City of Valdosta, Georgia
Local Historic District Survey

TerraXplorations, Inc.

September 2020



City of Valdosta, Georgia
Local Historic District Survey

Prepared For:

The City of Valdosta, Georgia

City Hall Annex
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Valdosta, GA 31603

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Executive Summary

TerraXplorations, Inc. (TerraX) was contracted by the City of Valdosta, Georgia, in conjunction with the Georgia Department of Natural Resources Historic Preservation Division and the National Park Service, to complete a historic resources survey of 998 parcels within the Valdosta Local Historic District. Resources aged 40 years and older were evaluated and survey descriptions were entered into the Georgia's Natural, Archaeological, and Historic Resources GIS (GNAHRGIS) database.

The Valdosta Local Historic District was established in 1981. Within it are five National Register of Historic Places (NRHP) districts and seven landmarks. The area was last surveyed in the early 2000s as part of a county-wide historic resources survey. The present survey evaluated all but the southernmost area of the local historic district, excluding the commercial downtown and residential areas to its east and west. The entire district was not surveyed because it encompasses far more than the contracted parcel amount.

Resources within the survey area date from the late-nineteenth century to the present day. To generalize, the resources at the southern end of the district are the oldest, with both high-style and vernacular houses built in the late-nineteenth to early-twentieth centuries. Moving north through the district, the residential areas gradually transition to bungalows built throughout the 1920s to 1930s, pre- and post-World War II American Small Houses, then post-war Ranch houses. Commercial buildings and houses that were converted to commercial and institutional uses are common throughout the district. Major features include the Sunset Hill Cemetery, Drexel Park, and Valdosta State University (VSU).

From the 998 evaluated parcels, the survey identified 848 buildings, 2 sites, and 2 structures built in 1980 or prior in a variety of architectural types and styles. Of the resources, 797 were aged 50 years or older and 55 were aged 40-49 years. It was found that 85 resources previously surveyed in 2006 have been demolished. In total, 937 GNAHRGIS entries were created or updated to reflect the extant and non-extant resources.

The survey identified overall trends including the prevalence of buildings designed by Valdosta architect Lloyd Greer, the influence of VSU, and demolition by neglect. Recommendations to address these trends are discussed within the report, as well as recommendations for two new NRHP landmarks, one new district, and amendments to the established Brookwood North Historic District boundaries.

Acknowledgments

This Historic Resources Survey has been financed in part with Federal funds from the National Park Service, U.S. Department of Interior, through the Historic Preservation Division of the Georgia Department of Natural Resources, and the City of Valdosta. However, the contents, opinions, and recommendations expressed in this Historic Resources Survey do not necessarily reflect the views or policies of the Department of the Interior, Georgia Department of Natural Resources, or the City of Valdosta, nor does the mention of trade names, commercial products, or consultants constitute endorsement or recommendation by these agencies. This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, age, gender, or disability in its federally-assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office for Equal Opportunity, National Park Service, 1849 C Street, N.W., Washington, D.C. 20240.

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Table of Contents

Executive Summary iii

Acknowledgments iv

Project Description 2

Previous Preservation Projects 2

Developmental History 4

Survey Methodology 15

Survey Results & Architectural Analysis 15

Recommendations for Future Preservation Activities 47

Bibliography 56

Appendix A: GNAHRGIS IDs

Appendix B: List of Buildings Attributed To Architect Lloyd Greer

Appendix C: List of Resources Surveyed on the VSU Campus

Figure List

Figure 1: A map of all surveyed parcels color-coded by resource age. 1

Figure 2: A map of evaluated resources attributed to architect Lloyd Greer. 18

Figure 3: Examples of the variety of buildings attributed to architect Lloyd Greer. 19

Figure 4: Left: A house designed by Lloyd Greer that has undergone changes in the ownership of VSU. Right: A 2012 Google Streetview photo of the historic house at 109 E. Brookwood Drive. 20

Figure 5: Four of the historic houses on the block largely owned by Valdosta College Housing LLC that are boarded. Despite conditions, the houses retain high degrees of historic integrity. 21

Figure 6: A map of resources within the survey area owned by VSU, the Board of Regents, or the University System of Georgia.....22

Figure 7: The vernacular houses used to illustrate the shotgun type in the local historic district guidelines created in 2008 have since been demolished. 23

Figure 8: A map of resources within the survey area that were demolished since the 2006 historic resources survey. 24

Figure 9: Examples of the variety of architectural styles found in the local historic district. 26

Figure 10: Examples of the Colonial Revival style. 27

Figure 11: Examples of the Neoclassical Revival style. 28

Figure 12: Examples of the Craftsman style. 29

Figure 13: Examples of the English Vernacular Revival style. 30

Figure 14: Examples of the Spanish Colonial Revival style. 31

Figure 15: Examples of Plain-style Ranch houses. 32

Figure 16: Examples of resources displaying no academic style. 33

Figure 17: Examples of the variety of architectural types found in the local historic district. 35

Figure 18: Examples of the Gabled Wing Cottage type. 36

Figure 19: Examples of the Queen Anne Cottage type. 37

Figure 20: Examples of the Side-Gabled Cottage type. 38

Figure 21: Examples of the Georgian House type. 39

Figure 22: Examples of the Bungalow house type. 40

Figure 23: Examples of the English Cottage house type 41

Figure 24: Examples of the American Small House type. 42

Figure 25: Examples of the Ranch house type. 43

Figure 26: Examples of the Single Retail commercial building type. 44

Figure 27: Examples of the Apartment building type. 45

Figure 28: Examples of buildings with no academic type. 46

Figure 29: The John Nelson Deming House at 915 N. Oak Street. 49

Figure 30: The First Missionary Antioch Baptist Church at 517 N. Oak Street. 50

Figure 31: Contributing resources to the proposed East Adair Street Historic District 51

Figure 32: A map of the proposed East Adair Street Historic District. 53

Figure 33: Examples of houses that may be found contributing to a revised Brookwood North Historic District. 54

Figure 34: A map of the proposed boundary changes to the Brookwood North Historic District. 55

Table List

Table 1: Overall Results 15

Table 2: Historic Resources by Age Range 16

Table 3: Architectural Styles of Evaluated Lloyd Greer-Designed Resources 17

Table 4: Architectural Types of Evaluated Lloyd Greer-Designed Resources 17

Table 5: Identified Architectural Styles.....25

Table 6: Identified Architectural Types.....34

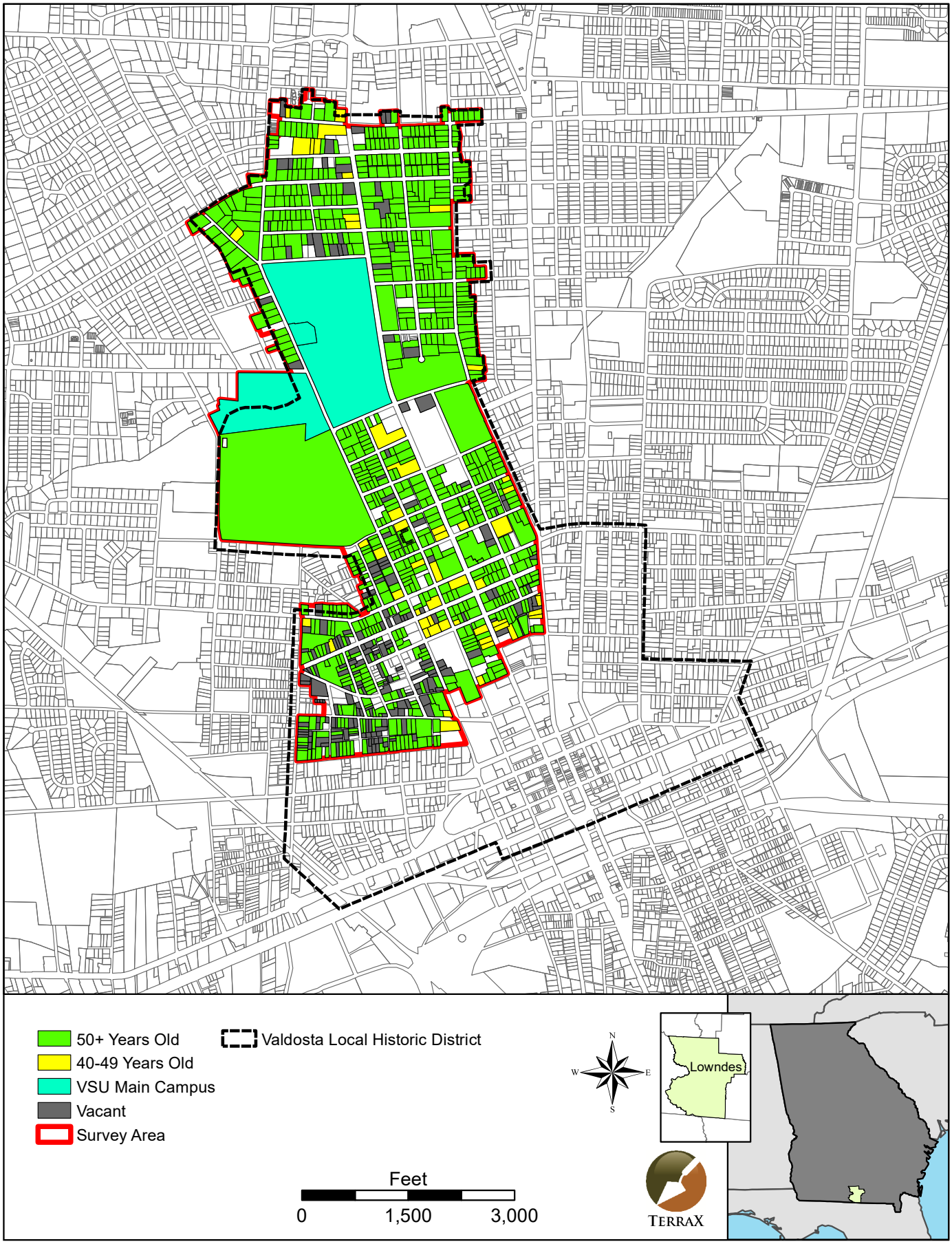


Figure 1: A map of all surveyed parcels color-coded by resource age.

Project Description

The City of Valdosta, Georgia Local Historic District Survey was financed in part by Federal funds from the National Park Service, U.S. Department of the Interior, administered through the Historic Preservation Division of the Georgia Department of Natural Resources and matched with funds from the City of Valdosta. TerraX was awarded the contract to perform a survey of 998 parcels within the local historic district through the open bidding process in January 2020.

The survey boundaries were defined by the Valdosta Local Historic District, an approximately 150-block area designated in 1981. Fieldwork to evaluate the parcels took place in late-January 2020. A team of cultural resources field staff took photographs and wrote brief descriptions. Architectural historians then supplemented the information gathered in the field with background research to evaluate the resources and enter them into the GNAHRGIS database (Appendix A).

A wide variety of historic and non-historic resources spanning commercial, residential, civic, and institutional uses are present within the local historic district. In 2008, the City of Valdosta identified three character areas: Subarea I (high style), Subarea II (vernacular), and Subarea III (commercial). Five NRHP districts and seven landmarks are located within the local historic district boundaries.

Working north to south, west to east, TerraX surveyed all but the area of the local historic district that includes the commercial downtown and residential neighborhoods to its east, northeast, and west. Surveyed NRHP resources include the Brookwood North Historic District, North Patterson Historic District, Barber-Pittman House, The Crescent, and Sunset Hill Cemetery. Major landscape features within the local historic district include the NRHP-listed, 66-acre Sunset Hill Cemetery, established in 1860, and the 11-acre Drexel Park, created in 1916. Though not subject to local historic district guidelines, the VSU campus is located in the northwest corner of the district and many historic houses within the district are used by VSU and related entities for administrative and social purposes.

Previous Preservation Projects

Shortly after the first Georgia Historic Preservation Act was passed in 1980, the City of Valdosta passed its own preservation ordinance in 1980 and established the local historic district in 1981. Encompassing the core of Valdosta's historic commercial and residential development, the district is roughly bound by Park Avenue to the north; Florida Avenue to the south; Williams Street, N. Ashley Street, N. Troup Street, and N. Fry Street to the east; and N. Oak Street and West Street to the west. Because the local preservation process was less formalized when the district was designated than it is today, records could not be located for its historic context and boundary justification. In addition to establishing the basis on which the local historic district was created, the preservation ordinance provided for a seven-member historic preservation commission (HPC) to review certificates of appropriateness for proposed exterior changes within the district.[1] In March 1985, Valdosta was designated a Certified Local Government, a program administered through the Georgia State Historic Preservation Office (SHPO) to integrate preservation practices into city

1 "Historic Preservation," Valdosta, accessed May 24, 2020, https://www.valdostacity.com/planning-zoning/historic-preservation.

planning.[2] According to James Horton, Valdosta's Preservation and Special Projects Planner, the district and HPC were overseen by the city's inspections department until a planner position was created in 2007. In 2009, Valdosta was designated a Preserve America Community by the Advisory Council on Historic Preservation (ACHP).[3]

The City of Valdosta is home to six NHRP-listed historic districts and ten landmarks. Of these, five districts and seven landmarks are located within the local historic district, including the Valdosta Commercial Historic District (listed 1983); Fairview Historic District (1984); North Patterson Historic District (1984); Brookwood North Historic District (1995); East End Historic District (2005); Barber-Pittman House (1980); The Crescent (1980); Lowndes County Courthouse (1980); Carnegie Library (1983); Converse-Dalton House (1983); First Presbyterian Church (1987); and Sunset Hill Cemetery (2004). The bulk of the nominations (50% of the districts, 80% of the landmarks) were completed in the 1980s.

The most recent historic resources survey of the Valdosta local historic district was completed by Catherine Wilson-Martin in 2006. Wilson-Martin conducted a county-wide survey of all resources built prior to c. 1950 over a six-year period. Her records were entered into GNAHRGIS, providing pre-existing digital surveys for 776 evaluated resources. Wilson-Martin's survey summary makes reference to historic resource surveys conducted in 1981 and 1991, though records of these surveys were not located. Additionally, a limited number of surveys done by David Cullison in 1992 are in the GNAHRGIS database.

In 2008, the firm of Jordan, Jones, and Goulding created design guidelines for the local historic district and a map of contributing and non-contributing parcels. Through their work, the three subareas of the district (high style, vernacular, commercial) were identified. These guidelines and the map are the current basis on which certificates of appropriateness are evaluated by the HPC.

In addition to the local government, non-profit organizations also play an active role in preserving Valdosta's rich history. The Valdosta Heritage Foundation is the local preservation-focused non-profit. Recent activities include working to restore the historic Roberts House and successfully listing the John Nelson Deming House on the Georgia Trust's 2020 "Places in Peril" list.[4, 5] The Lowndes County Historical Society, housed in the NRHP-listed Carnegie Library, is a steward for the building's preservation and county-wide historical records.[6] Finally, the Garden Center, Inc. has restored the NRHP-listed "The Crescent" for its headquarters and provides public tours.[7]

2 Per email correspondence with James Horton, City of Valdosta Preservation and Special Projects Planner, July 10, 2020.
3 Ibid.
4 "Roberts house named an event center," Valdosta Daily Times, last modified April 5, 2018, accessed May 24, 2020, https://www.valdostadailytimes.com/news/local_news/roberts-house-named-an-events-center/article_7050d58b-676f-5d6f-bbad-4b30a53afcc8.html.
5 "Places in Peril," The Georgia Trust for Historic Preservation, accessed May 24, 2020, https://www.georgiatrust.org/our-programs/places-in-peril/.
6 "Home," Lowndes County Historical Society Museum, accessed May 24, 2020, http://valdostamuseum.com/.
7 "Home," The Crescent at Valdosta Garden Center, accessed May 24, 2020. http://thecrescentatvaldosta.com/.

Developmental History

1860-1879

As construction of the Atlantic and Gulf Railroad (A&G) crept its way across South Georgia, the citizens of Troupville, then the governmental seat of Lowndes County, decided to establish Valdosta as the new county seat along the rail line. By the time the first train rolled in on July 4, 1860, Valdosta was already taking shape and was officially incorporated in December of that year.[8] The 1860 census records for the town of Valdosta show a population of 120 whites and 46 African Americans. The name Valdosta likely was a reinterpretation of Val d'Aosta, a former governor's plantation named after the Valle d'Aosta region of northwest Italy.[9]

The year 1861 brought the Civil War, and any plans residents and businesses had for developing their new town came to a halt. Although not directly impacted by the war, the indirect effects from blockades and destruction of the rail lines throughout Georgia and the South caused Valdosta to struggle for basic goods and provisions, in addition to stunting the growth of business in the town.[10] After the war, the A&G rebuilt its destroyed lines as well as built new ones, but post-war inflation and the Panic of 1873 caused the A&G to go into receivership and eventually bankruptcy. It was purchased by Henry Plant in 1879 and renamed the Savannah, Florida, & Western Railway (SF&W). The rail line through Valdosta was part of the longest line in South Georgia, poising the city to become a regional center for travel and business.[11]

The economics of Lowndes County during the antebellum period revolved around agriculture, and thus around the relations of white owners and enslaved African Americans. There were 29 plantations in the county, many of which focused on cotton, rice, and beef cattle. Although plantations were a major source for the economy, smaller farmers also contributed with the corn harvest and other livestock. This engrained socio-economic relationship between African Americans and whites would heavily impact the future development of Valdosta.[12] The Reconstruction period (1865-1877) followed the Civil War and attempted to redress the inequities slavery caused in the political, social, and economic standing of African Americans.[13] However, white residents had an apprehensive attitude towards Black citizens throughout the South.[14] Reconstruction efforts in the South quickly ended and racial segregation became commonplace. This segregation relegated African Americans to low-income employment and allegedly "separate but equal" schools, churches, restrooms, restaurants, and more, typically in non-white areas of town. [15]

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8 Joseph A. Tomberlin, "Valdosta," New Georgia Encyclopedia, last modified July 18, 2018, accessed May 25, 2020, https://www.georgiaencyclopedia.org/articles/counties-cities-neighborhoods/valdosta.

9 Drew Jubera, *Must Win: A Season of Survival for a Town and Its Team*, (New York: St. Martin's Press, 2012), 34.

10 Tomberlin, "Valdosta."

11 Steve Storey, David Ray, Matt McDaniel, Regina Schuster, Tish Stultz, Erin Murphy, George Rounds, Chris Mroczka, Patricia Stallings, and Mike Reynolds, *Georgia's Railroads, 1823-2015: Historic Context and Statewide Survey,* (prepared by CALYX Engineers and Consultants, VHB, Brockington and Associates, and the Georgia Department of Transportation, 2018), 43, 53.

12 Kristen Maria Lavelle, *Facing Off in a Southern Town: Black and White Perspectives on Race and Racism*, 2004, 3.

13 Eric Foner, "Reconstruction," Encyclopedia Britannica, last modified July 28, 2020, accessed August 14, 2020, https://www.britannica.com/event/Reconstruction-United-States-history.

14 Ibid.; Robert L. Robinson, *More than Just a Game: The Impact of Sports on Racial Segregation in one Southern Town*, 2017, 12-14.

15 Foner, "Reconstruction."

1880-1899

In 1880, Valdosta was ready to take advantage of the development opportunities presented by the railroad. By 1885, 2000 residents occupied the town. The original courthouse was present, and the primary commercial center of Valdosta was the block of Patterson Street between Central Avenue to the north and Hill Avenue to the south. The block contained a mixture of brick and frame buildings used for the kinds of businesses one would expect to find in a late-nineteenth century Georgia railroad town, including general, grocery, clothing and millinery, hardware, and drug stores. Cisterns and wells located throughout the town provided water. Church goers attended the Methodist church, located on the block between Patterson and Toombs Streets, or a Christian church located on the north side of Hill Avenue near Toombs Street.[16]

There was one hotel, the Prescott House, located on the south side of the railroad at the corner of Savannah Avenue and Patterson Street. On the north side of the railroad, on Savannah Avenue, was the brick Lowndes County Warehouse, and in front of this building was the SF&W Cotton Warehouse. The block directly east of the Warehouse was the SF&W Passenger and Freight Station, on the corner of Savannah Avenue and Ashley Street. The only industry was E.L. Moore's Saw and Planing Mill, located one mile north of Valdosta. Along Central Alley and Ashley Street were the saloons and billiard parlors, which provided the town entertainment.[17]

At this time, few dwellings stood within town, labeled as "D'wg" [dwelling] or "Shanty", denoting the difference in economic opportunities for some residents. Along Central Alley and Ashley Street were three African American restaurants.[18] This distinction of African American businesses was a direct result of the racial discrimination and segregation following the Civil War. In 1896, the U.S. Supreme Court's ruling on *Plessy v. Ferguson* legalized and legitimized the segregation of America and created the policy of "separate but equal" as standard practice in all aspects of life.[19] Due to the ruling of this case, several states implemented additional laws requiring segregation in schools, hospitals, churches, cemeteries, prisons, and social interactions between African American citizens and white citizens.[20] These laws impacted the architecture of the South by creating isolation and exclusion for the African American population and duplication in structures such as schools, churches, cemeteries, and hospitals or in spaces such as waiting rooms, bathrooms, and railroad cars.[21]

Transportation was the key component to the development and growth of Valdosta. Without the railroads, and eventually the highways and interstate that went through town, Valdosta would not exist. The completion of the Georgia Southern & Florida Railroad (GS&F) between Macon and Valdosta in February 1889, coupled with the existing SF&W rail line, spurred additional development, including businesses that took advantage of the access to transporting goods and people in and out of Valdosta.[22] Because of the new railroad, the passenger and freight station was expanded and two new hotels opened between 1885 and 1889. The Stuart Hotel featured an opera house, while the European Hotel featured a saloon and billiards

16 "Valdosta, Ga. (Lowndes County)," Sanborn Fire Insurance Maps for Georgia Towns and Cities, 1884-1922, Digital Library of Georgia, accessed May 25, 2020, http://dlg.galileo.usg.edu/sanborn/CityCounty/Valdosta.html.
17 Ibid.
18 Ibid.
19 Robinson, *More than Just a Game:...*", 14.
20 University of Southern California, School of Law, "A Brief history of Jim Crow Laws," accessed August 14, 2020, https://onlinellm.usc.edu/a-brief-history-of-jim-crow-laws/.
21 Robert R. Weyeneth, "The Architecture of Racial Segregation: The Challenges of Preserving the Problematical Past," *The Public Historian* 27(4), 2005, 11-19.
22 Storey, et al., 70.

parlor, providing entertainment for the citizens of Valdosta. A hotel and a restaurant for African Americans were located on Central Alley, indicating a growing African American presence in the town of Valdosta.[23]

The arrival of the additional railroad also expanded Valdosta's businesses to the east and west of the main business district on N. Patterson Street. The Valdosta Institute, a school founded by S.M. Varnedoe in 1866, was present on W. Central Avenue. A few more dwellings, some with larger and grander footprints, were built within the town by the end of the decade. Even with the additional railroad providing opportunities for growth and change, industry was not present in Valdosta at the end of the 1880s. Water for the town was still provided by cisterns and wells, and equipment for the fire department was undersupplied. By 1889, Valdosta had more saloons and billiard parlors than churches.[24]

Major changes to the infrastructure of Valdosta occurred by 1895. The population grew from 2,900 residents in 1889 to 4,000 in 1895. The city boasted a water works, the Valdosta Electric Light Company, the Valdosta Ice Company, and three volunteer fire departments of twenty members each.[25] Because of the railroads, light industrial development began three-fourths of a mile southwest of the SF&W station at the apex of West and Pear Streets, next to the railroad tracks. Industries included the Valdosta Foundry and Machine Shop; Montgomery Cooperage Company; Valdosta Barrel Factory; W.S. Fender Planing Mill; Valdosta Guano Company, which included a cotton seed oil mill; and the E.L. Moore Saw Mill, which included the Moore and Cain Dry Kiln. Other industries utilizing the abundance of pine trees in the area were located west of town.[26]

Cotton continued to be the choice crop for area farmers. Lowndes County was one of the top growers of Sea Island cotton, a long staple variety that produces a fine, silky texture used in garments and thread. Usually found in the low country of South Carolina, the soil and climate in South Georgia were perfect for growing this type of cotton. Because of the railroads, cotton was transported to various ports to then be shipped anywhere in the world, and Valdosta became the regional center to bring this cotton to market.[27] Many industries related to cotton opened by 1895, including the Valdosta Cotton Gin on the corner of E. Florida Avenue and S. Patterson Street. The Alliance Cotton Warehouse was located southwest of town across the tracks from the Georgia Southern Railway Passenger and Freight Station.[28] In 1900, B.F. Strickland opened his cotton mill northwest of downtown and it operated for nearly 80 years. The area around the mill became a village known as Remerton. Although the mill is gone, many of the mill houses are still extant.[29]

The addition of the GS&F railroad to the existing SF&W railroad provided opportunities for travel and the shipment of goods. This lead to significant growth in both Valdosta's population and businesses, as well as further development of its infrastructure and industry. Cotton was still the primary agricultural product in Lowndes County, particularly the long staple Sea Island cotton. A cotton gin and the Strickland Cotton Mill capitalized on the available crop to create new industry and jobs in the town. Most Valdosta citizens

23 "Valdosta, Ga. (Lowndes County)," Sanborn Fire Insurance Maps for Georgia Towns and Cities.
24 "Valdosta, Ga. (Lowndes County)," Sanborn Fire Insurance Maps for Georgia Towns and Cities, 1889, Sheets 1, 2; Kenneth H. Thomas Jr., "Fairview Historic District," (Historic Preservation Section, Georgia Department of Natural Resources, 1984).
25 "Valdosta, Ga. (Lowndes County)," Sanborn Fire Insurance Maps for Georgia Towns and Cities, 1889 Index Sheet, and Sheets 1, 4.
26 Ibid. 1895, Sheets 1, 6.
27 Staff Correspondent, "Valdosta Viewed," *Atlanta Constitution,* April 6, 1895, 2.
28 "Valdosta, Ga. (Lowndes County)," Sanborn Fire Insurance Maps for Georgia Towns and Cities, 1895, Sheets 5, 6.
29 "The Strickland Cotton Mill in Remerton," Lowndes County Historical Society and Museum, accessed May 19, 2020, http://valdostamuseum.com/exhibitions/online-exhibits-2/places/the-strickland-cotton-mill-in-remerton/.

enjoyed modern improvements such as electricity and a public water system. Prosperous white residents began to build impressive houses in areas that eventually became the early suburbs of Valdosta. Because of the undesirable swampy land south of the railroad, these houses were built to the north, east, and west of downtown. Along N. Patterson Street, styles included Queen Anne, Neoclassical Revival, and Colonial Revival.[30] The Fairview neighborhood featured both large, high-style Queen Anne houses, as well as smaller houses of the Queen Anne and New South cottage types, with little ornamentation.[31] In the East End neighborhood, wealthy residents constructed high-style Queen Anne, Classical Revival, Mediterranean Revival, and Italian Renaissance Revival houses along Rogers Street and on E. Central Avenue. Middle-class residents constructed more modest house types like the Queen Anne cottage, gabled wing cottage, and central hallway plan, with little to no styling.

Social changes also came to Valdosta during the 1890s. Due to the passage of the Jim Crow laws in Georgia in the 1890s, African Americans often lived behind the businesses and citizens they worked for, or in areas removed from the commercial and white residential districts of town. Additionally, their social and political power was limited. By 1895, the few businesses for African Americans adjacent to downtown were gone. It appears that by this time, they were relegated to the area south of the railroad tracks, although there were servants' quarters located behind the Stuart House and simple, rectangular dwellings faced E. Crane Avenue. A small collection of dwellings labeled as African American shanties were located behind the Hotel Prescott on the corner of W. Crane Avenue and S. Toombs Street. On the southeast corner of Jackson and N. Toombs Streets, a row of four identical rectangular houses with small attached rear rooms appear, and across the intersection to the northwest was an A.M.E. Church.[32] The northern portion of the East End neighborhood along and north of E. Gordon Street had Black residences built primarily in the shotgun and hall-parlor plan types.[33]

1900-1929

With the close of the nineteenth century and the beginning of the twentieth, Valdosta kept moving forward. The residential areas grew rapidly as people relocated to Valdosta to work for the influx of new industries and commercial businesses. To move its residents through town, Valdosta became one of the first cities of its size to operate an electric streetcar system. The system operated for twenty-five years, beginning with its inaugural run on October 24, 1900.[34] An additional railroad, the Atlantic, Valdosta & Western (AV&W), was purchased by the GS&F and added a new line through town along W. Florida Avenue, two blocks south of the SF&W line along Savannah Avenue. In 1902, the Atlantic Coast Line (ACL) purchased the Plant System, which included the SF&W line.[35] Valdosta constructed a new courthouse by 1905, and in 1912 there were plans for a new county jail to be built on S. Ashley Street.[36, 37] By 1912, there were numerous enterprises associated not only with cotton, but also the plentiful supply of pine trees in Lowndes County. These industries included several lumber and planing mills, fertilizer and chemical companies, and foundry

30 Kenneth H. Thomas Jr., "North Patterson Street Historic District," (Historic Preservation Section, Georgia Department of Natural Resources, 1984).
31 Ibid.
32 "Valdosta, Ga. (Lowndes County)," Sanborn Fire Insurance Maps for Georgia Towns and Cities, 1895, Sheets 3, 4, 5.
33 Steven Moffson, "East End Historic District," (Historic Preservation Division, Georgia Department of Natural Resources, 2005).
34 "Streetcar System," Lowndes County Historical Society and Museum, accessed May 19, 2020, http://valdostamuseum.com/exhibitions/online-exhibits-2/transportation/streetcar-system/.
35 Storey, et al. 91, 96.
36 "Valdosta, Ga. (Lowndes County)," Sanborn Fire Insurance Maps for Georgia Towns and Cities, 1905, Sheet 7.
37 Ibid., 1912, Sheet 19.

and machine shops. The cotton warehouses along the railroads increased both in size and number. The ice and power companies in Valdosta consolidated, and by 1912, and there was also the Valdosta Gas Company.[38] Within a year of opening, the Strickland Cotton Mill increased its spindles by 1,000 and continued to expand every few years.[39]

The prosperity of cotton would not last long into the century, as the boll weevil began infesting the Cotton Belt. In Georgia, the first confirmation of boll weevil infestation was in Thomasville in 1915, approximately 50 miles west of Valdosta. Within two years, every county in Georgia where cotton was produced reported boll weevil infestations and production fell by 30 percent. The only solution for the infestation at the time was handpicking the insects off cotton plants before damage could be done. However, this was a time consuming and not a fully reliable tactic to save the crop. The Georgia Extension Service conducted trials on a new insecticide in several towns, including in Valdosta in 1919. Reports published in 1920 on this insecticide, calcium arsenate dusting, showed benefits; however, it needed to be applied often and overnight application was recommended. Experiments continued well into the second decade, and although some new chemicals also showed promise, the Association of Southern Agricultural Workers continued to recommend calcium arsenate dusting for farms. Even though farmers incorporated dusting and fall plowing into their farming practices, production fell by 40 percent between 1914 and 1930, and the harvested cotton acreage declined by 35 percent.[40]

With new industries and population growth, education became a focus. The first public school in the county was the Valdosta Institute, purchased by the town in 1885. The original building was replaced by 1900 and called the Valdosta Public School. By 1922, the city school system also included the E. Adair Street School; the Chandler Street School; the Valdosta High School, with a new building under construction on Williams Street; and the South Georgia Business College. The South Georgia State Normal College (now Valdosta State University) opened its doors in 1913. By 1922, the college offered four-year programs and was renamed the Georgia State Woman's College.[41, 42, 43]

While educational opportunities were expanding for the white population during these two decades, African Americans were given fewer options in town. In 1929, Dasher High School was constructed to serve as a public school for African Americans in Valdosta. It was the third school to serve as a public school for African Americans in the town. However, from the time of its construction until 1956, Dasher High School was the only public school for African Americans. The school building was designed by architect Lloyd Greer in a "Tudoresque" style. The school featured Tudor-arched entrances, diamond brickwork, terra-cotta inlays, and parapeted gables, which referenced the popular Tudor Revival style.[44]

In 1915, Valdosta's first hospital, the Little-Griffin Hospital, opened at the corner of N. Patterson and W. Brooks Streets.[45, 46] By 1922, a hospital operated by two African American physicians, Drs. Frederick and

38 Ibid., 1912, Sheets 12, 14, 15, 16, 18, 19, 21-23.
39 "The South in Great Luck," *Decatur Weekly News,* July 26, 1901, 1.
40 P. B. Haney, W. J. Lewis, and W. R. Lambert, Cotton Production and the Boll Weevil in Georgia: History, Cost of Control, and Benefits of Eradication, *The Georgia Agricultural Experiment Stations Research* Bulletin 428, 2012, 9-13.
41 "Lowndes County Timeline," Lowndes County Historical Society and Museum, accessed May 19, 2020, http://valdostamuseum.com/exhibitions/online-exhibits-2/timeline-of-lowndes-county/.
42 "Valdosta, Ga. (Lowndes County)," Sanborn Fire Insurance Maps for Georgia Towns and Cities, 1900, Sheet 3.
43 Ibid., 1922, Sheets 2, 13, 15, 18, 24.
44 Carolyn Brooks, "Dasher High School" (National Register of Historic Places Inventory – Nomination Form, 1985).
45 "Lowndes County Timeline," Lowndes County Historical Society and Museum.
46 "Valdosta, Ga. (Lowndes County)," 1922, Sheet 24.

Strickland, was established south of the GS&F railroad on the corner of South Street and Nassau (now Lake Park Road).[47, 48]

The white residential areas continued to expand to the north, east, and west of the town. The East End neighborhood saw an increase in the number of middle-class houses, including the central hallway, Queen Anne and gabled wing cottages, and shotgun types. North Patterson also saw development, but this stretch of road through town remained strictly upper-middle class and primarily included the same styles of houses as previously constructed, such as Neoclassical Revival and Colonial Revival. Additional residential areas around the Fairview neighborhood also sprang up. The 1912 Sanborn map shows that these houses probably rivaled the grandeur of those in the East End and on N. Patterson, with one or two stories, multiple gables or turrets, and wrap-around porches.[49]

Many prominent citizens hired local architect Lloyd Greer to design their homes. Greer, born in 1885 in Alabama, moved with his family in 1893 to Atlanta. His mother home-schooled him until the age of eight, and after skipping grades 4, 6, and 8, he graduated from Tech High School in Atlanta before matriculating into Georgia Tech in 1900. Just three years later, at the age of 17, Greer graduated and began his career in architecture. He moved to Valdosta in 1915 to start his own firm, and after a short stint in Atlanta during World War I, he returned to Valdosta permanently.[50]

During his more than twenty-five years as a practicing architect in Valdosta, Greer left a legacy of architectural styles that are still evident today. Although trained in the classical style of architecture at Georgia Tech, Greer's designs reflected the changing tastes and desires of the middle- and upper-middle class in the South and Valdosta. The Brookwood North Historic District contains forty-eight of his designs, primarily in the English Vernacular Revival and Colonial Revival styles. Several notable Greer designs are still extant in Valdosta. The Carnegie Library, located at 305 W. Central Avenue, was constructed in 1914 in the Beaux Arts style, with Carnegie Foundation funds. It now houses the Lowndes County Historical Museum. The Barber-Pittman House, a Neoclassical Revival house designed in 1915 for E.R. Barber, is now occupied by the Valdosta-Lowndes County Chamber of Commerce. At the time of his death in 1952, Greer was involved with thirty-eight projects. Over the whole of his career, he designed over 200 buildings which included houses, schools, churches, libraries, hospitals, and courthouses (Figure 2-3; Appendix B).[51]

For the working-class, cottages sprang up near the industrial areas. These houses were primarily side-gabled with a rear wing and full- or partial-width porches. African Americans lived in a few areas near downtown. One area, located on the E. Florida, E. Branch, S. Lee, and Dasher Streets block south of the railroad included a boarding house, two saloons, two restaurants, a barber shop, and a "moving pictures" theatre. The St. Paul's A.M.E. Church and a lodge hall were nearby. Another African American neighborhood was located along Jackson Street (now J.L. Lomax), River Street, and Elk Alley. The Macedonia Baptist Church was constructed on Jackson Street. The houses in these areas were typically of the saddlebag, gabled wing and side-gabled cottage, and shotgun types. Both churches and many of the houses are still extant.[52]

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47 U.S. Department of the Interior, Census Office, Thirteenth Census, 1910, Lowndes County, Valdosta, Georgia, accessed May 25, 2020, https://www.ancestry.com/search/categories/35/?birth=_valdosta-lowndes-georgia-usa_19043.

48 U.S. Department of the Interior, Census Office, Thirteenth Census, 1920, Lowndes County, Valdosta, Georgia, accessed May 25, 2020, https://www.ancestry.com/search/categories/35/?birth=_valdosta-lowndes-georgia-usa_19043.

49 "Valdosta, Ga. (Lowndes County)," Sanborn Fire Insurance Maps for Georgia Towns and Cities, 1912, Sheet 14.

50 No author. *Lloyd Greer Biography.* Lowndes County Historical Society Museum, Valdosta, GA.

51 Ibid.; Lisa Raflo, "Brookwood North Historic District," (Historic Preservation Division, Georgia Department of Natural Resources, 1995).

52 "Valdosta, Ga. (Lowndes County)," 1912, Sanborn Fire Insurance Maps for Georgia Towns and Cities, Sheets 19, 21-23.

During these first few decades of the twentieth century, a new residential neighborhood was established, now known as Brookwood North. Development occurred as early as 1898 because of the streetcar that ran on N. Patterson Street to Pine Park. The 1900 Georgia State Fair and 1902 South Georgia Regional Fair were both held in the park, leading to the construction of additional streetcar lines to the area. However, development did not begin in earnest until the fairgrounds moved to Forrest Street in 1918. Between 1918 and 1927, the Moore-West Land Company sold lots to middle- and upper-class buyers to construct houses in a variety of types and styles. Wealthier residents built impressive homes in styles such as Colonial Revival, Spanish Colonial Revival, Italian Renaissance Revival, and Dutch Colonial Revival. Middle-class residents lived in houses with fewer stylized details, but included popular types of the day, primarily the Queen Anne cottage.[53]

Another house style and type that was becoming increasingly popular throughout Valdosta during this time was the vernacular bungalow and its styled counterpart, the Craftsman Bungalow. The bungalow, with clean lines and simple form, was found in the years before World War I, but became the house of choice for middle- and working-class residents after the war. The type and style represented a change in lifestyle for Americans as the 1920s roared in. Gone was the gingerbread trim and divided living spaces that characterized the interior of houses in the mid-to-late nineteenth century. Americans wanted an easier and more efficient way of living, and the bungalow fit the bill. This house type remained the favorite for many residents of Valdosta and Lowndes County into the 1940s, only to be replaced by American Small Houses and Ranch houses.

The automobile made its way to Valdosta in the early 1900s. In 1912, there were a few small structures labeled "auto" behind houses in the wealthier areas of town, but by 1922, these structures appear on nearly every residential map. With the growing popularity of automobiles and the establishment of US Highway 41 (part of the Dixie Highway), new businesses related to travel and automobiles began to appear. These included a Ford Dealership, repair garages, and gas stations. US Highway 41, which linked Chicago with Miami, brought tourists to Valdosta on their way to Florida. Many of these tourists stopped for the night or for a bite to eat, which helped to boost the local economy.[54]

The first thirty years of the twentieth century were good ones for Valdosta. Industry, railroads, and business expanded and grew every year. With this commercial economic prosperity, the residential areas grew exponentially throughout this period and produced an eclectic and varied array of housing styles and types still visible in the city today. Most notable from this period are both the vernacular and Craftsman bungalow. In addition to the establishment of the South Georgia State Normal College/Georgia State Woman's College, Valdosta expanded its educational offerings for the children of white citizens in the town, including a new brick high school on Williams Street. The arrival of the automobile changed the way citizens in both Valdosta and the rest of the country traveled and with the creation of the Dixie Highway system through the South, vacationers destined for Florida or points north supported new industries centered around the automobile and tourism. As the new decade of the 1930s approached, The Great Depression was about to bring Valdosta its greatest challenge yet.

1930-1949

As previously discussed, the South struggled with the changes that followed the Civil War. In Valdosta, like in much of the South, the economy relied heavily on white-owned farms and plantations with enslaved

53 Raflo, "Brookwood North Historic District."
54 "Valdosta, Ga. (Lowndes County)," Sanborn Fire Insurance Maps for Georgia Towns and Cities, 1922, Sheets 2, 3.

African American laborers before the war.[55] The shift away from cotton, due in part to the boll weevil infestations, was not easy for Valdosta.[56] Diversification of crops towards tobacco, watermelons, and other produce was one step, while the influx of industrial development was the key to Valdosta's future economy.[57] When the boll weevil arrived in South Georgia, farmers and gin and mill owners pushed forward with the idea that cotton was still king, and their luck would turn. But overproduction, foreign competition, and the introduction of man-made fabrics, in conjunction with a three-year drought in the 1920s, all led to the collapse of an agrarian-based society with the stock market crash of 1929. Wanting to escape the agrarian life, rural farmers poured into the larger cities and towns hoping to find work. Economic relief was provided through the Civil Works Administration and the Works Progress Administration (WPA). The WPA created jobs for women in Lowndes County sewing clothes for people in need.[58,59] Additionally, several structures on Georgia State Woman's College's campus were constructed by the WPA, including Senior Hall (c. 1937; now Reade Hall), a pool (c. 1938; no longer extant), the House-in-the-Woods log cabin (c. 1939; removed in 1968), and the library (c. 1940; now Powell Hall).[60] At one point in the mid-1930s, the WPA in Lowndes County consisted of 900 construction-focused employees.[61]

Although residential development did not come to a halt, construction of new houses during the 1930s in Valdosta was limited compared to earlier decades. Many of these houses were constructed in the Brookwood neighborhood and in the residential areas east of Sunset Hill Cemetery and the Georgia State Woman's College. Craftsman bungalows and houses built with Colonial Revival and Spanish Colonial Revival styles remained popular choices. Another combination, that of the English Vernacular Revival paired with the English Cottage type, was found in these areas as well. Popular types with little to no style elements during this period included the English Cottage and the Georgian house.

World War II brought economic prosperity back to Valdosta. A proposed army training base not only brightened the economic outlook of Valdosta and Lowndes County, but also provided the diversification of industry that the town and county needed. Construction of the training base began on July 28, 1941, and by September, approximately 4,500 personnel were working to build the new base. Named for U.S. Army Major George Putnam Moody, a pilot killed in Kansas during an aircraft testing accident, workers on the base began calling it "Moody Field" before it was officially given the name.[62] Additionally, citizens did their part in raising war bonds to financially support the war. In 1944, the Valdosta Victory ship was christened in Baltimore at the Bethlehem Steel shipyard in honor of Valdosta's support of war bond sales.[63]

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55 Lavelle, *Facing Off in a Southern Town:...*, 3.; Foner, "Reconstruction."; Robinson, *More than Just a Game...*, 12-14

56 P. B. Haney, W. J. Lewis, and W. R. Lambert, "Cotton Production and the Boll Weevil in Georgia: History, Cost of Control, and Benefits of Eradication," *The Georgia Agricultural Experiment Stations* Research Bulletin 428, 2012, 9-13.

57 Lavelle, *Facing Off in a Southern Town:...*4; "Valdosta! A City of Surprising Importance," *The Constitution: Atlanta, Ga,* June 22, 1890: 23.

58 Jamil S. Zainaldin, "Great Depression," New Georgia Encyclopedia, last modified February 11, 2020, accessed May 25, 2020, https://www.georgiaencyclopedia.org/articles/history-archaeology/great-depression.

59 "Lowndes County Timeline," Lowndes County Historical Society and Museum.

60 Deborah Skinner Davis, *Valdosta State University,* (Mount Pleasant, SC: Arcadia Publishing, 2001).; April Renfroe "House in the Woods," accessed August 25, 2020, https://www.valdosta.edu/academics/library/depts/archives-and-special-collections/vsu-history/hiw.php; Valdosta State University, "Powell Hall Walking Trail System," accessed August 25, 2020, https://www.valdosta.edu/administration/finance-admin/campus-wellness/vsu-walking-trail/powell-hall.php; Valdosta State University, "Reade Hall," accessed August 25, 2020, https://www.valdosta.edu/housing/reade-hall.php.

61 Davis, *Valdosta State University*.

62 "Moody Air Force Base History," Moody Air Force Base, accessed May 19, 2020, https://www.moody.af.mil/About-Us/.

63 "Lowndes County Timeline," Lowndes County Historical Society and Museum.

As was the case for most of the nation, the depression years of the 1930s brought economic uncertainty and a shift in the area's dependence on cotton. Although programs through the federal government helped through the lean years, it was the construction and opening of Moody Field during WWII that helped to change the future for Valdosta. Because of restrictions on supplies and materials, further growth of the town was stymied during the war. Residential development dropped significantly, although some houses were constructed in the popular areas of town. In the decades that followed, Valdosta once again saw how transportation would change its economy. With the expansion and re-opening of Moody Field in 1951 (by then Moody Air Force Base), the residential areas of Valdosta were about to expand and change with the times.

1950-Present

The post-war years saw Valdosta grow rapidly. The city limits and residential areas expanded exponentially. Although agriculture was still one of the primary sources of income, with the newly reactivated Moody Air Force Base in 1951 and the interstate system developing throughout the nation, Valdosta was yet again primed to take advantage of all that modern transportation had to offer.

Many soldiers married and started families upon returning from the war. This led to a housing shortage not just in Valdosta but throughout the country, and municipalities struggled to keep up. Although the backing of federally insured loans began in the 1930s, it was not until the post-WWII years that this type of financing really took off. The American Small House (also known as the Minimal Traditional) filled the need for affordable and efficient housing. Although there is not a strictly American Small House neighborhood, the type is found throughout Valdosta interspersed within neighborhoods that include bungalows and Ranch houses.[64]

The most popular house type constructed in the post-WWII years in Valdosta was the Ranch house. Found in nearly every neighborhood throughout the town, the Ranch replaced the bungalow and American Small House as the type of choice for middle- and upper-middle class homeowners. Although the Ranch began to make its appearance primarily in the years immediately following WWII, from the 1960s into the 1980s, the Ranch was constructed in the growing residential areas to the north, east, and west of downtown. Empty lots on many of the older streets were infilled with Ranch houses, and today it is not unusual to see a linear red brick Ranch nestled between a Colonial Revival American Small House and a Craftsman Bungalow.

Because of Valdosta's central location in South Georgia and its proximity to North Florida, the town had long been a hub of transportation and commerce in the region. With the establishment of Moody Air Force Base, the military also became an important part of Valdosta's economic portfolio. The Korean War solidified Moody Air Force Base's importance, not just to Valdosta and Lowndes County but to the national defense as well. By 1955, 5,000 personnel worked at Moody in flight or support positions.[65] That same year, Pineview General Hospital, now South Georgia Medical Center, opened. Educational opportunities also expanded in Valdosta. In 1950, with an influx of young men returning from war with the G.I. Bill to pay for their education, the Georgia State Woman's College became co-educational and was renamed Valdosta State College.[66]

64 "The American Small House," Historic Preservation Division, Georgia Department of Natural Resources, accessed May 19, 2020, https://gadnr.org/sites/default/files/hpd/pdf/AmericanSmallHouse_0.pdf.

65 "Moody Air Force Base History," Moody Air Force Base.

66 "Lowndes County Timeline," Lowndes County Historical Society and Museum.

Perhaps the biggest change for Valdosta during this period was the construction of Interstate 75 (I-75) just west of town. Constructed as part of the Dwight D. Eisenhower National System of Interstate and Defense Highways, I-75 connected Miami, Florida with Sault Sainte Marie, Michigan. Because of Moody Air Force Base and its centralized location in South Georgia, it made sense to route one of the nation's major interstates through Valdosta. City officials immediately went to work to boost the tourism trade, which was one of the economic sources Valdosta took advantage of in the earlier part of the twentieth century when the Dixie Highway came through town.[67,68]

In late-1957, it was announced that 100 miles of Interstate was on the high priority list of programmed roads. This included the stretch of I-75 from the Crisp-Turner County line to Valdosta.[69] By 1962, this northward strip of I-75 from Valdosta was complete, and the road south to Florida was well underway.[70] Community leaders in Valdosta knew I-75 could either boost trade or let it rush right by the town. To capitalize on the growing number of motorists and tourists, the Chamber of Commerce formed the Tourist Promotion Committee, which focused on ways to attract passersby to stay longer in the town. By 1965, construction was underway for Briarwood Motel, Davis Brothers Cafeteria, and the Lawler Motel, while a Ramada Inn and restaurant and Quickly Restaurant were preparing to open their doors. Beautification projects sprang up in the community as West Hill Avenue became the major "front doors" for Valdosta. This boom in construction and tourism helped create jobs and bolster the economy, removing Valdosta further from its agricultural roots.[71]

It was also during this time that urban renewal began to take place. With the advent of shopping centers, new residential areas, and the interstate, commerce and domestic life shifted away from the downtown area. The grand houses that were constructed in the late-nineteenth and early-twentieth centuries, once a source of pride, became dilapidated eyesores as more people preferred the modern and fashionable Ranch house close to new retail centers. As the town welcomed more chain restaurants and retailers, the houses that once dotted Patterson Street, Ashley Street, Lee Street, Hill Avenue, and Central Avenue were demolished to make way for businesses. This was not an exclusive occurrence in Valdosta; it was happening all over the South and in the rest of the country. Not unlike the move from Troupville to the railroad one hundred years earlier, modern-day Valdostans were looking to the future and to new opportunities. A group of historically minded citizens founded the Lowndes County Historical Society in 1967 to protect and preserve the history of the county and the town. Preservation was further advanced with the designation of the local historic district in 1981 and multiple NRHP nominations throughout the 1980s.

Throughout its history, the primary element of Valdosta's success has been transportation. The town exists because of the railroad, and the highways and interstates helped to sustain the town through boom and bust years. Transportation brought economic opportunities to Valdosta, and residents, primarily the white elite of the town, constructed impressive and fashionable houses to demonstrate their wealth and prominence. These Valdostans favored the revival styles, most notably the Colonial Revival, as well as the high-style Queen Anne. Middle-class citizens also constructed the popular Queen Anne type, although these houses featured less elements of the style. The vernacular and Craftsman Bungalow became the most popular type and style of the early-twentieth century until it was replaced with the mid-century Ranch

67 John D. Toon, "Interstate Highway System," New Georgia Encyclopedia, last modified June 8, 2017, accessed May 19, 2020, https://www.georgiaencyclopedia.org/articles/business-economy/interstate-highway-system

68 "Interstate 75," Lowndes County Historical Society and Museum, accessed May 19, 2020, http://valdostamuseum.com/exhibitions/online-exhibits-2/transportation/interstate-75-through-lowndes/.

69 "100 Miles of New Super-Roads To Be Started in State Next Year," *The Atlanta Constitution* , October 18, 1957: 21.

70 "State Gets $12 Million Road Bids," *The Atlanta Constitution* , December 22, 1962: 11.

71 "Interstate 75," Lowndes County Historical Society and Museum.

house. Cotton, the stalwart of the agricultural South, remained the primary crop of choice until the boll weevil and economic conditions forced area farmers to diversify their crops and the town was made to look outside of the cotton field for additional opportunities. The arrival of WWII granted that opportunity with the construction of Moody Air Force Base, which continues to be a source of pride and employment for the many residents. Although many buildings were lost to urban renewal, Valdosta continues to look to its future while preserving what remains of its past. It is an on-going process to effectively identify, assess, and document the resources that are tangible witnesses to the city's history.

Survey Methodology

Fieldwork for the survey was conducted by a team of six cultural resources field staff led by Architectural Historian Lauren Patterson during the week of January 27, 2020. The team took photographs and wrote brief descriptions of all resources within the survey area, regardless of age. Information gathered in the field was supplemented with the survey reports completed by Catherine Wilson-Martin in 2006, background research gathered at the Lowndes County Historical Society Museum, and Sanborn Maps available through the Digital Library of Georgia. These sources were used to identify approximate construction dates, changes to the original forms, and demolished resources. James Horton and volunteer Vickie Everitte assisted in identifying pertinent information and contacting local historians.

Architectural historians Lauren Patterson, Shanda Davidson, and Darcie Scales used the field information and background materials to identify resources aged 40 years and older and enter full evaluations into the GNAHRGIS database from early February to late April 2020. Though 50 years old is the age minimum for resources to be considered historic according to the Secretary of the Interior, resources aged 40-49 years were also entered to comply with the Georgia SHPO's Certified Local Government standards and provide a 10-year buffer until the next comprehensive survey needs to be completed (see Appendix A).

Survey Results & Architectural Analysis

From the 998 parcels analyzed within the local historic district, the survey identified 848 buildings, 2 sites, and 2 structures built in 1980 or prior (40+ years). By comparing the addresses of vacant parcels and new construction to prior GNAHRGIS entries and aerial photographs, it was found that 85 historic resources within the district were demolished since the last survey was completed in 2006. In total, 937 GNAHRGIS entries were made to document the 852 extant resources and update the records for the 85 non-extant resources (Figure 1).

Table 1: Overall Results

Buildings	848
Sites	2
Structures	2
Total resources demolished since the 2006 survey	85
Total entries updated/created in GNAHRGIS	937

The breakdown of the ages of extant resources is as follows: prior to 1880: 2 (<1%); 1880-1899: 22 (2.6%); 1900-1929: 300 (35.2%); 1930-1949: 250 (29.3%); 1950-1970: 223 (26.2%); and 1971-1980: 55 (6.5%).[72] The resources built between 1971 and 1980 were entered into GNAHRGIS to provide a 10-year buffer but are not yet considered historic by the Secretary of the Interior's standards.

Table 2: Historic Resources by Age Range	
Prior to 1880	2 (<1%)
1880-1899	22 (2.6%)
1900-1929	300 (35.2%)
1930-1949	250 (29.3%)
1950-1970	223 (26.2%)
1971-1980	55 (6.5%)

Characteristics and Observations

The area within the local historic district is laid out in a grid system. The landscape surrounding the resources is characterized by grassy lawns and mature vegetation, including azaleas, camellias, pine trees, and oak trees. Uniform setbacks were observed within the residential areas. Major landscape features include the NRHP-listed Sunset Hill Cemetery, Drexel Park, and the VSU campus. To generalize, the resources at the southern end of the district are the oldest, with construction dates in the late-nineteenth to early-twentieth centuries. Moving north through the district, the residential areas gradually transition to bungalows built throughout the 1920s to 1930s, pre- and post-WWII American Small Houses, and post-war Ranch houses. Commercial buildings and houses that were converted to commercial and institutional uses are common throughout the district, particularly on the commercial arteries and near the VSU campus.

The overall integrity and condition of the resources within the district varies. Observed causes of diminished integrity include demolition of historic resources; unsympathetic changes and infill that took place prior to the district designation in 1981; replacement materials, namely windows and siding; and enclosure of formerly open porches and carports. These factors can be seen throughout the district, though the root causes may be different. For example, near VSU, resources have been demolished to make way for parking lots and new buildings. However, in the southern survey area, prior surveys and Google Streetview photographs suggest that resources were demolished because they were in such disrepair that they would have required intensive restoration. The resources in the southwestern portion of the survey area were in the poorest physical condition, coinciding with the area where the most demolition has taken place. The resources in the central and north portion of the survey area seemed to be better maintained and were generally in better condition.

The survey revealed prevailing architectural trends within the district: buildings designed by architect Lloyd Greer, the VSU's campus and influence, and the demolition of vernacular houses. Recommendations for future preservation activities based on these trends are discussed in the next section.

72 Note that the two resources built prior to 1880 include a c. 1824 house that was moved from Tennessee to Valdosta and rebuilt (46221), and the Sunset Hill Cemetery established in 1860 (70342).

Lloyd Greer: Lloyd Barton Greer (1885-1952) and his firm were responsible for nearly 200 residential and civic buildings, including the NRHP-listed Barber-Pittman House and Carnegie Library.[73] Based on a 1991 driving tour list provided by the Lowndes Historical Society, 68 evaluated resources within the local historic district are attributed to Greer (Figure 3; see Appendix B). These resources are concentrated in the Brookwood North neighborhood and along N. Patterson Street, and they exhibit the variety of architectural types and styles popular throughout his career. The Colonial Revival style and Georgian House form were particularly favored. The house Greer designed for himself in 1923 is located within the local historic district and is considered contributing to the Brookwood NRHP district (46143).

Table 3: Architectural Styles of Evaluated Lloyd Greer-Designed Resources	
Colonial Revival	28
English Vernacular Revival	8
Italian Renaissance Revival	7
Plain-style (Ranch)	5
Craftsman	3
Neoclassical Revival	3
Spanish Colonial Revival	3
Contemporary (Ranch)	1
Dutch Colonial Revival	1
French Vernacular Revival	1
Moderne	1
No academic style	7

Table 4: Architectural Types of Evaluated Lloyd Greer-Designed Resources	
Georgian House	14
Ranch	9
Bungalow	6
American Small House	4
English Cottage	3
Apartment	2
Church	1
Prairie	1
Side Hallway	1
No academic type	27

73 Lloyd Greer Biography, Lowndes County Historical Society Museum, Valdosta, GA.

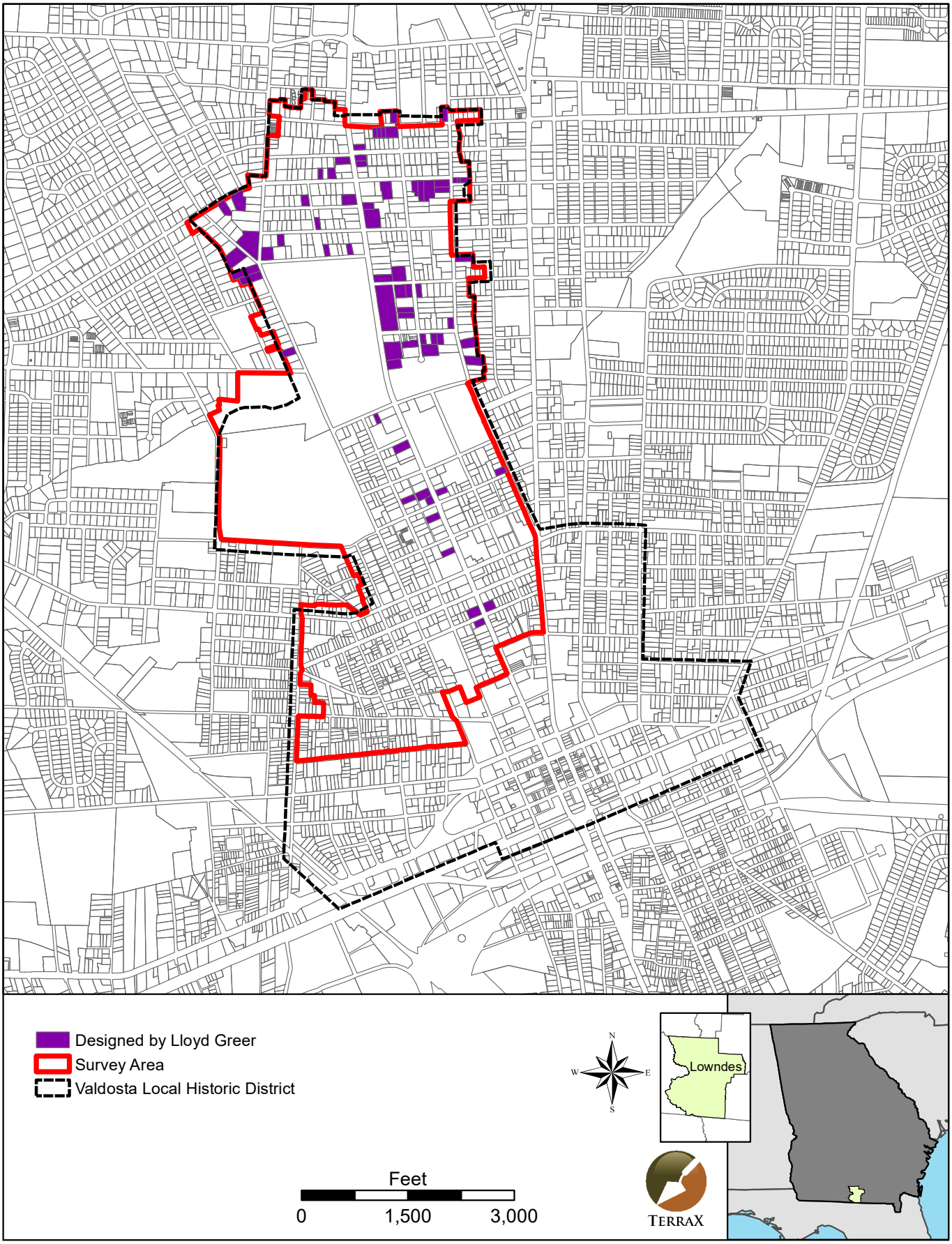


Figure 2: A map of evaluated resources attributed to architect Lloyd Greer.



1413 N. Patterson St. (44128)



1504 Slater St. (46308)



1407 Williams St. (46380)



123 E. Park Ave. (46035)



1521 N. Patterson St. (46121)



205 E. Brookwood Pl. (46284)

Figure 3: Examples of the variety of buildings attributed to architect Lloyd Greer.

Valdosta State University and Its Influence : The VSU main campus is located in the northwest area of the local historic district. Founded in the early-twentieth century as the South Georgia State Normal College, VSU has grown to serve more than 11,000 undergraduate and graduate students.[74] The focal point of the main campus is the large semi-circular lawn in front of historic West Hall, built in 1917. The survey evaluated 18 resources aged 40 years or older on the main campus. Building types were typical of what one would expect on a college campus, including instructional and administrative buildings, dormitories, libraries, and a dining hall. Construction dates of these resources spanned from 1917 to 1973, though a majority, 12 buildings (67%), were built post-WWII. The prevailing style of architecture in which they were designed is Spanish Colonial Revival, with 9 buildings (50%) constructed in that style. One example each of Academic Gothic Revival, Modernist, and Post-Modern were identified, and six were described as having no academic style (Appendix C).

In addition to the main campus, VSU and the associated Board of Regents and University System of Georgia (USG) collectively own 51 evaluated parcels within the local historic district, with buildings used for a variety of administrative and social functions (Figure 6). Properties owned by these entities are not subject to the local historic district design guidelines for altering historic buildings. It was found in several instances that historic buildings within the local historic district, some contributing to the Brookwood NRHP district, had been demolished and replaced with VSU parking lots or infill.



Figure 4: Left: A house designed by Lloyd Greer that has undergone changes in the ownership of VSU, including replacement siding and windows and a large addition. Right: A 2012 Google Streetview photo of the historic house at 109 E. Brookwood Drive. Along with two adjacent historic houses, it was demolished by VSU to create a parking lot.

74 "Valdosta State University Profile," Valdosta State University, accessed May 24, 2020, https://www.valdosta.edu/admissions/undergraduate/profile.php.

Businesses and housing are needed to serve the growing VSU student body. The local historic district is punctuated by two-story, Garden-type apartments built amongst single-family houses in the 1950s-1970s, before the district was designated. The Deming House (70419), built in 1898, is listed on the Georgia Trust's 2020 "Places in Peril" list due to the threat of the land being sold for redevelopment. The survey also identified a block of houses next to the VSU campus that appears to be in the process of demolition by neglect. Eleven of the thirteen parcels on the block bound by N. Toombs Street, W. Jane Street, N. Oak Street, and W. Brookwood Drive are owned by Valdosta College Housing LLC, a business not associated with VSU. Of these eleven, six historic houses are vacant with boarded windows. According to the city's planning department, the houses are currently under a demolition by neglect order mandating that Valdosta College Housing LLC keep the lawns maintained and houses boarded to prevent vandals and weather damage while unoccupied.



1300 N. Toombs St. (70438)



1308 N. Toombs St. (70440)



1310 N. Toombs St. (70441)



1304 Pinehurst Ct. (273379)

Figure 5: Four of the historic houses on the block largely owned by Valdosta College Housing LLC that are boarded. Despite conditions, the houses retain high degrees of historic integrity.

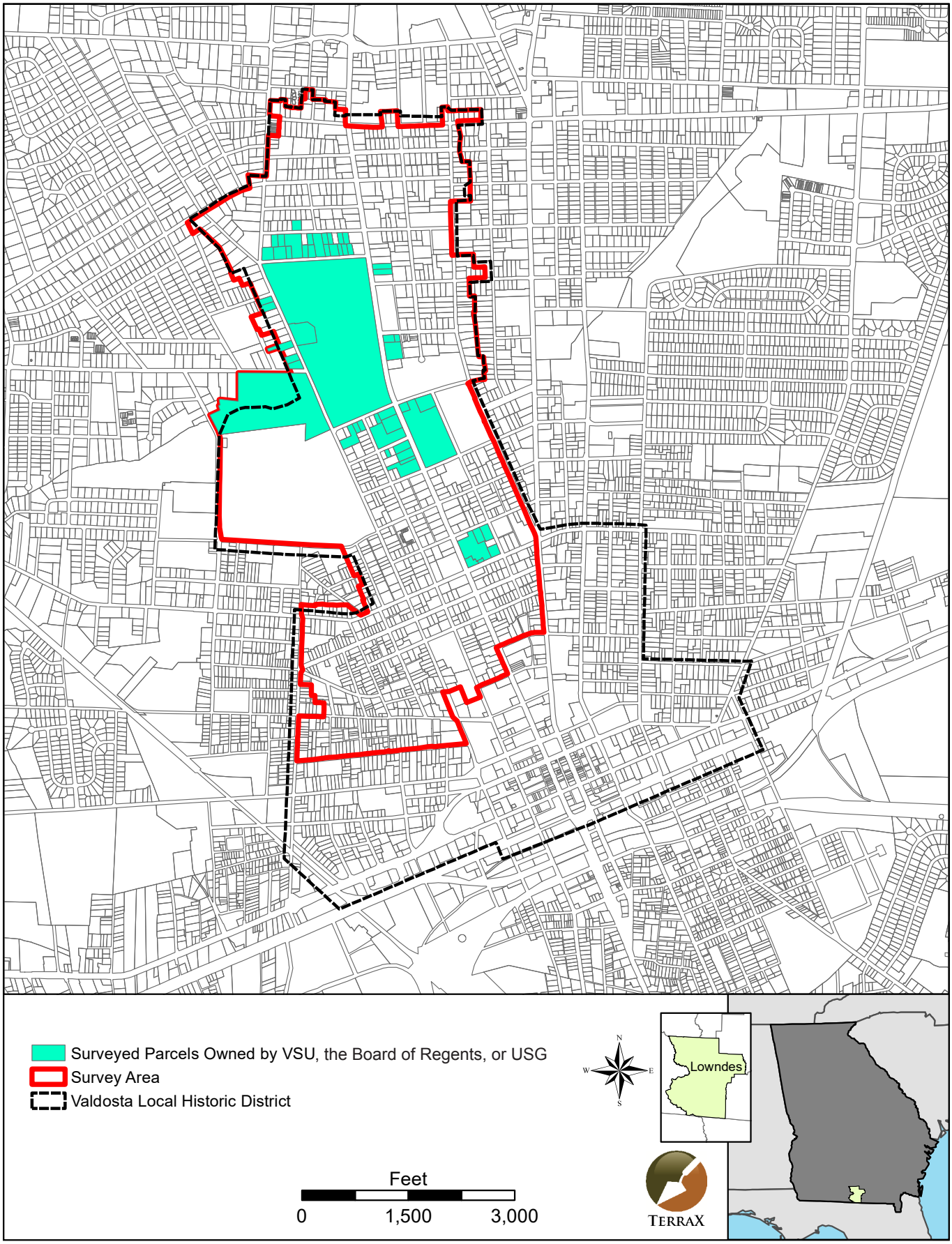


Figure 6: A map of resources within the survey area owned by VSU, the Board of Regents, or the University System of Georgia.

Demolition of Vernacular Housing: The survey identified 85 historic resources within the local historic district that were evaluated by the 2006 survey and subsequently demolished. There may be even more that were not identified where multiple parcels were combined. As illustrated by Figure 8, these resources are concentrated in the southwestern portion of the survey area. This area is predominantly African American and less prosperous than other areas within the local historic district.[75] It was categorized by the 2008 evaluation by Jordan, Jones, and Goulding as the vernacular subarea.

Common building types in the southwestern portion of the survey area include shotgun houses and gabled wing, side-gabled, and Queen Anne cottages of no academic style. Characteristics indicate that many of the houses may have been built for mill workers, including the repetition of modest and vernacular designs, the prevalence of multi-family housing illustrated on the Sanborn Maps, and the proximity to the railroad tracks and historic mill locations. Based on prior surveys and Google Streetview, demolition by neglect is the dominant cause of the loss. Rather than being redeveloped, the former locations of these resources are indicated by the remaining curb cuts and driveways leading to vacant lots. Many houses that are extant show signs of being in danger of demolition by neglect, including poor structural conditions, vacancies, and boarded windows. In the case of Middle and N. Oak Streets, entire blocks of houses have been lost. This trend appears to have been taking places for decades, as Catherine Wilson-Martin wrote in her 2006 county-wide survey summary,

> *"In cross-referencing this survey to the 1981 and 1991 historic resources surveys, it was noted that 488 of the structures included within those surveys appear to have been destroyed. The two previous surveys included approximately 905 resources. This indicates that within a twenty-five year period of time approximately 54% of previously surveyed historic resources have been destroyed. Some of these have been destroyed by forces of nature, but most have been destroyed by neglect. The vast majority of the destroyed buildings were in Valdosta's African-American neighborhoods. Many of these remaining resources are in danger of destruction..."*



Figure 7: The vernacular houses used to illustrate the shotgun type in the local historic district guidelines created in 2008 have since been demolished.

75 "Valdosta, Georgia (GA) income map, earnings map, and wages," City-Data.com, accessed May 24, 2020, http://www.city-data.com/income/income-Valdosta-Georgia.html.

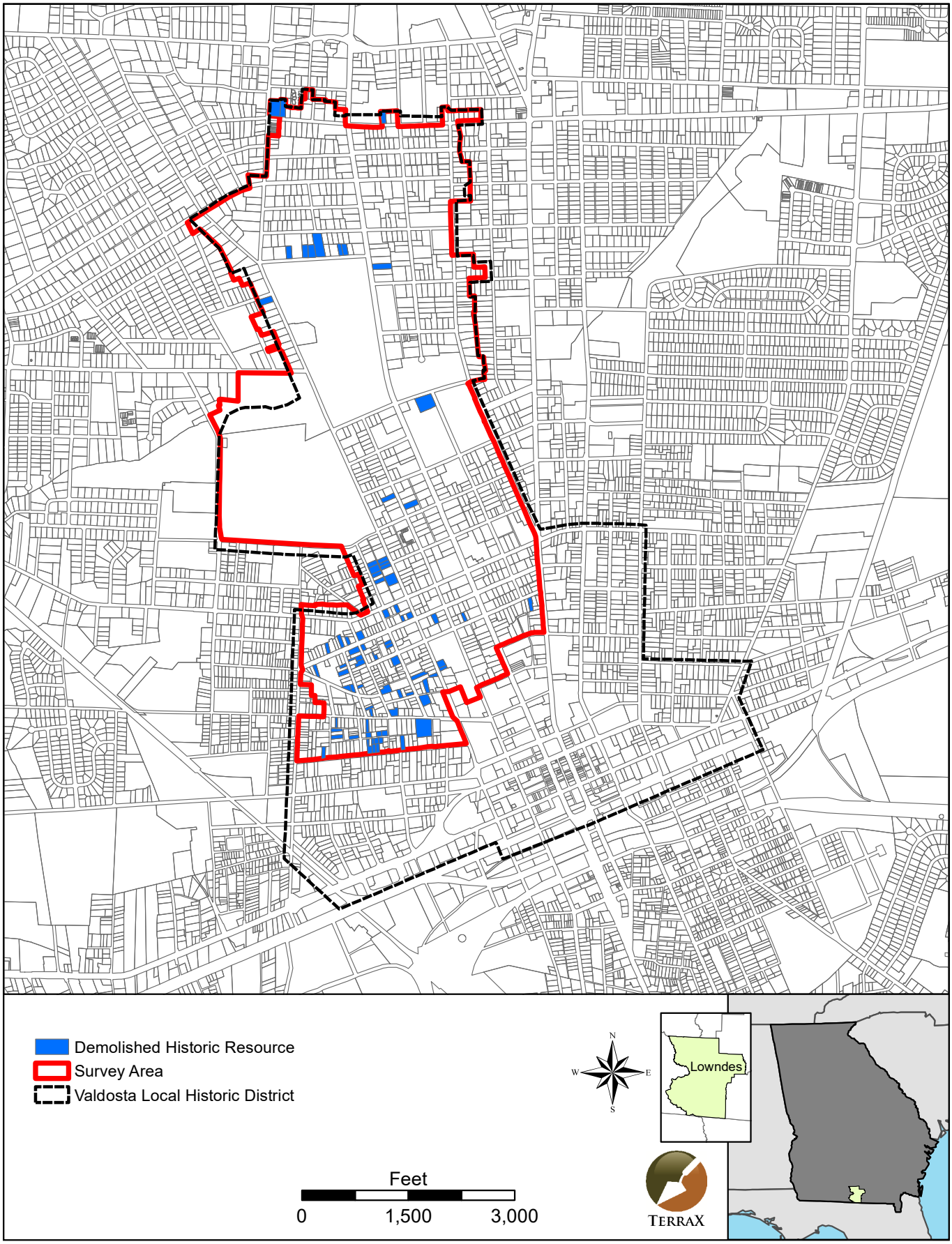


Figure 8: A map of resources within the survey area that were demolished since the 2006 historic resources survey.

Architectural Styles

The most common architectural styles identified were Plain-style (119, 14%); Colonial Revival (102, 12%); Craftsman (99, 11.6%); Spanish Colonial Revival (23, 2.7%); English Vernacular Revival (17, 2%); and Neoclassical Revival (16, 1.9%). Nearly half of the resources were described as having no academic style (413, 48.5%). The remaining resources were of a variety of styles, including Contemporary (11, 1.3%); Italian Renaissance Revival (10, 1.2%); Folk Victorian (9, 1.1%); Queen Anne (7, <1%); International (4, <1%); Greek Revival (3, <1%); Moderne (3, <1%); Post-Modern (3, <1%); Italianate (2, <1%); Polynesian (2, <1%); Rustic (2, <1%); Academic Gothic Revival (1, <1%); Dutch Colonial Revival (1, <1%); Federal (1, <1%); French Vernacular Revival (1, <1%); Modernist (1, <1%); Monterey (1, <1%); and Romanesque (1, <1%).

Table 5: Identified Architectural Styles

Plain-style	119 (14%)
Colonial Revival	102 (12%)
Craftsman	99 (11.6%)
Spanish Colonial Revival	23 (2.7%)
English Vernacular Revival	17 (2%)
Neoclassical Revival	16 (1.9%)
Contemporary	11 (1.3%)
Italian Renaissance Revival	10 (1.2%)
Folk Victorian	9 (1.1%)
Queen Anne	7 (<1%)
International	4 (<1%)
Greek Revival	3 (<1%)
Moderne	3 (<1%)
Post-Modern	3 (<1%)
Italianate	2 (<1%)
Polynesian	2 (<1%)
Rustic	2 (<1%)
Academic Gothic Revival	1 (<1%)
Dutch Colonial Revival	1 (<1%)
Federal	1 (<1%)
French Vernacular Revival	1 (<1%)
Modernist	1 (<1%)
Monterey	1 (<1%)
Romanesque	1 (<1%)
No academic style	413 (48.5%)



Italianate
115 W. North St. (70807)



Queen Anne
102 E. Adair St. (70774)



Italian Renaissance Revival
1601 N. Patterson St. (46120)



Dutch Colonial Revival
114 W. Alden Ave. (46143)



International
VSU Odum Library (273661)



Post-Modern
500 N. Toombs St. (273472)

Figure 9: Examples of the variety of architectural styles found in the local historic district.

Colonial Revival: As described by "Georgia's Living Places: Historic Houses in their Landscaped Settings," the Colonial Revival style was inspired by the 1876 centennial and remained popular in Georgia through the mid-twentieth century. Common features include overall symmetry of form; entrance ornamentation such as pediments, pillars, columns, transoms, and fanlights; and classical cornices. The survey identified the Colonial Revival style applied to a variety of building types. The most frequent examples were Georgian houses and cottages and Ranch houses.



1513 Slater St. (46307)



1718 Williams St. (46350)



1308 N. Toombs St. (70440)



300 Georgia Ave. (45571)



200 High St. (46191)



1012-1014 Williams St. (273447)

Figure 10: Examples of the Colonial Revival style.

Neoclassical Revival: The Neoclassical Revival style was very popular in Georgia from the 1890s through the 1930s. It drew inspiration from classical Greek and Roman design as well as Georgian and Federal styles to create an amalgam of ornamentation. Stylistic details, such as dentils, balustrades, fanlights, columns, pediments and cornices, reference various styles rather than adhering to a specific tradition. Other features may include a symmetrical facade, low-pitched roof, and porte cochere.[76] High-style Neoclassical Revival houses are often distinguished by a full-height front portico, sometimes accompanied by a one-story porch. Many of the grand homes built on N. Patterson Street are examples. As it spread in popularity, elements of the Neoclassical Revival style were also applied to more modest one-story houses. The one-story Neoclassical cottage typically has a hipped roof, dormers, and a colonnaded porch.[77]



The Crescent, 904 N. Patterson St. (70476)



1007 N. Patterson St. (70468)



1108 N. Patterson St. (70462)



1004 N. Patterson St. (70466)



201 E. Adair St. (70783)



607 N. Toombs St. (70944)

Figure 11: Examples of the Neoclassical Revival style.

76 "Residential Architectural Styles in Georgia," in *Georgia's Living Places: Historic Houses in Their Landscaped Settings,* 1991.
77 Virginia McAlester and Lee McAlester, A Field Guide to American Houses, (New York: Alfred A. Knopf, Inc., 1991), 343.

Craftsman: The Craftsman style is of American origins, inspired by the English Arts and Crafts movement and Japanese wood architecture. It took a departure from classical ornamentation to emphasize craftsmanship and materials. Common features of the style include an overall asymmetrical form, emphasis on horizontality with low-slung roofs, eave brackets, exposed rafter tails, porches with squat columns on masonry piers, and a mix of masonry and wooden materials.[78] "Georgia's Living Places" notes that the Craftsman style was popular from the 1910s through the 1930s and commonly applied to bungalow houses.



1720 Williams St. (46349)



118 W. Alden Ave. (46141)



1106 N. Toombs St. (70453)



1802 N. Oak St. (45918)



200 E. Alden Ave. (46157)



108 E. Force St. (70548)

Figure 12: Examples of the Craftsman style.

78 Ibid., 452.

English Vernacular Revival: The English Vernacular Revival style was popular for residential housing throughout Georgia in the 1920s through 1930s. Drawing from English country and medieval architecture, common characteristics include half-timbering, masonry construction, steeply pitched roofs, catslide rooflines, arched openings, prominent chimneys, and ornamental brickwork. The style is commonly associated with the English Cottage house type but can be applied to any type of building.[79]



108 E. Brookwood Pl. (46277)



1801 Williams St. (46334)



701 N. Patterson St. (70955)



205 E. Alden Ave. (46164)



211 E. Force St. (70553)



1502 Slater St. (46309)

Figure 13: Examples of the English Vernacular Revival style.

79 "Residential Architectural Styles in Georgia."

Spanish Colonial Revival: Inspired by the country's colonial period, the Spanish Colonial Revival style was a popular reinterpretation of Spanish architecture found in Florida, California, and the Southwest. The style was applied to residential and commercial buildings throughout the 1920s and 1930s.[80] Common characteristics include barrel tile roofs, stucco exteriors, arched openings, and decorative parapets. Spanish Colonial is the dominant architectural style on the VSU campus.



706 N. Ashley St. (44756)



115 E. Adair St. (46486)



VSU Farbar Hall (273550)



908 N. Patterson St. (70475)



206 E. Brookwood Pl. (46282)



908 N. Patterson St. (273654)

Figure 14: Examples of the Spanish Colonial Revival style.

80 Ibid.

Plain: "Plain (no style)" is identified in *The Ranch House in Georgia: Guidelines for Evaluation* as, "...the signature Ranch House style in Georgia. It is typically represented by the red brick Ranch House that visually emphasizes the fundamentals of form, roofline, and window openings." Common characteristics include shutters, wrought-iron accents, and brick screen walls. However, the style is more defined by an absence of ornamentation than its presence. This is distinguished from the "no academic style" category by observed elements intended to complement the Ranch house form that do not draw reference from a specific style tradition.



116 W. Alden Ave. (46142)



111 E. Moore St. (271882)



1902 Williams St. (46340)



313 Georgia Ave. (45566)



809 W. Magnolia St. (273555)



201 E. Park Ave. (273157)

Figure 15: Examples of Plain-style Ranch houses.

No academic style: "No academic style" is a catch-all term used to describe resources that are either of a vernacular tradition, have ornamentation that references no distinct architectural style, or have been so modified that they no longer convey a style aesthetic.



404 W. Adair St. (70754)



119 E. North St. (70788)



309 W. Gordon St. (70574)



1016 Johnson St. (70413)



512 W. Magnolia St. (70929)



504 N. Oak St. (273564)

Figure 16: Examples of resources displaying no academic style.

Architectural Types

The most common building and structure types identified were Bungalow (189, 22.3%); Ranch (145, 17.1%); American Small House (42, 5%); Single Retail (35, 4.1%); Queen Anne Cottage (32, 3.8%); Georgian House (29, 3.4%); Gabled Wing Cottage (29, 3.4%); Apartment (23, 2.7%); Side-Gabled Cottage (21, 2.5%); and English Cottage (18, 2.1%). One hundred thirty-eight (138, 16.2%) resources were described as having no academic type. The remaining resources were of a variety of types, including Central Hallway (17, 2%); Duplex (14, 1.7%); New South Cottage (12, 1.4%); Multiple Retail (11, 1.3%); Shotgun (11, 1.3%); University Building (11, 1.3%); Georgian Cottage (10, 1.2%); Queen Anne House (9, 1.1%); Church (7, <1%); Dormitory (6, <1%); Auto-Related (5, <1%); Community Store (5, <1%); Office Building (5, <1%); Side Hallway (5, <1%); Warehouse (5, <1%); Hall-Parlor (4, <1%); Pyramidal Cottage (2, <1%); Saddlebag (2, <1%); Commercial Block (1, <1%); Double Pen (1, <1%); I-House (1, <1%); Prairie House (1, <1%); Waiting Station (1, <1%); and Pottery Kiln (1, <1%).

Table 6: Identified Architectural Types

Bungalow	189 (22.3%)	Church	7 (<1%)
Ranch	145 (17.1%)	Dormitory	6 (<1%)
American Small House	42 (5%)	Auto-Related	5 (<1%)
Single Retail	35 (4.1%)	Community Store	5 (<1%)
Queen Anne Cottage	32 (3.8%)	Office Building	5 (<1%)
Georgian House	29 (3.4%)	Side Hallway	5 (<1%)
Gabled Wing Cottage	29 (3.4%)	Warehouse	5 (<1%)
Apartment	23 (2.7%)	Hall-Parlor	4 (<1%)
Side-Gabled Cottage	21 (2.5%)	Pyramidal Cottage	2 (<1%)
English Cottage	18 (2.1%)	Saddlebag	2 (<1%)
Central Hallway	17 (2%)	Commercial Block	1 (<1%)
Duplex	14 (1.7%)	Double Pen	1 (<1%)
New South Cottage	12 (1.4%)	I-House	1 (<1%)
Multiple Retail	11 (1.3%)	Prairie House	1 (<1%)
Shotgun	11 (1.3%)	Waiting Station	1 (<1%)
University Building	11 (1.3%)	Pottery Kiln	1 (<1%)
Georgian Cottage	10 (1.2%)	No academic type	138 (16.2%)
Queen Anne House	9 (1.1%)		



Shotgun House
712 York St. (70880)



Prairie House
1006 N. Patterson St. (70465)



Community Store
500 W. Magnolia St. (70927)



Auto-Related
808 N. Oak St. (273574)



Multiple Retail
906 Williams St. (46405)



Church
606 W. Adair St. (273652)

Figure 17: Examples of the variety of architectural types found in the local historic district.

Gabled Wing Cottage: The Gabled Wing Cottage is made up of a front-facing gabled wing connected to a perpendicular side-gabled wing, creating a form in the shape of a T or L. The main entrance is located on the recessed side wing. Also referred to as the gabled ell cottage, this house type was most commonly built between 1875 and 1915.[81]



303 W. North St. (70819)



302 E. Park Ave. (46049)



714 York St. (70879)



204 E. College St. (46245)



518 J.L. Lomax Dr. (71029)



1008 N. Oak St. (70421)

Figure 18: Examples of the Gabled Wing Cottage type.

81 Ibid.

Queen Anne Cottage: The Queen Anne Cottage is characterized by a one-story central mass with a hipped or pyramidal roof and wings projecting from the front and side elevations. The overall plan is asymmetrical with no central hallway. Full-width and wrap-around porches are common. Although the name is derived from the Queen Anne style of architecture, Queen Anne Cottages can be found with no ornamentation or other stylistic elements. The type was popular throughout Georgia in the 1880s through 1890s.[82]



216 W. Alden Ave. (46136)



107 W. Ann St. (70500)



109 W. Ann St. (70501)



108 E. Moore St. (46220)



113 E. Gordon St. (70559)



202 W. Park Ave. (46017)

Figure 19: Examples of the Queen Anne Cottage type.

82 Ibid.

Side-Gabled Cottage: The Side-Gabled Cottage has an overall square floorplan made up of four rooms with no central hallway. As the name implies, the roof is typically side gabled, and in rare cases, hipped. Variations include a hall-parlor plan with a central entrance and a foursquare plan with two front doors. As an economical and compact house type, the Side-Gabled Cottage was popular from the mid-1890s through the 1930s and commonly built as worker housing.[83]



515 W. Adair St. (70740)



412 W. Magnolia St. (70926)



604 W. Magnolia St. (70858)



706 W. Magnolia St. (70862)



212 W. Alden Ave. (46137)



113 E. North St. (70788)

Figure 20: Examples of the Side-Gabled Cottage type.

83 Ibid.

Georgian House: The two-story Georgian House is characterized by an overall square form that has a central hallway with two rooms to either side and is two rooms deep. Popular throughout the nineteenth century to the 1930s, the Georgian House is the two-story variation of the Georgian Cottage, both named for their association with English architecture.[84]



102 Georgia Ave. (46239)



207 W. Gordon St. (70568)



1612 N. Oak St. (45917)



2007 N. Patterson St. (46107)



211 E. Brookwood Pl. (46283)



1100 N. Patterson St. (70463)

Figure 21: Examples of the Georgian House type.

84 "House Types in Georgia," Georgia Department of Natural Resources, Historic Preservation Division, accessed May 24, 2020, https://georgiashpo.org/sites/default/files/hpd/pdf/HouseTypesinGeorgia.pdf.

Bungalow: As described by "House Types in Georgia," Bungalows typically have an overall rectangular, irregular floor plan and a front porch. Roofs are gabled or hipped with low pitches. The front- and side-gabled subtypes are most prevalent, while the hipped and cross-gabled types are less common. Bungalows were popular throughout Georgia in the early twentieth century because the porch and low-pitched roof were well adapted to the warm climate, they could be made of readily available wood, and the size was both economical and easy to adapt to changing needs.



909 N. Oak St. (70430)



1517 Williams St. (46361)



411 W. Gordon St. (70579)



1709 Williams St. (46346)



108 W. Ann St. (70510)



203 E. College St. (46246)

Figure 22: Examples of the Bungalow house type.

English Cottage: The English Cottage was a popular suburban house type in the 1930s through 1940s. Inspired by the picturesque English countryside, the type is made up of a main side gabled form with a subordinate projecting front gable where the entrance is located. A prominent exterior chimney is found on the front or side elevation, often with decorative brickwork, curving silhouettes, and chimney pots. The front gable may be steeply pitched or have a catslide roofline. A side porch with arched openings is also a common feature. The English Cottage is often found with English Vernacular Revival stylistic details.[85]



306 E. College St. (46257)



208 E. Mary St. (70518)



1403 Williams St. (46381)



1210 N. Toombs Ave. (70444)



108 E. Brookwood Pl. (46277)



124 E. Park Ave. (46028)

Figure 23: Examples of the English Cottage house type.

85 Ibid.

American Small House: The American Small House is type of transitional housing that bridged the gap between early-twentieth century bungalows and mid-century Ranch houses. The house type grew from the need for affordable single-family housing in the years leading up to and after WWII and government intervention in the form of new federal housing programs. Often referred to as Minimal Traditional, characteristics of the American Small House include a compact, square or rectangular plan, tight massing, and minimal ornamentation.[86]



1205 N. Oak St. (70433)



202 E. Alden Ave. (46158)



109 W. Mary St. (70531)



111 E. Park Ave. (46033)



107 W. Adair St. (70769)



103 E. Cranford Ave. (46081)

Figure 24: Examples of the American Small House type.

86 "The American Small House," Georgia Department of Natural Resources, Historic Preservation Division.

Ranch: The Ranch house and Ranch house subdivisions were popular in Georgia throughout the post-WWII era because they provided the space, modern feel, and integration with car culture desired at the time. Characteristics of the Ranch house, as described by *The Ranch House in Georgia*, include a one-story form with a rectangular footprint; a variety of exterior materials, mixing wood and masonry; an unobscured front entry; a variety of windows, commonly including the picture window; and screened porches. Ranch houses often brought the car into the family space with a garage or carport. There are a variety of subtypes and styles of Ranches. The survey identified the Compact, Bungalow, Linear, Rambling, Courtyard, and Alphabet types.



105 E. Moore St. (271867)



203 W. Park Ave. (271831)



1810 N. Oak St. (45920)



222 High St. (46195)



202 W. Alden Ave. (271750)



112 E. Cranford Ave. (46076)

Figure 25: Examples of the Ranch house type.

Single Retail: Single Retail buildings are described by the Georgia guide to church and commercial building types as stand-alone or multiple-unit buildings that can serve a variety of retail uses. They frequently have flat or sloped roofs, and three-bay facades. The survey identified 35 Single Retail buildings, all constructed between the span of 1947 to 1970. Most commonly found on commercial thoroughfares such as N. Patterson Street, these buildings are infill that were built to replace single-family houses as Valdosta grew.



203 E. Adair St. (70782)



602 N. Ashley St. (273384)



508 N. Patterson St. (273408)



807 N. Patterson St. (70951)



809 N. Patterson St. (273458)



1000 N. Patterson St. (273400)

Figure 26: Examples of the Single Retail commercial building type.

Apartment: The Apartment building type comes in a variety of forms, including Big House, Garden, High-Rise, Strip/Motel, Rowhouse/Townhouse, Urban Block/Tenement, and Modern Complexes. All variations are characterized as being built to house multiple families with shared access and amenities. The survey identified one- and two-story Apartment buildings within otherwise single-family residential neighborhoods.[87]



108 Webster St. (70961)



1513 Slater St. (46307)



200 W. Adair St. (273381)



1614 Williams St. (46352)



1209 N. Toombs St. (273653)



1700 Williams St. (271928)

Figure 27: Examples of the Apartment building type.

87 Georgia's Natural, Archaeological, and Historic Resources GIS (GNAHRGIS), Georgia Department of Natural Resources, Historic Preservation Division, https://www.gnahrgis.org/gnahrgis/index.do, accessed July 10, 2020.

No academic type: "No academic type" is a catch-all term used to describe buildings that either do not fit the characteristics of a building type identified by the Georgia Department of Natural Resources Historic Preservation Division or are so modified that they do not convey their original building type.



808 York St. (70874)



1107 N. Patterson St. (70471)



109 High St. (46186)



1522 N. Oak St. (45912)



111 W. Adair St. (70767)



105 E. Ann St. (70511)

Figure 28: Examples of buildings with no academic type.

Recommendations for Future Preservation Activities

Recommendations Based on Observations and Threats

Create a Multiple Property Submission to the NRHP for Lloyd Greer-designed resources: In addition to the 68 evaluated resources designed by architect Lloyd Greer, the 1991 driving tour list of his designs indicates that there may be more outside of the surveyed area (see Appendix B). It is recommended that all extant Greer houses be identified and evaluated as a potential Multiple Property Submission. Based on the evaluated resources within the survey area, many of Greer's designs maintain a high degree of integrity and collectively, they illustrate his wide range of stylistic abilities that adapted to prevailing trends throughout the decades of his career.

Create a preservation plan with Valdosta State University and identify demolition by neglect: The threat presented by VSU's strong presence within the historic district is twofold: the university owns 51 off-campus historic buildings but is not subject to district guidelines, and developers not affiliated with VSU may be attracted to the area by the potential for redevelopment.

To address historic resources owned by VSU, it is recommended that the city's preservation planner, HPC, and preservation non-profit collaborate with leaders of VSU to establish a preservation plan and best practices for the historic resources in its stewardship. Models for this can be seen in other Georgia cities that are home to universities. As VSU continues to grow, it is important that a collaborative approach with open communication be established to ensure the university's goals are not at odds with preserving local historic character and to prevent the loss of more buildings.

To address developers purchasing properties to demolish and redevelop, the HPC should be prepared to take a firm stance when presented with petitions for demolish by neglect. The city's lawyer should be consulted and the historic preservation ordinance may need to be amended if the language is ambiguous. The National Trust for Historic Preservation and National Alliance for Historic Preservation have published materials addressing intentional demolition by neglect that may provide additional guidance.

Create a holistic plan to address blight and demolition by neglect: In contrast to demolition by neglect as an intentional tactic to circumvent historic preservation guidelines, the loss of historic resources in the southwestern portion of the survey area is a much more complicated matter likely associated with socioeconomic status, race, and the perceptions of modest, vernacular housing. A simple recommendation in a survey report is not enough to address the underlying issues causing houses to fall into such disrepair that "reasonable efforts" cannot restore their structural integrity, as stipulated by the historic district guidelines. Furthermore, fixing buildings will not address the underlying human causes. It is recommended the city's planning department consult with members of the economic development authority, social services, and the African American community to identify programs and incentives to bring investment back to the area without displacing its residents. Ideas to explore include creating a land trust with a focus on restoring housing and fostering community, in addition to taking advantage of the incentives created by the area's existing designation as one of Georgia's federal opportunity zones.[88] In creating an all-encompassing approach to addressing blight and divestment, preservation should be valued as important to maintaining the traditional character of the area and the history of its residents.

88 "Federal Opportunity Zones," ArcGIS, accessed May 24, 2020, https://www.arcgis.com/home/webmap/viewer.html?webmap=0901a81958474a54a333f9cc180f1852&extent=-86.9909,30.8937,-78.8775,34.8282.

As much as the more high-style buildings throughout the district, these vernacular houses are an important part of Valdosta's history. The rate of loss within a local historic district is high, and a sign that without intervention, historically significant resources will continue to be demolished and the integrity of the district will be irreversibly diminished. Where resources have already been lost, interpretative signage is recommended to commemorate the area and further educate the public about its history.

Additional Recommendations

Building on this report's developmental history, a district-wide developmental context is recommended to provide a more comprehensive understanding of historic resources and act as the basis for what resources are considered contributing vs. non-contributing by the HPC. Collaborate with local historians, the history department at VSU, the Lowndes County Historic Society, and area residents. Take into account and further investigate: African American history and historic African American neighborhoods within the district; the impact that historic industries had on housing and if mill housing existed within the district; and the railroad and highway transportation routes that influenced distinct phases of development.

Finally, to spread understanding about what it means to own property within a local historic district, it is recommended that the preservation planner and HPC coordinate outreach initiatives targeted toward realtors and homeowners. In-person workshops, informational brochures at real estate offices, and easily available and understandable online information are ideas to help spread awareness and dispel myths about local preservation.

Recommended Landmark Nominations to the NRHP

The c. 1898 John Nelson Deming House (70427), located at 915 N. Oak Street, is listed on the Georgia Trust's 2020 "Places in Peril" list because the property is threatened by redevelopment. Listing the Deming House on the NRHP would make it eligible to receive state and federal historic tax credits to aid in its restoration.



Figure 29: The John Nelson Deming House at 915 N. Oak Street.

The 1921 First Antioch Missionary Baptist Church (70940) is located at 517 N. Oak Street. Cursory background research indicates that it has an important history associated with the African American community and displays a unique combination of Gothic Revival and Romanesque Revival architecture.[89]



Figure 30: The First Missionary Antioch Baptist Church at 517 N. Oak Street.

89 Amanda M. Usher, "Man of Mystery: Getting to Know Elbert Forrest," The Valdosta Daily Times, last modified November 17, 2018, accessed May 28, 2020, https://www.valdostadailytimes.com/news/local_news/man-of-mystery-getting-to-know-elbert-forrest/article_e70e21a6-baef-5332-a450-8b89bdbddfb2.html.

Recommended NRHP Districts

Because there are five existing NRHP districts within the local historic district (Valdosta Commercial, Fairview, North Patterson, Brookwood North, East End), many significant historic resources that were surveyed are already listed on the NRHP as contributing resources. In areas not listed, significant loss of integrity caused by demolition, unsympathetic changes, and infill development create lack of contiguity. In addition to the recommended Multiple Property Submission for Lloyd Greer-designed resources, a new district on East Adair Street and changes to the Brookwood North Historic District were identified.

East Adair Street Historic District: A potential district was identified on East Adair Street. The street is characterized by Queen Anne houses and cottages and New South Cottages constructed in the late-nineteenth century. Exhibited styles include Queen Anne and Folk Victorian. Though many are now used as businesses, the buildings proposed as contributing retain a high degree of integrity and convey a unified architectural context. The proposed boundaries would extend roughly from 102 E. Adair Street east to 202 E. Adair Street. Within the boundaries are 10 parcels with nine buildings proposed as contributing and one as non-contributing (Figures 31, 32).



102 E. Adair St. (70774)



104 E. Adair St. (70775)



106 E. Adair St. (70776)



108 E. Adair St. (70777)

Figure 31: Contributing resources to the proposed East Adair Street Historic District.



110 E. Adair St. (70778)



111 E. Adair St. (70784)



200 E. Adair St. (70779)



201 E. Adair St. (70783)



202 E. Adair St. (70780)

Figure 31, continued: Contributing resources to the proposed East Adair Street Historic District.

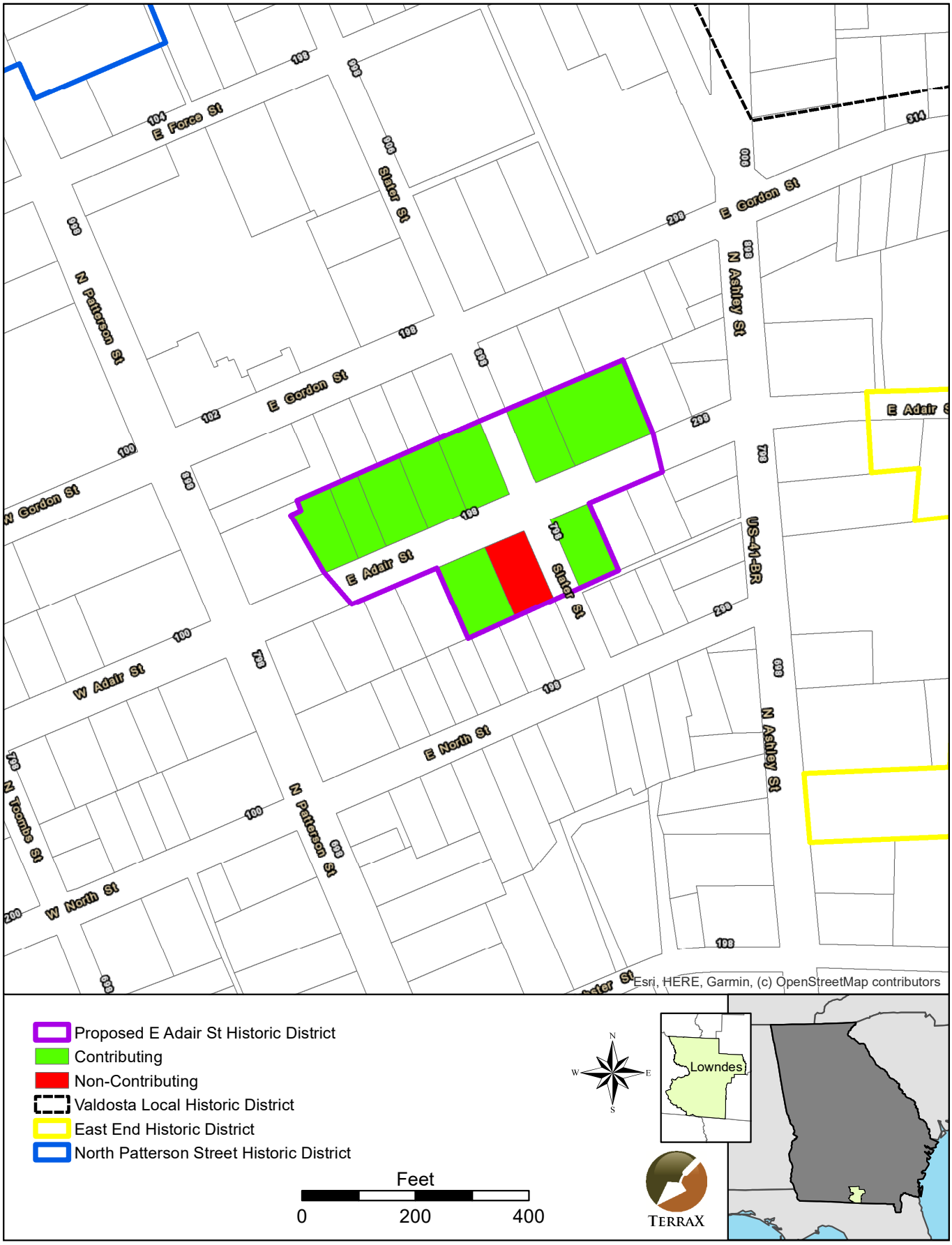


Figure 32: A map of the proposed East Adair Street Historic District.

Brookwood North Historic District: When the nomination was written in 1991, the period of significance ended in 1947. There are many mid-century resources built within and adjacent to the boundaries that are now considered historic but were included as non-contributing to the district. These could be included in the context as a natural continuation of post-WWII housing development. Boundary changes are proposed to include these resources and remove parcels where once-contributing historic resources have been removed (Figure 33). Alternatively, survey of the Ranch house neighborhood in the surrounding area that is outside of the local historic district boundaries may find that there is enough significance and integrity to support a new and separate historic district.



308 Georgia Ave. (271770)



312 Georgia Ave. (271740)



105 E. Moore St. (271867)



107 E. Moore St. (46218)



1714 Williams St. (46351)



315 W. Alden Ave. (45692)

Figure 33: Examples of houses that may be found contributing to a revised Brookwood North Historic District.

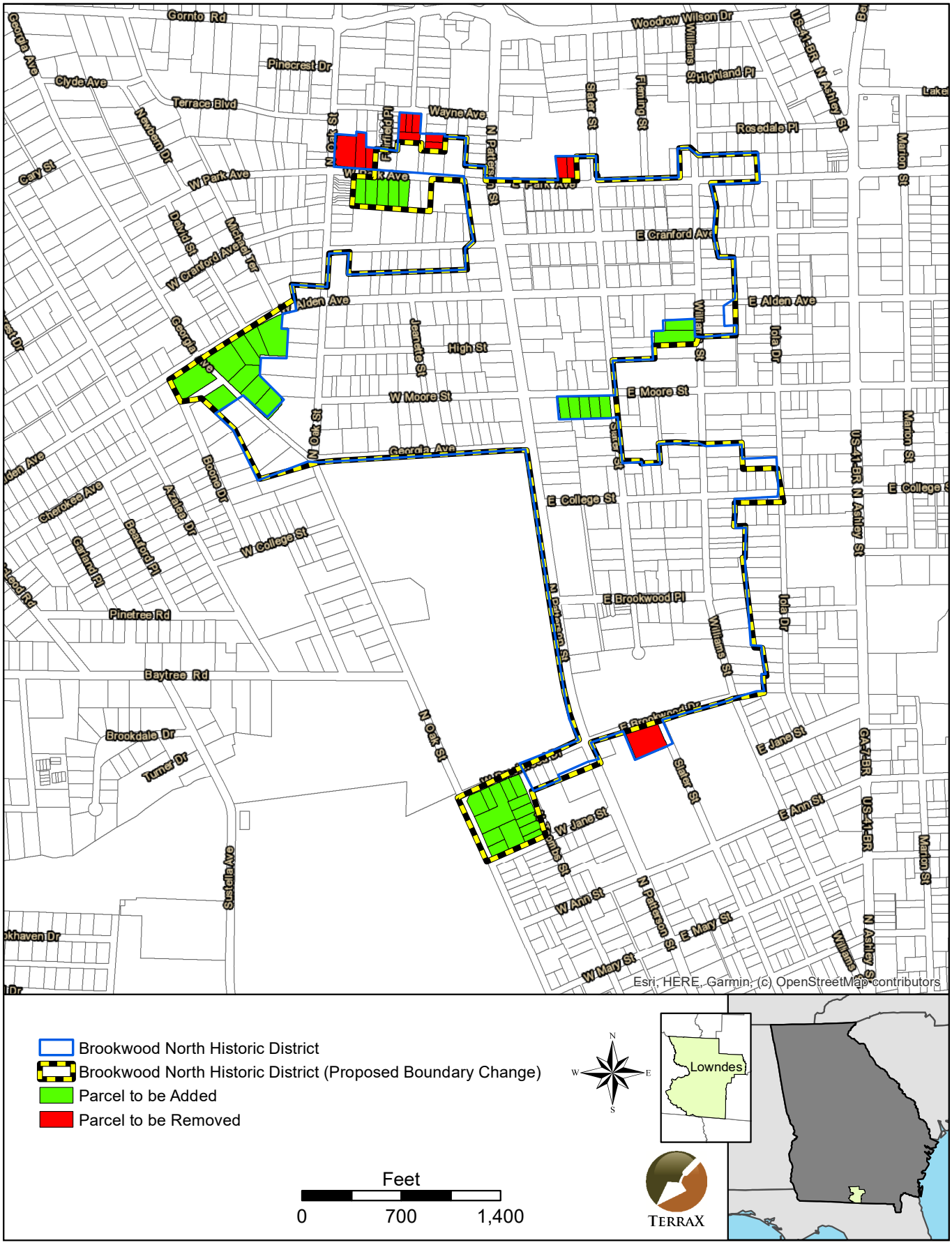


Figure 34: A map of the proposed boundary changes to the Brookwood North Historic District.

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Appendix A: GNAHRGIS IDs

Street	Street Direction	Number	Add'l Street Numbers/Letters	GNAHRGIS ID
Adair St.	E.	102		70774
Adair St.	E.	104		70775
Adair St.	W.	105		70770
Adair St.	E.	106		70776
Adair St.	W.	107		70769
Adair St.	E.	108		70777
Adair St.	W.	108		70771
Adair St.	E.	109		70785
Adair St.	W.	109		70768
Adair St.	E.	110		70778
Adair St.	W.	110		70772
Adair St.	E.	111		70784
Adair St.	W.	111		70767
Adair St.	W.	112		70773
Adair St.	E.	115		46486
Adair St.	E.	200		70779
Adair St.	E.	201		70783
Adair St.	E.	202		70780
Adair St.	E.	203		70782
Adair St.	E.	205		70781
Adair St.	W.	200		273381
Adair St.	W.	205		70766
Adair St.	W.	304		70765
Adair St.	W.	305		70764
Adair St.	W.	307	309	70763
Adair St.	W.	311		70762
Adair St.	W.	402		70753
Adair St.	W.	404		70754
Adair St.	W.	405		70761
Adair St.	W.	406		70755
Adair St.	W.	408		70756
Adair St.	W.	409		70760
Adair St.	W.	410		70757
Adair St.	W.	412		70758
Adair St.	W.	415		70759
Adair St.	W.	504		70744
Adair St.	W.	505		70743
Adair St.	W.	506		70745
Adair St.	W.	507		70742
Adair St.	W.	508		70746
Adair St.	W.	509		70741
Adair St.	W.	510		70747
Adair St.	W.	515		70740
Adair St.	W.	516		273392
Adair St.	W.	518		70749
Adair St.	W.	519		273393

Street	Street Direction	Number	Add'l Street Numbers/Letters	GNAHRGIS ID
Adair St.	W.	520		70750
Adair St.	W.	521		70738
Adair St.	W.	522		70751
Adair St.	W.	600		70752
Adair St.	W.	603		70737
Adair St.	W.	606	608	273652
Adair St.	W.	607		70736
Adair St.	W.	608	606	273652
Alden Ave.	E.	102		46151
Alden Ave.	E.	106		46152
Alden Ave.	E.	108		46153
Alden Ave.	E.	109		46156
Alden Ave.	E.	110		46154
Alden Ave.	E.	111		46155
Alden Ave.	W.	111		46144
Alden Ave.	W.	113		46145
Alden Ave.	W.	114		46143
Alden Ave.	W.	115		46146
Alden Ave.	W.	116		46142
Alden Ave.	W.	117		46147
Alden Ave.	W.	118		46141
Alden Ave.	W.	120		46140
Alden Ave.	E.	200		46157
Alden Ave.	E.	201		46166
Alden Ave.	E.	202		46158
Alden Ave.	W.	202		271750
Alden Ave.	E.	203		46165
Alden Ave.	W.	203		46148
Alden Ave.	E.	204		46159
Alden Ave.	W.	204		271760
Alden Ave.	E.	205		46164
Alden Ave.	W.	205		46149
Alden Ave.	E.	206		46160
Alden Ave.	W.	206		46139
Alden Ave.	W.	207		271763
Alden Ave.	E.	208		46161
Alden Ave.	W.	208		46138
Alden Ave.	E.	209		46163
Alden Ave.	E.	210		46162
Alden Ave.	W.	212		46137
Alden Ave.	W.	215		271771
Alden Ave.	W.	216		46136
Alden Ave.	W.	217		46150
Alden Ave.	E.	302		46167
Alden Ave.	E.	304		46168
Alden Ave.	W.	315		45692

Street	Street Direction	Number	Add'l Street Numbers/Letters	GNAHRGIS ID
Alden Ave.	W.	321		45691
Alden Ave.	W.	401		45687
Ann St.	E.	105		70511
Ann St.	W.	107		70500
Ann St.	W.	108		70510
Ann St.	W.	109		70501
Ann St.	W.	110		70509
Ann St.	W.	202		70508
Ann St.	E.	203		70513
Ann St.	W.	204		70507
Ann St.	E.	205		70514
Ann St.	W.	205		70502
Ann St.	W.	206		70506
Ann St.	E.	207		70515
Ann St.	W.	207		70503
Ann St.	W.	208		70505
Ann St.	E.	209		70504
Ashley St.	N.	602		273384
Ashley St.	N.	608		273385
Ashley St.	N.	610		273386
Ashley St.	N.	618		273387
Ashley St.	N.	620		273387
Ashley St.	N.	702		273389
Ashley St.	N.	704		44755
Ashley St.	N.	706		44756
Ashley St.	N.	800		45272
Ashley St.	N.	808	810	273390
Ashley St.	N.	810	808	273390
Brevity St.		508		70974
Brookwood Circle		2		46301
Brookwood Circle		3		46302
Brookwood Dr.	E.	109		46294, 46295, 46296
Brookwood Dr.	W.	111		46293
Brookwood Dr.	W.	201		46291
Brookwood Dr.	W.	203		46290
Brookwood Dr.	W.	205		46289
Brookwood Dr.	W.	207		46288
Brookwood Dr.	W.	209		46287
Brookwood Dr.	W.	115a		46292
Brookwood Place	E.	103		271773
Brookwood Place	E.	104		46276
Brookwood Place	E.	108		46277
Brookwood Place	E.	201		46286
Brookwood Place	E.	202		46278
Brookwood Place	E.	203		46285
Brookwood Place	E.	204		46279

Street	Street Direction	Number	Add'l Street Numbers/Letters	GNAHRGIS ID
Brookwood Place	E.	205		46284
Brookwood Place	E.	206		46280
Brookwood Place	E.	208		46281
Brookwood Place	E.	210		271783
Brookwood Place	E.	211		46283
Brookwood Place	E.	217		46282
Canal St.		406		70890
Canal St.		413	413.5, 415	70889
Canal St.		504		70826
Canal St.		600	704 Third Ave.	70825
Canal St.		602	704 Third Ave.	70824
College St.	E.	103		46122
College St.	E.	106		46241
College St.	E.	108		46242
College St.	E.	109		46240
College St.	E.	200		46243
College St.	E.	202		46244
College St.	E.	203		46253
College St.	E.	204		46245
College St.	E.	205		46252
College St.	E.	206		46246
College St.	E.	207		46251
College St.	E.	208		46247
College St.	E.	209		46250
College St.	E.	212		46249
College St.	E.	301		273682
College St.	E.	302		46255
College St.	E.	304		46256
College St.	E.	306		46257
College St.	E.	308		46258
College St.	E.	310		46259
Cranford Ave.	E.	102		46080
Cranford Ave.	E.	103		46081
Cranford Ave.	E.	104		46079
Cranford Ave.	E.	105		46082
Cranford Ave.	E.	106		46078
Cranford Ave.	W.	106		46087
Cranford Ave.	E.	107		46083
Cranford Ave.	E.	109		46084
Cranford Ave.	E.	110		46077
Cranford Ave.	E.	111		46085
Cranford Ave.	E.	112		46076
Cranford Ave.	W.	112		46088
Cranford Ave.	E.	114		46075
Cranford Ave.	W.	114		271795
Cranford Ave.	E.	115		46086

Street	Street Direction	Number	Add'l Street Numbers/Letters	GNAHRGIS ID
Cranford Ave.	E.	116		271887
Cranford Ave.	W.	118		271796
Cranford Ave.	W.	123		46093
Cranford Ave.	E.	200		46074
Cranford Ave.	W.	200		271804
Cranford Ave.	E.	201		46063
Cranford Ave.	W.	201		271809
Cranford Ave.	E.	202		46073
Cranford Ave.	E.	203		46064
Cranford Ave.	W.	203		46092
Cranford Ave.	E.	204		46072
Cranford Ave.	E.	205		46065
Cranford Ave.	W.	205		46091
Cranford Ave.	E.	206		46071
Cranford Ave.	E.	207		46066
Cranford Ave.	E.	208		46070
Cranford Ave.	E.	209		46067
Cranford Ave.	W.	210		46089
Cranford Ave.	E.	211		46068
Cranford Ave.	E.	212		46069
Drexel Park				271911
Force St.	E.	102		273327
Force St.	E.	106		70547
Force St.	W.	107		70546
Force St.	E.	108		70548
Force St.	W.	108		70544
Force St.	W.	110		70543
Force St.	W.	111		70545
Force St.	E.	200		70549
Force St.	W.	200		70542
Force St.	E.	202		70550
Force St.	W.	202		70541
Force St.	W.	204		70540
Force St.	W.	205		273373
Force St.	E.	206		70552
Force St.	W.	206		70539
Force St.	W.	207		273374
Force St.	W.	208		70538
Force St.	W.	210		70537
Force St.	E.	211		70553
Georgia Ave.		114		46235
Georgia Ave.		200		44125
Georgia Ave.		102		46239
Georgia Ave.		104		46238
Georgia Ave.		106		46237
Georgia Ave.		112		46236

Street	Street Direction	Number	Add'l Street Numbers/Letters	GNAHRGIS ID
Georgia Ave.		204		44124
Georgia Ave.		214		44123
Georgia Ave.		218		46234
Georgia Ave.		222		44122
Georgia Ave.		300		45571
Georgia Ave.		301		45570
Georgia Ave.		302		271769
Georgia Ave.		303		45569
Georgia Ave.		307		45568
Georgia Ave.		308		271770
Georgia Ave.		309		45567
Georgia Ave.		310		45572
Georgia Ave.		312		271740
Georgia Ave.		313		45566
Georgia Ave.		315		45573
Gordon St.	E.	105		70562
Gordon St.	E.	109	109.5	70561
Gordon St.	E.	111		70560
Gordon St.	W.	111		70565
Gordon St.	E.	112		70563
Gordon St.	E.	113		70559
Gordon St.	W.	200		273383
Gordon St.	E.	201		70558
Gordon St.	W.	201		70566
Gordon St.	E.	202		70564
Gordon St.	E.	203		70557
Gordon St.	W.	205		70567
Gordon St.	W.	206		70571
Gordon St.	E.	207		70556
Gordon St.	W.	207		70568
Gordon St.	W.	208		70570
Gordon St.	E.	209		70555
Gordon St.	E.	210		273382
Gordon St.	W.	210		70569
Gordon St.	W.	305		70572
Gordon St.	W.	307		70573
Gordon St.	W.	309		70574
Gordon St.	W.	311		70575
Gordon St.	W.	401		70576
Gordon St.	W.	405		70577
Gordon St.	W.	409		70578
Gordon St.	W.	411		70579
Gordon St.	W.	413		70580
Gordon St.	W.	501		70589
Gordon St.	W.	507		70588
Gordon St.	W.	509		70587
Gordon St.	W.	515		70586

Street	Street Direction	Number	Add'l Street Numbers/Letters	GNAHRGIS ID
Gordon St.	W.	517		70585
Gordon St.	W.	521		273583
Gordon St.	E.	200A		273377
Gordon St.	E.	200B		273378
Gordon St.	W.	308		70584
Gordon St.	W.	400		70583
Gordon St.	W.	402		70582
Gordon St.	W.	406		70581
Gordon St.	W.	500		70590
Gordon St.	W.	500.5		70591
Gordon St.	W.	502		70592
Gordon St.	W.	504		70593
Gordon St.	W.	506		70594
Gordon St.	W.	508		70595
Gordon St.	W.	510		70596
Gordon St.	W.	512		70597
Gordon St.	W.	522		70598
High St.		108		46187
High St.		112		46188
High St.		114		46189
High St.		116	118-126	46190
High St.		200		46191
High St.		204		46192
High St.		218		46193
High St.		220		46193
High St.		222		46195
High St.		226		46196
High St.		109		46186
High St.		115		46184
High St.		201		46183
High St.		203		46182
High St.		209		46181
High St.		211		46180
High St.		215		46179
High St.		217		46178
High St.		221		46177
High St.		225		46176
J.L. Lomax Dr.		404		71036
J.L. Lomax Dr.		406		71035
J.L. Lomax Dr.		500		71034
J.L. Lomax Dr.		502		273628
J.L. Lomax Dr.		512		71033
J.L. Lomax Dr.		514		71032
J.L. Lomax Dr.		516		71031
J.L. Lomax Dr.		518		71029
J.L. Lomax Dr.		518.5		71030

Street	Street Direction	Number	Add'l Street Numbers/Letters	GNAHRGIS ID
J.L. Lomax Dr.		520		71028
J.L. Lomax Dr.		522		71027
J.L. Lomax Dr.		524		71026
J.L. Lomax Dr.		600		71021
J.L. Lomax Dr.		602		71022
J.L. Lomax Dr.		604		71023
J.L. Lomax Dr.		606		70124
J.L. Lomax Dr.		608	611	71025
J.L. Lomax Dr.		612		273579
J.L. Lomax Dr.		702		70999
J.L. Lomax Dr.		706		71000
J.L. Lomax Dr.		708		71001
J.L. Lomax Dr.		710		71002
J.L. Lomax Dr.		714		71003
J.L. Lomax Dr.		716		71004
J.L. Lomax Dr.		718		71005
J.L. Lomax Dr.		722		71006
J.L. Lomax Dr.		724		71007
J.L. Lomax Dr.		726		71008
Jane St.	W.	105		70494
Jane St.	W.	109		70495
Jane St.	W.	200		70496
Jane St.	W.	207		70499
Jane St.	W.	210		70498
Jeanette St.		1805		46217
Jeanette St.		1904		46215
Jeanette St.		1905	1907	46216
Johnson Ln.		203		70895
Johnson Ln.		204		70896
Johnson Ln.		207		70895
Johnson Ln.		404		70893
Johnson Ln.		406		70892
Johnson Ln.		407		273578
Johnson Ln.		408		70891
Johnson Ln.		409		273580
Johnson St.		605		70911
Johnson St.		607		70910
Johnson St.		609		70909
Johnson St.		612		70914
Johnson St.		703		70907
Johnson St.		800		70901
Johnson St.		803		273581
Johnson St.		804		70900
Johnson St.		806		70899
Johnson St.		1009		273265
Johnson St.		1010		70412

Street	Street Direction	Number	Add'l Street Numbers/Letters	GNAHRGIS ID
Johnson St.		1011		70400
Johnson St.		1013		70401
Johnson St.		1015		70402
Johnson St.		1016		70413
Johnson St.		1019		70403
Johnson St.		1020		70411
Johnson St.		1021		70404
Johnson St.		1022		70410
Johnson St.		1023		70405
Johnson St.		1023.5		273277
Johnson St.		1024		70409
Johnson St.		1025		70406
Johnson St.		1026		70408
Johnson St.		1027		70407
Johnson St.		1029		273278
Johnson St.		606		70912
Johnson St.		608		70913
Magnolia St.	W.	412		70926
Magnolia St.	W.	415		70925
Magnolia St.	W.	500		70927
Magnolia St.	W.	504		70928
Magnolia St.	W.	507		70924
Magnolia St.	W.	509		70923
Magnolia St.	W.	511		70921
Magnolia St.	W.	512		70929
Magnolia St.	W.	515		70920
Magnolia St.	W.	517		70977
Magnolia St.	W.	517		70919
Magnolia St.	W.	517		273462
Magnolia St.	W.	520		70930
Magnolia St.	W.	602		70857
Magnolia St.	W.	603		70856
Magnolia St.	W.	604		70858
Magnolia St.	W.	606		70859
Magnolia St.	W.	607		70855
Magnolia St.	W.	608		70860
Magnolia St.	W.	611		70854
Magnolia St.	W.	613		70853
Magnolia St.	W.	615		70852
Magnolia St.	W.	704		70861
Magnolia St.	W.	706		70862
Magnolia St.	W.	708		70863
Magnolia St.	W.	709		70851
Magnolia St.	W.	710		70864
Magnolia St.	W.	711		70850
Magnolia St.	W.	712		70865
Magnolia St.	W.	715		70849
Magnolia St.	W.	716		70866

Street	Street Direction	Number	Add'l Street Numbers/Letters	GNAHRGIS ID
Magnolia St.	W.	717		70848
Magnolia St.	W.	803		70846
Magnolia St.	W.	809		273555
Magnolia St.	W.	815		273556
Mary St.	W.	104	106	70528
Mary St.	E.	107		70526
Mary St.	W.	107		70532
Mary St.	E.	109		70527
Mary St.	W.	109		70531
Mary St.	W.	200		273391
Mary St.	E.	207		70517
Mary St.	W.	207		70536
Mary St.	E.	209		70516
Mary St.	E.	104	104.5	70525
Mary St.	E.	106		70524
Mary St.	E.	108		70523
Mary St.	W.	108		70529
Mary St.	W.	110		70530
Mary St.	E.	200		70522
Mary St.	E.	202	202.5	70521
Mary St.	E.	204	204.5	70520
Mary St.	E.	206		70519
Mary St.	W.	206	206.5	70533
Mary St.	E.	208		70518
Mary St.	W.	208		70534
Mary St.	W.	210		70535
Middle St.		601		70985
Middle St.		602	604	70979
Middle St.		604	602	70980
Middle St.		605		70984
Middle St.		608		70981
Middle St.		609		70983
Moore St.	W.	102		46210
Moore St.	W.	103		46211
Moore St.	E.	104		46219
Moore St.	W.	104		46209
Moore St.	E.	105		271867
Moore St.	W.	106		46208
Moore St.	E.	107		46218
Moore St.	W.	107		46212
Moore St.	E.	108		46220
Moore St.	E.	109		271879
Moore St.	W.	109		46213
Moore St.	E.	111		271882
Moore St.	W.	111		46214
Moore St.	E.	112		46221

Street	Street Direction	Number	Add'l Street Numbers/Letters	GNAHRGIS ID
Moore St.	W.	112		46207
Moore St.	E.	113		271897
Moore St.	W.	114		46206
Moore St.	E.	116		46222
Moore St.	W.	200		46205
Moore St.	E.	201		46223
Moore St.	E.	203	205	46224
Moore St.	W.	203		272065
Moore St.	E.	207		271899
Moore St.	W.	210		46204
Moore St.	W.	212		46203
Moore St.	W.	216		46202
Moore St.	W.	218		46201
Moore St.	W.	219		46197
Moore St.	W.	220		46200
Moore St.	W.	223		272081
Moore St.	W.	226		46199
Moore St.	W.	227		46198
North St.	E.	101	105	70793
North St.	W.	103		70806
North St.	E.	106		70794
North St.	W.	106		70805
North St.	E.	107		70792
North St.	E.	108		70795
North St.	W.	108		70804
North St.	E.	109	109.5	70791
North St.	E.	110		70796
North St.	W.	110		70803
North St.	E.	111		70790
North St.	E.	112		70797
North St.	W.	112		273398
North St.	E.	113		70789
North St.	E.	114		70798
North St.	W.	115		70807
North St.	E.	116		70799
North St.	E.	118		70780
North St.	E.	119		70788
North St.	W.	119		70808
North St.	E.	200		70801
North St.	E.	201		70787
North St.	E.	202		70802
North St.	E.	203		70786
North St.	W.	204	212	273569
North St.	W.	303		70819
North St.	W.	304		70809
North St.	W.	306		70810

Street	Street Direction	Number	Add'l Street Numbers/Letters	GNAHRGIS ID
North St.	W.	401		70818
North St.	W.	404		273557
North St.	W.	408		70811
North St.	W.	409		70815
North St.	W.	410		70812
North St.	W.	412		70813
Oak St.	N.	410		273560
Oak St.	N.	500		273562
Oak St.	N.	502		273563
Oak St.	N.	504		273564
Oak St.	N.	517		70940
Oak St.	N.	518		70939
Oak St.	N.	519		273559
Oak St.	N.	598		70938
Oak St.	N.	601		70941
Oak St.	N.	602		70937
Oak St.	N.	603		70942
Oak St.	N.	612		70936
Oak St.	N.	614		70935
Oak St.	N.	616		70934
Oak St.	N.	711		273565
Oak St.	N.	800		70932
Oak St.	N.	803		273570
Oak St.	N.	804		273572
Oak St.	N.	805		273573
Oak St.	N.	808		273574
Oak St.	N.	900		273299
Oak St.	N.	904		70414
Oak St.	N.	906		70415
Oak St.	N.	907		70431
Oak St.	N.	909		70430
Oak St.	N.	910		70416
Oak St.	N.	911		70429
Oak St.	N.	912		273300
Oak St.	N.	913		70428
Oak St.	N.	914		70417
Oak St.	N.	915		70427
Oak St.	N.	916		70418
Oak St.	N.	1000		70419
Oak St.	N.	1002		70420
Oak St.	N.	1005		70426
Oak St.	N.	1006		273323
Oak St.	N.	1007		70425
Oak St.	N.	1008		70421
Oak St.	N.	1009		70424
Oak St.	N.	1013		70423

Street	Street Direction	Number	Add'l Street Numbers/Letters	GNAHRGIS ID
Oak St.	N.	1016		70422
Oak St.	N.	1109	1107	273215
Oak St.	N.	1113	1111	273216
Oak St.	N.	1201		70432
Oak St.	N.	1205		70433
Oak St.	N.	1207		70434
Oak St.	N.	1209		70435
Oak St.	N.	1211		70436
Oak St.	N.	1213		70437
Oak St.	N.	1504		45907
Oak St.	N.	1506		271955
Oak St.	N.	1508		271954
Oak St.	N.	1510		271956
Oak St.	N.	1512		45910
Oak St.	N.	1514		45911
Oak St.	N.	1522		45912
Oak St.	N.	1524		271977
Oak St.	N.	1526		45913
Oak St.	N.	1528		45914
Oak St.	N.	1608		45915
Oak St.	N.	1610		45916
Oak St.	N.	1612		45917
Oak St.	N.	1802		45918
Oak St.	N.	1806		45919
Oak St.	N.	1810		45920
Oak St.	N.	1904		45921
Oak St.	N.	1906		45922
Oak St.	N.	2000		45923
Oak St.	N.	2105		45927
Oak St.	N.	2107		45926
Oak St.	N.	2109		45925
Oak St.	N.	1014a		273325
Oak St.	N.	1014b		273326
Park Ave.	E.	105		46030
Park Ave.	E.	107		46031
Park Ave.	W.	108		46015
Park Ave.	E.	109		46032
Park Ave.	E.	111		46033
Park Ave.	E.	113		46034
Park Ave.	W.	114		46016
Park Ave.	W.	115		271823
Park Ave.	E.	120		46029
Park Ave.	E.	123		46035
Park Ave.	E.	124		46028
Park Ave.	E.	201		273157
Park Ave.	W.	201		46027

Street	Street Direction	Number	Add'l Street Numbers/Letters	GNAHRGIS ID
Park Ave.	W.	202		46017
Park Ave.	W.	203		271831
Park Ave.	E.	205		46036
Park Ave.	W.	205		271832
Park Ave.	E.	207		46037
Park Ave.	W.	207		271833
Park Ave.	W.	208		46018
Park Ave.	E.	209		46038
Park Ave.	W.	209		271834
Park Ave.	W.	210		271835
Park Ave.	E.	211		46039
Park Ave.	W.	211		46022, 271836
Park Ave.	W.	211.5		46023
Park Ave.	W.	212		46020
Park Ave.	E.	213		46040
Park Ave.	W.	214		46021
Park Ave.	E.	224		46041
Park Ave.	E.	300		46048
Park Ave.	E.	302		46049
Park Ave.	E.	304		46050, 46051
Park Ave.	E.	306		46052
Park Ave.	E.	312		46053
Park Ave.	E.	314		46054
Patterson St.	N.	500		273405
Patterson St.	N.	502		70960
Patterson St.	N.	504		70959
Patterson St.	N.	508		273408
Patterson St.	N.	600		273410
Patterson St.	N.	602		273415
Patterson St.	N.	604		70957
Patterson St.	N.	607		273417
Patterson St.	N.	609		273436
Patterson St.	N.	612		70956
Patterson St.	N.	613		70958
Patterson St.	N.	700		70953
Patterson St.	N.	701		70955
Patterson St.	N.	706		70952
Patterson St.	N.	707		70954
Patterson St.	N.	800		273453
Patterson St.	N.	801		273456
Patterson St.	N.	807		70951
Patterson St.	N.	808		273457
Patterson St.	N.	809		273458
Patterson St.	N.	901		273399
Patterson St.	N.	904		70476
Patterson St.	N.	904		70477

Street	Street Direction	Number	Add'l Street Numbers/Letters	GNAHRGIS ID
Patterson St.	N.	908		70475
Patterson St.	N.	913		70474
Patterson St.	N.	1000		273400
Patterson St.	N.	1002		273401
Patterson St.	N.	1003		70467
Patterson St.	N.	1004		70466
Patterson St.	N.	1006		70465
Patterson St.	N.	1007		70468
Patterson St.	N.	1008		70464
Patterson St.	N.	1009		70469
Patterson St.	N.	1100		70463
Patterson St.	N.	1101		70470
Patterson St.	N.	1107		70471
Patterson St.	N.	1108		70462
Patterson St.	N.	1109		70472
Patterson St.	N.	1110		70461
Patterson St.	N.	1111		70473
Patterson St.	N.	1409		46127
Patterson St.	N.	1501		46126
Patterson St.	N.	1515		46127
Patterson St.	N.	1521		46121
Patterson St.	N.	1601		46120
Patterson St.	N.	1603		46119
Patterson St.	N.	1605		44126
Patterson St.	N.	1607		46118
Patterson St.	N.	1609		46117
Patterson St.	N.	1611		46115
Patterson St.	N.	1612		46116
Patterson St.	N.	1614		273198
Patterson St.	N.	1615		46114
Patterson St.	N.	1700		273199
Patterson St.	N.	1701		46112
Patterson St.	N.	1704		273200
Patterson St.	N.	1706		46113
Patterson St.	N.	1807		46111
Patterson St.	N.	1900		46109
Patterson St.	N.	1901		46110
Patterson St.	N.	1905		273209
Patterson St.	N.	2000		273210
Patterson St.	N.	2001		273211
Patterson St.	N.	2003		273213
Patterson St.	N.	2005		46108
Patterson St.	N.	2006		46106
Patterson St.	N.	2007		46107
Patterson St.	N.	2101		46105
Patterson St.	N.	2110		271822

Street	Street Direction	Number	Add'l Street Numbers/Letters	GNAHRGIS ID
Patterson St.	N.	2200		273214
Patterson St.	N.	2200		273214
Patterson St.	N.	610a	610b	273437
Patterson St.				273654
Patterson St.	N.	1112		273217
Patterson St.	N.	1115		273219
Patterson St.	N.	1200		273221
Patterson St.	N.	1204		273224
Patterson St.	N.	1206		273228
Patterson St.	N.	1208		70460
Patterson St.	N.	1413		44128
Pinehurst Ct.		1301		70497
Pinehurst Ct.		1304		273379
Rogers St.	W.	102		70963
Rogers St.	W.	112		70964
Sam Bivins Ln.		509		70992
Sam Bivins Ln.		511		273571
Second Ave.		509		70991
Second Ave.		511		70990
Second Ave.		513		70989
Slater St.	N.	909		273402
Slater St.		1000		70484
Slater St.		1002		70483
Slater St.		1004		70482
Slater St.		1005		70485
Slater St.		1006		70481
Slater St.		1007.5		70486
Slater St.		1008		70480
Slater St.		1009		70487
Slater St.		1010		70479
Slater St.		1015		70488
Slater St.		1017		70489
Slater St.		1100		70478
Slater St.		1107		70490
Slater St.		1109		70491
Slater St.		1115		70492
Slater St.		1501		46303
Slater St.		1502		46309
Slater St.		1504		46308
Slater St.		1505		46304
Slater St.		1507		46305
Slater St.		1511		46306
Slater St.		1513		46307
Slater St.		1603		46310
Slater St.		1604		46316
Slater St.		1605		46311
Slater St.		1605		271902
Slater St.		1606		46315

Street	Street Direction	Number	Add'l Street Numbers/Letters	GNAHRGIS ID
Slater St.		1609		271903
Slater St.		1610		46314
Slater St.		1611		46312
Slater St.		1612		46313
Slater St.		1804		46317
Slater St.		1805		46323
Slater St.		1807		46322
Slater St.		1808		46318
Slater St.		1809		46321
Slater St.		1810		46319
Slater St.		1811		46320
Sunset Hill Cemetery				70342
Third Ave.		508		70986
Third Ave.		510		70987
Third Ave.		512		70988
Third Ave.		601		70837
Third Ave.		603		70838
Third Ave.		605		70839
Third Ave.		607		70840
Third Ave.		701		70827
Third Ave.		704		70835
Third Ave.		705		273561
Third Ave.		706		70834
Third Ave.		708		273558
Third Ave.		709		70828
Third Ave.		712		70833
Third Ave.		714		70832
Third Ave.		715		273488
Third Ave.		716		70831
Third Ave.		717		70830
Toombs St.	N.	500		273472
Toombs St.	N.	614		70947
Toombs St.	N.	700		273470
Toombs St.	N.	704		70949
Toombs St.	N.	706		70950
Toombs St.	N.	901		273430
Toombs St.	N.	908		273432
Toombs St.	N.	910		273433
Toombs St.	N.	912		70457
Toombs St.	N.	1003		70456
Toombs St.	N.	1010		273435
Toombs St.	N.	1016		273429
Toombs St.	N.	1103		70451
Toombs St.	N.	1104	1104.5	70452
Toombs St.	N.	1106		70453
Toombs St.	N.	1108		70454

Street	Street Direction	Number	Add'l Street Numbers/Letters	GNAHRGIS ID
Toombs St.	N.	1111		70449
Toombs St.	N.	1112		70455
Toombs St.	N.	1200		70447
Toombs St.	N.	1206		70446
Toombs St.	N.	1208		70445
Toombs St.	N.	1209		273653
Toombs St.	N.	1209		70448
Toombs St.	N.	1210		70444
Toombs St.	N.	1214		70443
Toombs St.	N.	1216		70442
Toombs St.	N.	1300	1302	70438
Toombs St.	N.	1304	1304.5	273380
Toombs St.	N.	1306		70439
Toombs St.	N.	1308		70440
Toombs St.	N.	1310		70441
Toombs St.	N.	501		273459
Toombs St.	N.	601		273460
Toombs St.	N.	605		70943
Toombs St.	N.	607		70944
Toombs St.	N.	609		70945
Toombs St.	N.	611		70946
Toombs St.	N.	703		70948
VSU, Ashley Hall				44120
VSU, Boiler House				46131
VSU, Brown Hall				273660
VSU, Education Center				273549
VSU, Farbar Hall				273550
VSU, Fine Arts				273530
VSU, Hopper Hall				273658
VSU, Langdale Hall				273657
VSU, Lowndes Hall				273528
VSU, Nevins Hall				273531
VSU, Odum Library				273661
VSU, Palms Dining Hall				46135
VSU, Patterson Hall				273529
VSU, Pine Hall				46132
VSU, Pottery Kiln				46133
VSU, Powell Hall				44131
VSU, Reade Hall				273659
VSU, West Hall				44119
Webster St.		104		273469
Webster St.		106		70962
Webster St.		108	110, 112	70961
Webster St.		114		273473
West St.		505		71074
West St.		509		71073

Street	Street Direction	Number	Add'l Street Numbers/Letters	GNAHRGIS ID
West St.		511		71072
West St.		515.5		71071
West St.		915		70702
West St.		503A		71075
West St.		503B		71009
Williams St.		1100		46394
Williams St.		1102		46395
Williams St.		1104		46396
Williams St.		1112		46397
Williams St.		1114		46398
Williams St.		1116		46399
Williams St.		1204		70512
Williams St.		1612		46373
Williams St.		1614		46352
Williams St.		1700		271928
Williams St.		1712		271934
Williams St.		1714		46351
Williams St.		1000		46404
Williams St.		1002		46402
Williams St.		1004	1006	46403
Williams St.		1008		273442
Williams St.		1010		46401
Williams St.		1012	1014	273447
Williams St.		1016		46400
Williams St.		1400		46374
Williams St.		1401		46382
Williams St.		1402		46375
Williams St.		1403		46381
Williams St.		1405		273287
Williams St.		1407		46380
Williams St.		1413		46379
Williams St.		1415		46378
Williams St.		1417		46377
Williams St.		1419		46376
Williams St.		1501		46367
Williams St.		1505		46366
Williams St.		1506		46368
Williams St.		1507		46365
Williams St.		1509		46364
Williams St.		1511		46363
Williams St.		1512		46369
Williams St.		1514		46370
Williams St.		1514.5		46371
Williams St.		1515		46362
Williams St.		1516		46372
Williams St.		1517		46361
Williams St.		1519		46360

Street	Street Direction	Number	Add'l Street Numbers/Letters	GNAHRGIS ID
Williams St.		1520		273290
Williams St.		1605		46357
Williams St.		1607		46356
Williams St.		1608		46358
Williams St.		1609		46355
Williams St.		1610		46359
Williams St.		1709		46346
Williams St.		1711		46347
Williams St.		1715		46348
Williams St.		1718		46350
Williams St.		1720		46349
Williams St.		1800		46335
Williams St.		1801		46334
Williams St.		1802		46336
Williams St.		1803		46333
Williams St.		1804		46337
Williams St.		1805		46332
Williams St.		1807		46331
Williams St.		1811		273310
Williams St.		1820		46338
Williams St.		1900		46339
Williams St.		1901		46330
Williams St.		1902		46340
Williams St.		1904		46341
Williams St.		1904.5		46342
Williams St.		1905		46329
Williams St.		1906		46343
Williams St.		1907		273322
Williams St.		1909		273324
Williams St.		1010B		273443
Williams St.		906A		70554
Williams St.		906B		46405
York St.		502		70975
York St.		506		273463
York St.		507		70796
York St.		508		70978
York St.		609		70868
York St.		704		70883
York St.		706		273461
York St.		707		70869
York St.		708		70882
York St.		709		70870
York St.		710		70881
York St.		712		70880
York St.		714		70879
York St.		800		70878
York St.		802		70877

Street	Street Direction	Number	Add'l Street Numbers/Letters	GNAHRGIS ID
York St.		804		70876
York St.		806		70875
York St.		808		70874
York St.		810		70873
York St.		901		70884
York St.		904		70886

Appendix B: List of Buildings Attributed to Architect Lloyd Greer

Street	Number	Street Direction	Designed for	Within the Survey Area
Alden Ave.	109	E.	Jos H. Holmes	x
Alden Ave.	203	E.	J.B. Howell	x
Alden Ave.	205	E.	J.H. Holmes, Sr.	x
Alden Ave.	209	E.	J.H. Holmes, Jr.	x
Alden Ave.	114	W.	Lloyd Greer, Sr.	x
Alden Ave.	118	W.	H.C. Eberhardt	x
Alden Ave.	315	W.	Carson McLane	x
Alden Ave.	401	W.	Charles Adam	x
Alden Ave.	403	W.	W.A. McIntosh	
Ann St.	301		Dr. M.M. Parks	
Ann St.	306		R.H. Bassford	
Ashley St.	411	N.	G.C. Daugherty	
Ashley St.	416	N.	E.R. Barber	
Ashley St.	706	N.	Catholic Church	
Brookwood Circle	2		Judge Dickerson	x
Brookwood Circle	3		A.B. Lipscomb	x
Brookwood Dr.	107	E.	R.P. Snow	
Brookwood Dr.	111	E.	George Shelton, Sr.	x
Brookwood Place	201		A.M. Culbreth, Sr.	x
Brookwood Place	205		Harry Abrahams	x
Brookwood Place	211		William R. Howard	x
Brookwood Place	210		W.G. Conoly	x
Central Ave.	320	E.	Dr. T.H. Smith	
Central Ave.	318	E.	Fleming Winn	
Central Ave.	305	W.	Carnegie Library	
College St.	106		J.E. Mathis	x
College St.	109		D.C. Cox	x
Georgia Ave.	102		F.J. Dekle	x
Georgia Ave.	104		Travers Paine, Sr.	
Georgia Ave.	106		Dr. J.R. Dusenberry	
Georgia Ave.	112		Emory Bass	x
Georgia Ave.	114		John Stevens	
Georgia Ave.	200		I.H. Tillman	x (non-extant)
Georgia Ave.	204		R.B. Whitehead	x (non-extant)
Georgia Ave.	214		Ben Jenkins	x (non-extant)
Georgia Ave.	222		William Warwick	x
Georgia Ave. extension	300		Carlos Griffin	x
Georgia Ave. extension	303		Dr. Joyce Mixon	x
Georgia Ave. extension	305		Florrie and Leo Bell	
High St.	108	W.	Henry Rhodes	
High St.	200	W.	Dr. Harry Mixon	x
Moore St.	114	W.	Dr. Lowey	x
Moore St.	219	W.	William L. Goodloe	x

Street	Number	Street Direction	Designed for	Within the Survey Area
Oak St.	1506	N.	Joseph G. Stevens	x
Oak St.	1610	N.	French	x
Oak St.	1612	N.	Dr. Alton Johnson	x
Park Ave.	109	E.		x
Park Ave.	111	E.		x
Park Ave.	113	E.		x
Park Ave.	124	E.	Jack Cowart	x
Park Ave.	123	E.	Cowart Apartments	x
Park Ave.	224	E.	C.L. Smith	x
Patterson St.	612	N.	George Feagle	x
Patterson St.	700	N.	D.C. Ashley	x
Patterson St.	701	N.	Dr. A.G. Little	x
Patterson St.	703	N.	Walter Williams	
Patterson St.	908	N.	Methodist Parsonage	x
Patterson St.	1006	N.	Will Strickland	x
Patterson St.	1100	N.	J.T. Mathis	x
Patterson St.	1107	N.	A.J. Strickland	x
Patterson St.	1108	N.	Dr. A. Griffin	x
Patterson St.	1208	N.	J.D. McKey	x
Patterson St.	1409	N.	Woman's Club Building	x
Patterson St.	1413	N.	Harry Abrahams	x
Patterson St.	1509	N.	Dr. M.M. Parks	
Patterson St.	1521	N.	Christ Episcopal Church	x
Patterson St.	1601	N.	Dr. Lester G. Youmans	x
Patterson St.	1701	N.	H.Y. Tillman, Sr.	x
Patterson St.	1801	N.	H.Y. Tillman, Sr.	
Patterson St.	1807	N.	A.W. Varnedoe	x
Patterson St.	1901	N.	T.E. Hatcher	
Patterson St.	1900	N.	P.R. Lilly	x
Patterson St.	2005	N.	John A. Keller	x
Patterson St.	2007	N.	D.C. Roddy	x
Patterson St.	2101	N.	Marvin Belote	x
River St.	312		D. Ingram	
Slater St.	1502		William L. Goodloe	x
Slater St.	1504		Albert Pendleton	x
Slater St.	1511 (1513)		Mathis Apartments	x
Wells St.	208	N.	Abial Winn	
Williams St.	1100		William Warwick	x
Williams St.	1101		Dave Plowden	
Williams St.	1301		American Legion Home	
Williams St.	1415		L.M. Autrey	x
Williams St.	1609		Olan Luke	x
Williams St.	1611		George Shelton	

Street	Number	Street Direction	Designed for	Within the Survey Area
Williams St.	1718		Dr. Emory Thompson	x
Williams St.	1720		Henry A. Jackson	

Based on the "Driving Tour, Lloyd Barton Greer, Architect, Homes Located in Historic District, May 12, 1991" list provided by the Lowndes County Historical Society Museum

Appendix C: List of Resources Surveyed on the VSU Campus

Resource Name	Approx. Build Date	Type	Style	GNAHRGIS ID
Ashley Hall	1921	Education Building	Spanish Colonial Revival	44120
Boiler House	1943	Physical Plant	Spanish Colonial Revival	46131
Brown Hall	1964	Dormitory	Spanish Colonial Revival	273660
Education Center	1973	Education Building	No academic style	273549
Farbar Hall	1961	Administrative Building	Spanish Colonial Revival	273550
Fine Arts Building	1969	Education Building	No academic style	273530
Hopper Hall	1963	Dormitory	Spanish Colonial Revival	273658
Langdale Hall	1969	Dormitory	Post-Modern	273657
Lowndes Hall	1966	Dormitory	Spanish Colonial Revival	273528
Nevins Hall	1966	Education Building	No academic style	273531
Odum Library	1970	Library	Modernist	273661
Palms Dining Hall	1954	Dining Hall	Spanish Colonial Revival	46135
Patterson Hall	1969	Dormitory	No academic style	273529
Pine Hall	1947	Administrative Building	No academic style	46132
Pottery Kiln	1935	Kiln	No academic style	46133
Powell Hall	1939	Administrative Building	Academic Gothic Revival	44131
Reade Hall	1936	Dormitory	Spanish Colonial Revival	273659
West Hall	1918	Administrative Building	Spanish Colonial Revival	44119