 30577 |
| 75 S. Park Ln. | 250689 | Covington Inv. Prop. | C/O G. Elton Todd<br>1951 Gibb Shoals Rd.<br>Greer, SC 29650 |
| 79 S. Park Ln. | 250688 | Green, Jack P. | P. O. Box 342<br>Toccoa, GA 30577 |
| 152 S. Park Ln. | 250700 | Franklin Enterprises Inc. | P. O. Box 880<br>Toccoa, GA 30577 |
| N. Pond St. south of Foreacre St. | 250685 | bridge-no owner listed | |
| 27 N. Pond St. | 251220 | Tobor Motor Com. | 34 S. Pond St.<br>Toccoa, GA 30577 |
| 34 N. Pond St. | 251216 | Tabor Motor Com. | 34 S. Pond St.<br>Toccoa, GA 30577 |
| 90 N. Pond St. | 250684 | Elrod, Marvin E & Eloise | 1012 Ayersville Rd.<br>Toccoa, GA 30577 |
| 94 N. Pond St. | 250683 | Hamby Properties Inc. | P. O. Box 104<br>Toccoa, GA 30577 |
| 100 N. Pond St. | 250679 | Hamby Properties Inc. | P.O. Box 104<br>Toccoa, GA 30577 |
| 157 N. Pond St. | 251010 | Nobyar Properties LLC | P. O. Box 1033<br>Toccoa, GA 30577 |
| 157 N. Pond St. | 251011 | Nobyar Properties LLC | P. O. Box 1033<br>Toccoa, GA 30577 |
| 166 N. Pond St. | 58290 | Addy, Clara Pauline | 480 Montgomery Ferry Dr.<br>Atlanta, GA 30324 |
| 170 N. Pond St. | 58289 | Addy, Clara Pauline | 480 Montgomery Ferry Dr.<br>Atlanta, GA 30324 |

| | | | |
|---|---|---|---|
| 176 N. Pond St. | 58291 | Addy, Clara Pauline | 480 Montgomery Ferry Dr.<br>Atlanta, GA 30324 |
| 6 S. Pond St. | 58493 | Aryan & Nikhil Hospitality Inc. | 6 S. Pond St.<br>Toccoa, GA 30577 |
| 8 S. Pond St. | 251493 | Aryan & Nikhil Hospitality Inc. | 6 S. Pond St.<br>Toccoa, GA 30577 |
| 20 E. Railroad St. | 251223 | Parker, Alden & Patricia & Alexandra E. | 99 Railroad St.<br>Toccoa, GA 30577 |
| southeast corner of N. Sage St. & E. Tugalo St. | 251012 | City of Toccoa | Toccoa, GA 30577 |
| 11 N. Sage St. | 251226 | Hall, Patrick D. & Marilyn Y. | P. O. Box 401<br>Toccoa, GA 30577 |
| 22 N. Sage St. | 58659 | WTJ Enterprises Inc. | 22 N. Sage St.<br>Toccoa, GA 30577 |
| 33 N. Sage St. | 251225 | Sanders Realty | 382 Edgewater Trail<br>Toccoa, GA 30577 |
| 41-45 N. Sage St. & 74 Wedgefield Dr. | 251224 | Parker, Alden | 99 Railroad St.<br>Toccoa, GA 30577 |
| 92 N. Sage St. | 250765 | Capitol Investments LLP | 92 N. Sage St.<br>Toccoa, GA 30577 |
| 96 N. Sage St. | 250764 | Henson, Donn Christopher | 96 N. Sage St.<br>Toccoa, GA 30577 |
| 102 N. Sage St. | 58287 | Stewart, Joe F. | 102 N. Sage St.<br>Toccoa, GA 30577 |
| 114-116-118 N. Sage St. | 58286 | RLP Investments LLC | P. O. Box 1123<br>Toccoa, GA 30577 |
| 142 N. Sage St. | 250744 | Pooh Bear LLP | 1281 Georgia Rd<br>Franklin, N. C. 28734 |
| 142 N. Sage St. | 251013 | Pooh Bear LLP | 1281 Georgia Rd.<br>Franklin, N. C. 28734 |
| 142 N. Sage St. | 251014 | Pooh Bear LLP | 1281 Georgia Rd.<br>Franklin, N. C. 28734 |

| | | | |
|---|---|---|---|
| 142 N. Sage St. | 251015 | Pooh Bear LLP | 1281 Georgia Rd.<br>Franklin, N. C. 28734 |
| 230-234 N. Sage St. | 251188 | First Citizens Bank & Trust Com. Inc. | 3300 Cumberland Blvd.<br>Suite 400<br>Atlanta, GA 30339 |
| 11 S. Sage St. | 251495 | Bo-Mar Realty Co. | C/O Mary Evans H. Bannister<br>1241 Silverwood Ct.<br>Lawrenceville, GA 30043 |
| 38 S. Sage St. | 58634 | Smith, Jack R. | 23 Glencrest Dr.<br>Toccoa, GA 30577 |
| 26 E. Savannah St. | 251189 | First Citizens Bank & Trust Com. Inc. | 3300 Cumberland Blvd.<br>Suite 400<br>Atlanta, GA 30339 |
| 28 E. Savannah St. | 251187 | First Citizens Bank & Trust Com. Inc. | 3300 Cumberland Blvd.<br>Suite 400<br>Atlanta, GA 30339 |
| 36 E. Savannah St. | 58309 | Pittard, Maridan | P. O. Box 788<br>Toccoa, GA 30577 |
| 53 W. Savannah St. | 251544 | Library Board Toccoa | Stephens Co., GA |
| 128 W. Savannah St. | 251212 | United States Post Office | Toccoa, GA 30577 |
| 15 Tallulah St. | 58313 | Secure Capital LLC<br>A SC LLC | 35 Claremore Ave.<br>Greenville, SC 29607 |
| east of 74 W. Tugalo St. | 58304 | Stephens County, GA | no address listed |
| 65 E. Tugalo St. | 251098 | Andrews, Margaret J. | 594 E. Tugalo St.<br>Toccoa, GA 30577 |
| 67 E. Tugalo St. | 251133 | Currahee Construction Inc. | 699 Cedar Fork Rd<br>Toccoa, GA 30577 |
| 102 E. Tugalo St. | 58292 | Addy, Clara Pauline | 480 Montgomery Ferry Dr.<br>Atlanta, GA 30324 |
| 105 E. Tugalo St. | 58293 | First Presbyterian Church of Toccoa Inc. | P. O. Box 367<br>Toccoa, GA 30577 |

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|---|---|---|---|
| 135 E. Tugalo St. | 251141 | Franklin Enterprises Inc. | P. O. Box 880<br>Toccoa, GA 30577 |
| 166 E. Tugalo St. | 251004 | Windstream | 166 E. Tugalo St.<br>Toccoa, GA 30577 |
| 191 E. Tugalo St. | 251146 | First Franklin Financial Corp. | P. O. Box 880<br>Toccoa, GA 30577 |
| 226 E. Tugalo St. | 58354 | Pruitt Properties Inc. | P. O. Box 1210<br>Toccoa, GA 30577 |
| 245 E. Tugalo St. | 251149 | Pruitt Properties Inc. | P. O. Box 1210<br>Toccoa, GA 30577 |
| 248 E Tugalo St. | 58355 | Pruitt Properties Inc. | P. O. Box 1210<br>Toccoa, GA 30577 |
| 283 E. Tugalo St. | 251155 | First United Methodist Church of Toccoa | Board of Trustees<br>333 E. Tugalo St.<br>Toccoa, GA 30577 |
| 333 E. Tugalo St. | 58365 (80189) | First United Methodist Church of Toccoa | Board of Trustees<br>333 E. Tugalo St.<br>Toccoa, GA 30577 |
| 12 W. Tugalo St. | 251096 | Stephens County Government | P. O. Box 386<br>Toccoa, GA 30577 |
| 37 W. Tugalo St. | 58270 (80178) | Stephens County Government | P. O. Box 386<br>Toccoa, GA 30577 |
| 74 W. Tugalo St. | 58303 (80374) | Cusato Todd M. & Joy S. | 74 W. Tugalo St.<br>Toccoa, GA 30577 |
| 40 Wedgefield Dr. | 251236 | Lancaster Properties LLC | P. O. Box 1386<br>Toccoa, GA 30577 |
| 48 Wedgefield Dr. | 251227 | Lancaster Properties LLC | P. O. Box 1386<br>Toccoa, GA 30577 |

The majority of buildings in the Toccoa survey area 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 others in poor condition.

## APPENDIX 2

Resources built before 1975, entered in to GNARHGIS, but do not retain architectural integrity. These resources have been evaluated as "Appears not to meet National/Georgia Register criteria" on the GNARHGIS survey form. This assessment has not been acknowledged or approved by the Georgia Historic Preservation Division. This evaluation is the opinion of the surveyor.

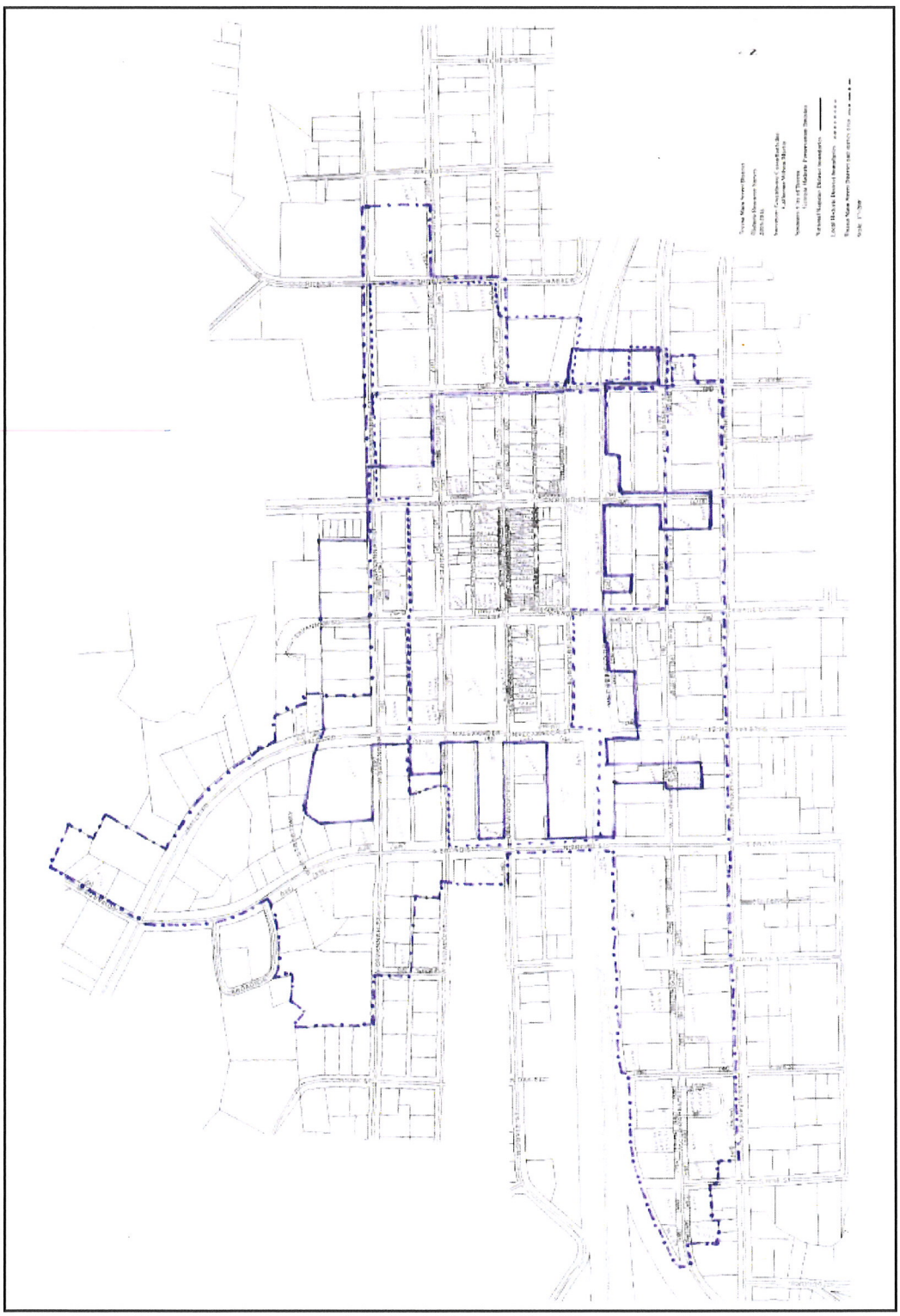
| Address | GNARHGIS Resource Number |
|---|---|
| 122 N. Alexander St. | 250756 |
| 256 N. Broad St. | 251211 |
| 30 S. Broad St. | 251509 |
| 34 E. Currahee St. | 251494 |
| 37 E. Currahee St. | 251480 |
| 160 E. Currahee St. | 251488 |
| 194 E. Currahee St. | 251487 |
| 13-19 W. Currahee St. | 251496 |
| 63 W. Currahee St. | 251505 |
| 224 W. Currahee St. | 251477 |
| 229 W. Currahee St. | 251510 |
| 272 W. Currahee St. | 251440 |
| 234 W. Currahee St. | 251442 |
| 234 W. Currahee St. | 251444 |
| 390 W. Currahee St. | 251255 |
| 435 W. Currahee St. | 251433 |
| 471 W. Currahee St. | 251540 |
| 481 W. Currahee St. | 251541 |
| 488 W. Currahee St. | 251238 |

| | |
|---|---|
| 11 E. Doyle St. | 250994 |
| 11 E. Doyle St. (138 N. Pond St.) | 251009 |
| 19 E. Doyle St. | 251002 |
| 36 Doyle St. | 250739 |
| 74 Doyle St. | 250708 |
| 80 Doyle St. | 58283 |
| 9-15 W. Doyle St. | 250957 |
| 37 W. Doyle St. | 250965 |
| 198 W. Doyle St. | 251019 |
| 62 Falls Rd. | 251214 |
| S. Park Ln. east of 21 S. Park Ln. | 270740 |
| 21 S. Park Ln. | 250702 |
| 75 S. Park Ln. | 250689 |
| 79 S. Park Ln. | 250688 |
| 53 W. Savannah St. | 251544 |
| 142 N. Sage St. | 251013 |
| 134 E. Tugalo St. | 251141 |
| 191 E. Tugalo St. | 251146 |
| 245 E. Tugalo St. | 251149 |
| east of 74 W. Tugalo St. | 58304 |
| 48 Wedgefield Dr. | 251227 |

## APPENDIX 3

Survey Map showing National Register and locally designated historic districts boundaries. A separate 1"=200' large scale printed map accompanies this survey report. Please view this large scale map to see individual properties and resource numbers. A smaller-scale map is included here for reference only.

Within the Toccoa survey area there are three (3) individual buildings listed on the National Register of Historic Places: the James B. Simmons House (listed in 1983), the Walters-Davis House (listed in 1982), and the Stephens County Courthouse (listed in 1980).



## APPENDIX 4

**Resources previously surveyed but now destroyed.**

| Address | Previous Surveys | Survey Number |
|---|---|---|
| S.E. corner of Alexander St. and Foreacre St. | 1989 | 58299 (ST-T-30) |
| 220 Alexander St. | 1989 | 58301 (ST-T-32) |
| 119 E. Currahee St. | 1989 | 58491 (ST-T-222) |
| 122 E. Currahee St. | 1989 | 58492 (ST-T-223) |
| 22? E. Doyle St. | 1989 | 58297 (ST-T-28) |
| 323 E. Doyle St. | 1989 | 58374 (ST-T-105) |
| W. Franklin St. | 1989 | 58709 (ST-T-440) |
| 221 E. Tugalo St. | 1989 | 58352 (ST-T-83) |
| 229 E. Tugalo St. | 1989 | 58353 (ST-T-84) |
| 320 W. Tugalo St. | 1989 | 58312 (ST-T-43) |
| 225 E. Franklin St. | 1989 | 58504 (ST-T-235) |
| 312 E. Tugalo St. | 1989 | 58359 (ST-T-90) |
| 314 E. Tugalo St. | 1989 | 58358 (ST-T-89) |
| 318 E. Tugalo St. | 1989 | 58357 (ST-T-88) |
| 324 E. Tugalo St. | 1989 | 58356 (ST-T-87) |
| Tullalah St. at Franklin St. | 1989 | 58711 (ST-T-442) |

## APPENDIX 5

Resources built after 1975 that have been evaluated but have not been surveyed or entered into GNAHRGIS. This list of resources is provided to assist with future planning in the Toccoa Main Street District.

| Address | Tax Accessories construction date |
|---|---|
| 70 N. Alexander St. | 1990 (2000 cornerstone) |
| 237 S. Alexander St. | 1990 |
| 209 & 213 N. Broad St. | 1985 |
| 215, 217, 219, & 221 N. Broad St. | 1990 |
| 268 N. Broad St. | 1983 |
| 273 N. Broad St. | 2000 |
| 286 N. Broad St. | 1982 |
| 322 N. Broad St. | 1983 |
| 334 N. Broad St. | 1985 |
| 352 N. Broad St. | 1985 |
| 104, 106, 108 E. Currahee St. | 1989 |
| 12 & 14 W. Currahee St. | 2004 |
| 40 W. Currahee St. | 1996 |
| 74 W. Currahee St. | 1978 |
| 77 W. Currahee St. | 1980 |
| 156 W. Currahee St. | 1987 |
| 38 Falls Rd. | 1979 |
| 61 Falls Rd. | 1982 |
| 75 Falls Rd | 1981 |
| 89 Falls Rd. | 1985 |
| 119 Falls Rd. | 1981 |

| 129, 137, 173 & 175 Falls Rd. | 1977, 1981 & 1983 |
|---|---|
| 201 Falls Rd. | 1985 |
| 218 Falls Rd. | 1991 |
| 231 Falls Rd. | 1983 |
| 37 Foreacre St. | 1985 |
| 65 Foreacre St. | 1995 |
| 32 N. Sage St. | 1980 |
| 93 N. Sage St. | 1995 |
| 95 N. Sage St. | 1995 |
| 103 N. Sage St. | 1995 |
| 105 N. Sage St. | 1995 |
| 109 W. Savannah St. | 1990 |
| 131 W. Savannah St. | 1995 |
| 217 W. Savannah St. | 1990 |
| 237 W. Savannah St. | 1987 |
| 238 W. Savannah St. | 1988 |
| 252 W. Savannah St. | 1985 |
| 263 W. Savannah St. | 1990 |
| 270 W. Savannah St. | 1983 |
| 27 & 35 E. Tugalo St. | 1984 |
| 148, 150, 152, 154, 156, & 200 W. Tugalo St. | 2000 |
| 17 Wall Street Way | 1985 |
| 29 Wall Street Way | 1990 |
| 46 Wall Street Way | 1987 |

## APPENDIX 6

## NATIONAL REGISTER OF HISTORIC PLACES
## CRITERIA FOR EVALUATION

The quality of **significance** in American history, architecture, archaeology, engineering and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. that are associated with events that have made a significant contribution to the broad patterns of our history; or

B. that are associated with the lives of persons significant in our past; or

C. that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. that have yielded, or may be likely to yield, information important in prehistory or history.

**********

Ordinarily cemeteries, birthplaces or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years **shall not be eligible** for the National Register. However, such properties **will qualify** if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

A. a religious property deriving primary significance from architectural or artistic distinction of historical importance; or

B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or

D. a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of restoration master plan, and when no other building or structure with the same association has survived; or

F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or

G. a property achieving significance within the past 50 years if it is of exceptional importance.

## APPENDIX 7

## STATE HISTORIC PRESERVATION OFFICE EVALUATION OPTIONS IN GNAHRGIS

The following are the "SHPO evaluation" choices as they appear in the Department of Natural Resources, Historic Preservation Division GNAHRGIS on line data entry program:

Appears not to meet National/Georgia Register criteria

Appears to meet National/Georgia Register criteria

May meet National/Georgia Register criteria

More information needed