

## SUMMARY OF PROPOSED NATIONAL REGISTER/GEORGIA REGISTER NOMINATION

1. Name: Maxeys Historic District
2. Location: The district is in the city of Maxeys in Oglethorpe County, centered around Highway 77 (Main Street).
- 3a. Description: The Maxeys Historic District is a railroad community located in southern Oglethorpe County about 11 miles south of Lexington, Oglethorpe's county seat, and 16 miles north of Interstate 20 in northeast Georgia. It includes both commercial and residential areas that are primarily oriented to the railroad corridor, which bisects the district from north to south and runs parallel to Main Street (Highway 77) throughout much of the district. The terrain is mostly flat with gently rolling hills. Although the railroad tracks were removed in 1984, the railroad bed remains and is used for recreational purposes. Commercial buildings are concentrated on one side of a one block area along Main Street, facing the railroad bed. The area is characterized by one- and two-story masonry buildings dating to the late 19th and early 20th centuries. Most storefronts are plain in design with little detailing. The business district is diminished in size, with only four historic commercial buildings remaining, in addition to the historic train depot. Residential areas extend outward in several directions with informal landscaping on varied lot sizes. The majority of contributing residences are located along the railway corridor, on Main Street, Sunset Drive, and Maple Street. An additional concentration of houses is found on Cherry Street, which is perpendicular to Main Street near the commercial area. The historic houses represent common late 19th to early 20th century types and styles with a few mid-20th century examples. Some have Victorian-era or classical details, but many have little ornamentation and are vernacular representations of their respective styles. Although some houses have been modified since their construction, the integrity of the individual buildings and the overall district remains intact. Community landmark buildings include the train depot (1840), Maxeys Community Center (1930s) which was part of the school property, Maxeys Christian Church and cemetery (1894), Harmonia Baptist Church and cemetery (established 1869, re-built c.1960), the Durham Place apothecary (c.1844), and the non-historic post office/City Hall building (1985). The Green Acres Dairy (c.1840) is located at the northern edge of the district, straddling the city limits. The dairy, which is still operational, includes several historic barns and a silo. There are also two additional historic cemeteries and one historic marker, which are considered contributing resources within the district.
- 3b. Period of Significance: 1847-1971
- 3c. Acreage: 624.56 acres
- 3d. Boundary Explanation: The proposed boundary includes the historic resources built around the rail line from north to south and the historic housing and places of worship that developed east to west, excluding newer areas of development within the city limits.
- 4a. National Register Criteria: A and C
- 4b. National Register Areas of Significance: Community Planning & Development and Architecture
- 4c. Statement of Significance: The Maxeys Historic District is significant under Criteria A and C at the local level as an example of a rural community and agricultural center that developed around the railroad line in Oglethorpe County between the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. After the arrival of the Georgia Railroad in 1847, the small town began to prosper as a center of commerce for the surrounding agricultural-based economy. As the town's early economy relied on the railroad and the distribution of cotton and other farm produce and supplies, naturally the town plan focused on the railroad. The district is significant in the area of community planning and development as a good example of a railroad strip town, as defined in Darlene Roth's statewide context *Georgia Community Development and Morphology of Community Types*. In this town type, and as seen in Maxeys, the railroad tracks run through the center of town, the main road (or Main Street here) parallels the tracks, and commercial and residential development is oriented to the tracks directly. Additionally, there are very few grade crossings, and secondary streets, such as Sunset Drive and Maple Street, also run parallel to the tracks. The district is significant in the area of architecture for its small representative collection of commercial, religious, and agricultural buildings commonly found in rural Georgia towns, and for its good examples of several residential types and styles popular in Georgia between the 1840s and 1970s. House types represented include double pen, saddlebag, central hall, New South cottage, gabled wing cottage, Queen Anne cottage, pyramidal cottage, Georgian cottage, Georgian House, plantation plain, bungalow, and ranch houses as defined in the statewide context *Georgia's Living Places: Historic Houses in Their Landscaped Settings*. Stylistic influences include Folk Victorian, Greek Revival, Italianate, Gothic Revival, Colonial Revival, and Craftsman.
- 4d. Suggested Level of Significance: The Maxeys Historic District is being nominated at the local level as an excellent example of a railroad strip town, and for its representative examples of architectural styles and residential types found in rural Georgia towns between the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.
- 4e. National Register Status: Durham Place listed in 2017, NRIS #SG100001020.
5. Sponsor: The nomination is sponsored by the Maxeys Historic Interest Group, and nomination materials were prepared by Lydia Joffray of the Northeast Georgia Regional Commission.