



1201

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in "Guidelines for Completing National Register Forms" (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name McDonough Historic District
other names/site number N/A

2. Location

street & number Downtown McDonough centered on Griffin Street (U.S. 23) and Keys Ferry Street (S.R. 81).
city, town McDonough () vicinity of
county Henry code 151
state Georgia code GA zip code 30253

() not for publication

3. Classification

Ownership of Property:

- private
- public-local
- public-state
- public-federal

Category of Property:

- building(s)
- district
- site
- structure
- object

Number of Resources within Property:

Contributing

Noncontributing

buildings	187	71
sites	1	0
structures	1	0
objects	1	0
total	190	71

Contributing resources previously listed in the National Register: 4

Name of previous listing: Brown House (listed August 1, 1991), Globe Hotel (listed September 5, 1985), Henry County Courthouse (listed September 18, 1980)

Name of related multiple property listing: N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets the National Register criteria. () See continuation sheet.

W. Ray Luce
Signature of certifying official

9-25-07
Date

for W. Ray Luce
Historic Preservation Division Director
Deputy State Historic Preservation Officer

In my opinion, the property () meets () does not meet the National Register criteria. () See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency or bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register

Edson H. Beall 11-19-07

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other, explain:

see continuation sheet

for
Keeper of the National Register Date

6. Function or Use

Historic Functions:

Domestic: single dwelling, multiple dwelling

Commerce/Trade: business, professional, organizational, financial institution, specialty store, department store, restaurant, warehouse

Government: city hall, fire station, government office, post office, courthouse

Religion: religious facility, church school, church-related residence

Recreation and Culture: theater, auditorium, monument/marker

Industry/Processing/Extraction: manufacturing, industrial storage

Transportation: road-related

Current Functions:

Domestic: single dwelling, multiple dwelling

Commerce/Trade: business, professional, organizational, specialty store, restaurant, warehouse

Government: city hall, government office, courthouse

Religion: religious facility, church school, church-related residence

Recreation and Culture: monument/marker

Transportation: road-related

7. Description

Architectural Classification:

Early Republic: Federal

Mid-19th Century: Greek Revival, Gothic Revival

Late Victorian: Gothic, Italianate, Empire, Queen Anne, Romanesque

Late 19th and 20th Century Revivals: Beaux Arts, Colonial, Italian Renaissance, Tudor Revival

Late 19th and 20th Century American Movements: Commercial Style, Bungalow/Craftsman

Modern Movement: International Style

Other: center hall, Georgian house, gabled wing, saddlebag, Queen Anne house, American Small House, ranch house

Materials:

foundation Concrete

walls Brick

roof Asphalt

other Wood

Description of present and historic physical appearance:

Summary Description:

The McDonough Historic District is a T-shaped district located in the center of Henry County 20 miles southeast of Atlanta in the Georgia Piedmont. Laid out in a gridiron plan, the district includes residential neighborhoods and the commercial district, which is located around the courthouse

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square. The commercial district includes one- and two-story attached brick buildings that were mostly built in the plain Commercial Style in the first decades of the 20th century. Houses in the historic district were designed in the Neoclassical, Classical Revival, Queen Anne, Craftsman, English Vernacular Revival, and Colonial Revival styles. House types include the center hall, Queen Anne, Georgian, gabled wing, bungalow, and the American Small House. Community landmark buildings include the Romanesque Revival-style Henry County Courthouse (1897), the Classical Revival-style McDonough Presbyterian Church (c.1890), the Gothic Revival-style First Baptist Church of McDonough (c.1903), the Colonial Revival-style McDonough Methodist Church (c.1904), and the Gothic Revival-style African-American Shiloh Baptist Church (1914).

Description:

The McDonough Historic District comprises most of the historic city of McDonough, including the Henry County Courthouse and the courthouse square (photo 1). The square is maintained as a landscaped park shaded by oak trees in the center of town. The commercial district that surrounds the square is composed of one and two-story attached commercial buildings (photos 2-3). Beyond downtown, a series of residential neighborhoods are located northwest, east, and south of the square. Most of these areas were built on large lots by the city's white population. The small African-American community is located on Rogers Street north of the city cemetery. Historic industrial resources are located near the railroad line on Griffin Street.

Located in the center of Henry County, McDonough is a transportation hub through which passes a railroad line and several state highways. Interstate 75 is located four miles west. Traffic in McDonough is funneled around the courthouse square to major roads that trend north to south and east to west. The city's residential neighborhoods are formed by a gridiron plan that includes numerous curvilinear and diagonal roads that were early transportation routes established when the city was founded.

The historic district comprises a concentration of resources built on small, closely spaced city lots. The irregular shape of the district reflects recent nonhistoric development along its edges, especially on the north, south, and east sides, which was excluded from the historic district. Less than 50-year-old development separates the McDonough Historic District from the smaller Lawrenceville Street Historic District to the north and east. The Lawrenceville Street Historic District is listed in the Georgia Register of Historic Places and is proposed for listing in the National Register. The boundary on the west side excludes large, agricultural properties that are not part of the development of the city of McDonough.

The historic district is described below in four geographic quadrants that include the downtown quadrant, the northwest quadrant, southeast quadrant, and southwest quadrant. The downtown quadrant includes the courthouse square and the commercial downtown. The remaining three quadrants are predominantly residential areas.

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The **Downtown Quadrant** (sketch maps 1 and 2) includes the courthouse square and the surrounding commercial buildings. The Richardsonian Romanesque Henry County Courthouse dominates the square with its central clock tower and Richardsonian entrance arch. In 2000, the brick courthouse annex was built adjacent to the historic courthouse. The historic brick jail is located behind the courthouse on Lawrenceville Street (photo 5). The courthouse square is maintained as a park shaded by mature oak trees. The granite Confederate Monument, dedicated in 1910, is located in the center of the square.

The United States Post Office in McDonough was built at the northeast corner of the square at 34 John Frank Ward Boulevard (photo 4). Built in 1941, it was built like most of the roughly 65 post offices built in Georgia during the New Deal era. It is a one-story brick building with a hip roof and the entrance in the center of its five-bay façade. The post office, which operated until about 1970, was constructed in the Colonial Revival style with large, flat arches above the windows and a corbelled brick cornice.

The one- and two-story downtown commercial buildings were built mostly at the turn of the 20th century (photos 2-3, 6-7, and 9-10). These were built as continuous storefronts on narrow lots facing the square. Constructed of brick, many of the stores feature corbelled brickwork in the entablature and cornice. Some historic storefronts feature cast-iron architectural elements. The buildings on Macon Street facing the square were largely completed by 1897. McDonough businessman H. P. Copeland built many of these buildings, including the Copeland Block. Built in 1897, the Copeland Block comprises two one-story brick commercial buildings. The building at 12 Macon Street contains two storefronts and operated as a print shop, carriage house, furniture store, and 5 & 10 cent store (photo 2, center). The second Copeland building at 16-20 Macon Street features three storefronts and served as the Copeland-Turner Mercantile Company, which sold dry goods, groceries, and hardware. Both buildings include elaborate corbelled brickwork typical of commercial buildings in downtown McDonough.

The Starr Building at 39 Macon Street is typical of the commercial buildings constructed in downtown Macon (photo 9, left). Built between 1906 and 1911, the Starr Building is a one-story brick building with a double storefront. It was built for use as a grocery store and general mercantile and has also served as the city's Western Union Office and the Telephone Exchange, apparel shop, and barber shop, and jeweler.

The First National Bank of McDonough on the southeast corner of the square at 19 Keys Ferry Road is among the largest commercial buildings in downtown (photos 3 and 6). Built c.1900 in the Renaissance Revival style, the commercial block features ornate stone trim around the windows and in the elaborate corner entrance. The two entrances on the square feature heavily molded pediments and banded columns. The building, which first served as a store, operated as bank by 1912.

The Palace Theater on the northeast corner of the square at 2 Macon Street was constructed in 1912. It was built as a one-story brick building with three storefronts. By 1918, the building served as a movie theater and by 1930 one- and one-half stories had been added to the building. The

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building, which operated as a theater until the early 1970s, is windowless above street level.

Phillip's service station on the northwest corner of the square at 5 Griffin Street is a rare surviving example of a mid-20th-century service station (photo 11). Built in c.1950 as the Anderson Oil Company Service Station, the building is L-shaped with three service bays and a massive concrete canopy that provides shelter from the sun and rain. The building now serves as the offices of the McDonough Downtown Development Authority and Welcome Center.

The Colonial grocery store at 42 Keys Ferry Street is an excellent example of the International Style in rural Georgia (photo 8). Built at the middle of the 20th century, the store is among the few International Style buildings in Henry County. It exemplifies modern architecture with its emphasis on basic geometry in the form of a low rectangle, its use of modern materials, such as steel and expansive plate-glass windows, and its lack of ornament or other references to past architectural styles. The intersection of the awning, or brise soleil, and the projecting west wall emphasizes the vertical and horizontal planes, standard vocabulary for modern architecture at the middle of the 20th century in America.

The **Northwest Quadrant** (sketch maps 1 and 2) is a residential area that stretches along Jonesboro Road from the courthouse square to Marian Way. Most houses in this quadrant, which also includes Low Street, were constructed between 1890 and 1950. Houses on Jonesboro Road, a main thoroughfare, include elements of the Greek Revival, Queen Anne, Classical Revival, Colonial Revival, and English Vernacular Revival styles. The earliest house on the street is the Callaway-Knott-Brown house, located at 105 Jonesboro Road (photo 53). Built in c.1833 as an I-House, the Callaway-Knott-Brown House was two-rooms wide with a central hall and one-room deep. The house was altered in 1910 with the addition of a two-story Classical Revival-style portico. The Globe Hotel on Jonesboro Road is listed in the National Register (photo 50). Built in 1827, the hotel is a sprawling, two-story frame building with full-width front porch.

The house at 32 Jonesboro Road (photo 50, right) is an excellent example of a Queen Anne house type with an irregular floor plan, wraparound porch, and a complex, truncated hip roof. This quadrant includes Craftsman-style bungalows (photo 54) and English Vernacular Revival-style houses (photos 51-52). After World War II, American Small Houses were built along Jonesboro Road. These are defined by their small size, compact form, and limited ornamentation (photo 52). During the mid-20th century, several ranch houses were built in the northernmost parts of the historic district. Ranch houses on Low Street are typical ranch houses with long, low massing, hip roofs, and zoned interior plans (photo 55).

The McDonough Presbyterian Church Building is located 38 Jonesboro Road at the northwest corner of the courthouse square (photo 11). Built in c.1890, this church building is the oldest extant church in the historic district. It is built of brick with stained-glass windows and a monumental entrance portico.

The **Southeast Quadrant** (sketch maps 1, 3, 4, and 5) includes commercial and community landmark buildings on main thoroughfares and residential neighborhoods. This quadrant includes

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the areas east of Macon Street and south of Keys Ferry Street. Streets in this quadrant include Cleveland, College, Bryan, Hooten, Rogers, Church, and Cemetery streets as well as Macon Street south of the courthouse square. A small African-American community is located on Rogers and Church streets.

Macon Street is one of the city's oldest transportation corridors and it is lined with some of McDonough's largest and most elaborate buildings. The two-story Brown House, built in c.1830 and individually listed in the National Register, is among the earliest houses in the city (photo 44). It is a four-room Georgian-plan house that served as an important local hotel for travelers and businessman in McDonough. In the first decades of the 20th century, large Classical Revival-style houses were built along Macon Street, including the T. A. Sloan House (photo 45), which was built in c.1904, the J. G. Smith House (photo 38), which was built in c.1904, and the E. M. Smith House, which was built in c.1914. These are large Georgian-plan houses with colossal two-story porticoes across the front and framed by green lawns, shrubs planted in beds, and large trees. Macon Street also includes examples of Georgian cottages (photo 43), Queen Anne cottages (photo 41, right), and Craftsman-style bungalows (photo 41, left).

Bryan and College streets are the two principal east-to-west streets in the residential neighborhood in the southeast quadrant. Bryan Street was initially developed between 1900 and 1920 and includes examples of Folk Victorian dwellings (photo 13) and Craftsman-style bungalows. Bryan Street and the smaller surrounding streets include English Vernacular Revival-style houses (photo 14) and American Small Houses, which were built in the early 1940s (photos 17 and 18). Houses were built on College Street, which was first called New Street, beginning as early as 1880. Most of the early houses were built as central-hall or gabled-wing houses in the Folk Victorian style (photos 19 and 21). English Vernacular Revival-style houses were built in the 1920s and 1930s on College Street (photo 20).

Several churches are located in the southeast quadrangle. The First Baptist Church of McDonough at 101 Macon Street was built between 1903 and 1904 in the Gothic Revival style. The church includes a bell tower, lancet windows, and castellated battlements. The McDonough Methodist Church at 131 Macon Street was constructed between 1904 and 1906 in the Neoclassical Revival style. The brick church features a classical portico surmounted by a steeple. Large additions have been built at the rear and on the north side. The Shiloh Baptist Church, which is located at 262 Macon Street, was built in 1914 (photos 30-31). The Gothic Revival-style church features twin-towers and lancet windows. The Shiloh Baptist Church was historically associated with the nearby African-American community.

The small African-American community located on Church and Rogers streets comprises a few dozen houses that were built in the first decades of the 20th century (photos 23-24). The historic houses include one- and two-room houses, Craftsman-style bungalows, and saddlebag houses. These are interspersed with nonhistoric houses that were constructed since 1958 (photo 24).

The city cemetery, which was established in the 19th century, is located in the southernmost portion of the historic district (photos 25-29). The large, sprawling cemetery is entered through stone gates

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along Macon and Rogers streets. The north end of the cemetery includes plantings, such as cedar trees and large, deciduous shade trees. The north end also contains the oldest markers. These are marble tablets, urns, obelisks, chest markers, and several sculptural monuments. Family plots are delineated by marble edge stones. Markers erected after World War II are usually plain granite tablets. The African-American section of the cemetery is located at the south end. The burials in this section are mostly plain marble tablets and many graves remain unmarked.

The **Southwest Quadrant** includes the area southwest of the courthouse square between Griffin and Hampton streets. In addition to Griffin and Hampton, streets in this quadrant include Brown, Sloan, and Tarpley.

Griffin Street is a major transportation corridor through McDonough. Many of the city's wealthiest residents built homes along Griffin Street. The Queen Anne-style house at 87 Griffin Street, which was built in 1885, is the earliest house on the street (photo 40, left). It is a large, two-story house that includes Stick Style elements. The houses at 127 and 147 Griffin Street are also examples of Queen Anne-style houses (photo 36). McDonough businessman Henry P. Copeland built the Neoclassical Revival-style house at 159 Griffin Street in 1903 (photo 35). It is a two-story Georgian-plan house with classical architectural details and a monumental portico.

The south end of Griffin Street includes early 20th-century industrial buildings due to the street's close proximity to the rail line. The McDonough Cotton Gin fronts both Macon and Griffin streets (photo 33). Built c.1936, the complex includes an L-shaped brick gin house on Griffin Street and a brick office that fronts Macon Street. The two-story gin building features steel-sash windows, stepped-parapet roof, and two drive-through vacuums. The long, narrow office features a central double-door entrance flanked by large fixed-light windows, a parapet roof, and a shed addition along the north side. Panels above the door read, "Harkin Bros. 1936."

Most of the houses in the southwest quadrant are located on Brown Avenue and Hampton Street. These streets were first developed c.1900 with a variety of house types common to Georgia, such as center-hall houses (photo 46, right) and Queen Anne cottages (photos 46-47 and 48, right). These are mostly plain houses in the Folk Victorian style. In the 1920s and 1930s, Craftsman-style bungalows were built on Hampton Street (photo 49).

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria:

A B C D

Criteria Considerations (Exceptions): N/A

A B C D E F G

Areas of Significance (enter categories from instructions):

Architecture
Commerce
Community Planning and Development
Politics/Government

Period of Significance:

1823-1957

Significant Dates:

1823 – McDonough was established as the county seat of Henry County.

1881 – The Macon & Western Railroad was completed through McDonough.

1897 – The Romanesque Revival-style courthouse completed.

Significant Person(s):

N/A

Cultural Affiliation:

N/A

Architect(s)/Builder(s):

Bryan, Andrew J. (architect)
Golucke & Stewart (architectural firm)
Heifner, Frank (contractor/builder)

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Section 8--Statement of Significance

Statement of significance (areas of significance)

In 1823, McDonough was established as the seat of government for Henry County. That year, the street plan was laid out with a wood courthouse built in the center of the courthouse square. The city served as a commercial center for the largely agricultural county. The Macon & Western Railroad was completed through town in 1881. During the 1880s, the town's economy expanded and most of the current buildings on the square were completed in the years between 1896 and 1905. In 1897, a large Romanesque Revival-style courthouse was built on Jonesboro Road opposite the original courthouse square, which was converted to a park. Cotton remained the staple crop in Henry County through World War I when the price plummeted. After World War II, returning soldiers built new houses in older neighborhoods and new subdivisions north of downtown.

The McDonough Historic District is significant in the area of architecture because the residential, commercial, and community landmark buildings are representative of architectural styles and types built in Georgia cities from the early 19th century through the middle of the 20th century. The wide variety of house styles and types in McDonough is documented in the statewide historic context, *Georgia's Living Places: Historic Houses in their Landscaped Settings*.

The Callaway-Knott-Brown house, located at 105 Jonesboro Street, is among the city's earliest houses. Built in c.1833, it is an I-house constructed in the Greek Revival style. In 1910, a number of alterations were made, including the addition of a large two-story portico.

Many houses in McDonough were built in the second half of the 19th century. These include Queen Anne houses with irregular plans and wraparound porches, such as the house at 119 Griffin Street. The gabled-wing house is a house type built from the late-19th-century through the first decade of the 20th century. It is defined by its T- or L-shaped plan. The house at 98 Brown Avenue, built in c.1904, is a typical example with a projecting front gable and a recessed side wing. The house at 40 Brown Avenue, built in c.1900, is a picturesque Queen Anne-style house with a Georgian plan that features four equal-sized rooms divided by a central hall. The Georgian plan is one of the state's most long-lived house plans.

The historic district includes a number of large houses that reflect the nationwide interest in classicism in the first decades of the 20th century. Houses at 159 Griffin Street, built in c.1903, and 138 Macon Street, built in c.1914, are large Georgian-plan houses with classical porticos and other details inspired by the architecture of ancient Greece and Rome.

The two predominant architectural styles for houses in the historic district from the 1910s through the 1930s are the Craftsman-style bungalow and the English Vernacular Revival-style house. Influenced by the English Arts and Crafts Movement and the wooden architecture of Japan, the Craftsman style represents a break from popular revivals of historical styles. The Craftsman style produced carefully designed houses, which emphasized materials, especially woodwork, and the way materials were put together. Craftsman houses were built across the state in rural areas, small towns, and urban settings from the 1910s through the 1930s. The English Vernacular Revival style was inspired by the domestic architecture of medieval England. This style is characterized by half-timber construction,

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decorative brick masonry, and steeply pitched roofs.

After World War II, American Small Houses were built on the remaining undeveloped lots at the center of town and on the outskirts of the expanding community. The American Small House is a distinctive house type that emerged during a period of desperate economic conditions immediately before and after WWII. This was a large-scale effort, sometimes called the "Small House Movement," to provide affordable small houses that are in no sense traditional. Examples include the houses at 85 South Cedar Street and at 188 Bryan Street.

The historic district also includes outstanding examples of ranch houses that were built between 1945 and 1957. The ranch house first developed in California at the beginning of the 20th century based on the sprawling Spanish house type that is closed to the street and opens to an interior courtyard. In Georgia, ranch houses were built in large numbers after World War II. Early examples have square plans and are not as long and linear as later examples. Ranch houses are further characterized by their low, horizontal proportions and low hip roofs. Low Street includes several examples of ranch houses.

Commercial buildings in the historic district are characteristic of commercial buildings constructed throughout small towns in Piedmont Georgia in the 19th and early 20th centuries. The commercial district includes a variety of early to mid-20th-century architectural styles and building types. Many of the commercial buildings are attached one-story buildings with a single storefront. Others are two-story commercial blocks with a storefront on the first floor and rental or storage space above. Many of these buildings have elements of the Italianate style, such as the stepped parapets and corbelled brickwork.

McDonough includes a significant number of community landmark resources. Community landmark resources are buildings or structures that are typically public buildings or other types of resources that because of their location, size, or status have become social or physical landmarks in the community. Historic community landmarks in McDonough include the Henry County Courthouse, the courthouse square, the city cemetery, and the numerous historic churches throughout the city.

The historic district is significant in the area of commerce because it represents the city's importance as a regional center of commerce from the late 19th to the middle of the 20th century. The city's rise as a county seat and commercial crossroads community is represented by the commercial architecture located throughout McDonough. Most of the commercial buildings in downtown McDonough are one- and two-story attached buildings that were constructed at the turn of the 20th century. They were designed in a variety of popular revival styles and in many cases cast-iron columns support large, plate-glass storefronts.

The district is significant in the area of community planning and development because its streets are organized according to the Washington plan in which streets intersect the corners of the courthouse square. This plan is an important type of community plan documented in the statewide historic context, "Georgia Community Development and Morphology of Community Types." This established

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a public square for use in everyday civic and ceremonial public functions. The square is bounded on the east, west, and south sides by one- and two-story attached commercial buildings. The courthouse forms the north side of the square. Beyond the gridiron plan of streets that define the commercial district, McDonough developed informally in a series of zones with larger residential lots surrounding the commercial center. African-American neighborhoods and the city cemetery were located south of downtown.

The McDonough Historic District is also significant in the area of politics/government because McDonough was the center of political and governmental activity in Henry County as represented by the Henry County Courthouse, the jail, and the United States Post Office. Throughout much of Georgia's history, the county has been the most important and powerful unit of government. County governments made and enforced laws; provided essential public services, such as building and maintaining roads, water and sewer systems, and other utility services; administered important aspects of the legal system including courts, birth and death records, taxes, wills and probate, and property deeds; and provided public education throughout the county by way of county school boards. County commissioners, sheriffs, and judges were traditionally the most important local political figures. These important governmental functions and the politics that directed them are represented by the county courthouse, often on a courthouse square, the county jail, and sometimes auxiliary offices. The federal government is represented in McDonough by the United States Post Office.

National Register Criteria

A – The McDonough Historic District is significant in the areas of commerce because it served as a regional center for commerce from the late 19th to the middle of the 20th century; community planning and development because its plan of streets are laid out according to the Washington plan that was common to county seats in Georgia; and politics and government because it was the center of governmental activity in Henry County as represented by the Henry County Courthouse.

C – The McDonough Historic District is significant in the area of architecture because the commercial and residential buildings are representative of architectural styles and types built in Georgia cities from the end of the 19th century through the middle of the 20th century.

Criteria Considerations (if applicable)

N/A

Period of significance (justification)

The period of significance begins in 1823 when McDonough was established as the county seat of

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Henry County and ends in 1957, the 50-year end date, because many of the historic activities have continued to the present.

Contributing/Noncontributing Resources (explanation, if necessary)

Contributing resources in the historic district are those constructed between 1823 and 1957 that are significant for the themes of architecture, commerce, community planning and development, and politics and government and which retain historic integrity. The nomination includes one contributing structure, which is the plan of streets laid out in 1823, the year the city was established as the seat of government for Henry County. The historic district includes one contributing site, the city cemetery located at the south end of the historic district, and one contributing object, the Confederate Memorial on the courthouse square, which was erected in 1910.

The noncontributing buildings were built after 1957 or have lost sufficient historic integrity so that they no longer convey their historic significance. Noncontributing buildings include the annex to the Henry County Courthouse, which was built in 2000 (photo 1). Several commercial buildings on the courthouse square are noncontributing because their facades have been either altered or covered with false fronts, such as 7 Keys Ferry Street (photo 3) and 30 Macon Street (photo 6). Noncontributing houses include a cluster of houses on Rogers Street that were built after the period of significance (photo 24).

Developmental history/historic context (if appropriate)

The Georgia General Assembly authorized the creation of Henry County on May 15, 1821. The county included all of the land awarded to the state in the Treaty of Indian Springs, making it then the largest county in the State of Georgia. Almost immediately, Henry County was divided into several smaller counties, including Newton County, established in 1821, DeKalb County in 1822, Butts County in 1825, Spalding County in 1851, Clayton County in 1858, and Rockdale County, in 1870.¹ Henry County was named for Revolutionary War patriot Patrick Henry.

Henry County was then divided into 18 districts composed of 202 ½-acre land lots. McDonough is situated in the Seventh District, or Militia District 498. By the beginning of 1822, the first white settlers began to move to Henry County and claim lands won in the land lottery. Some early settlers also purchased land immediately after the lottery.

McDonough, first called Henrysville, was settled next to Big Springs, a year-round water source in central Henry County. By early 1823, county leaders chose McDonough as the county seat.² McDonough was planned as a Washington-type plan with the courthouse located in the center of the

¹ Carl Vinson Institute of Government, "Henry County: Historical Population Profile" (Athens, GA: The University of Georgia), located at <cviog.uga.edu/Projects/gainfo/countypop/henrypop.htm>

² Inferior Court of Henry County, "Public Site of Henry County—April 15, 1823, *Henry County Inferior Court Minutes, 1822-1837*, Located at State of Georgia Archives, Morrow, Georgia.

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public square and the major roads leading directly to the corners of the square. This plan was first utilized in Georgia in Washington, the county seat of Wilkes County. The courthouse was subsequently moved to a site north of the square, which is currently designated as a city park.

Residential and commercial lots in McDonough were sold at auction. The commercial lots around the square were sold first. Each block contained nine parcels that measured approximately 25 x 100-foot square. Some buyers consolidated adjacent lots in order to build larger buildings. For example, Tandy W. Key purchased two lots adjacent to each other, presumably to build a larger building. This pattern is repeated in other parts of the square. Additionally, some of the first buyers were the same people who held the property prior to its sale to the Henry County Inferior Court.³

The first buildings constructed in McDonough were built mostly of wood. The first courthouse, constructed in late 1823, was constructed of wood. It was destroyed by fire in 1824. None of the original wood commercial buildings on the square survive. Among the few extant buildings that survive from the 1830s are the Globe Hotel and the Brown House.

McDonough prospered in the decades since its founding in 1823. Like other small Piedmont towns, McDonough thrived as a center of commerce with cotton as the region's main cash crop. The city's fortunes changed in middle of the 19th century when in 1846 the Macon & Western Railroad was completed through the town of Hampton. This precipitated an economic decline in McDonough that lasted nearly 40 years. During this time, little construction occurred in McDonough. The nearby city of Hampton, bolstered by the Macon & Western Railroad, rivaled McDonough as a center of commerce. McDonough, it was believed, could not sustain a vibrant commercial environment without the presence of the railroad, and as a result, businesses began to leave McDonough in favor of cities located on rail lines, namely Hampton, and Griffin, in Spalding County. Jonesboro, now the seat of Clayton County, became one of the most influential cities between Macon and Atlanta.⁴

Once businesses began to leave the area, residents followed and the population of McDonough sharply declined. Several homes were abandoned. A few houses in McDonough were dismantled, loaded onto wagons, and carried to other towns. Few businesses remained in McDonough.

McDonough suffered with most of the South during the era of Reconstruction. Deed records indicate that many farms immediately surrounding McDonough and in other parts of Henry County were purchased in sheriff's sales during the era of Reconstruction. In some cases, Henry County farms were purchased by northern carpetbaggers, who sought to profit from the misfortunes of the cash-poor farmers. Reconstruction for the residents of Henry County was a poverty-stricken, hardscrabble existence.

With cotton selling for pennies per pound and new competition from overseas markets, the southern states in the years after the Civil War suffered under a cycle of poverty. Farmers, including those in Henry County, realized that the lower the price cotton fetched per pound, the more cotton they had to

³ Ibid.

⁴ Steve Storey, "Macon & Western Railroad" & "Georgia Railroad, *Georgia's Railroad History & Heritage* (2001), located at www.railga.com.

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

plant in order to recoup their losses. More cotton meant that prices sunk even lower as the markets were flooded.

In 1880, the railroads made a comeback in Georgia. Several factors account for this revival. First was the New South concept wherein the South would take charge of its own recovery, mostly by attracting those seeking an easier place to do business. This appealed to northern manufacturers who were deluged with populist movements to improve working conditions, form unions, and increase pay. The South offered a solution to these problems by offering a place to do business where unions were virtually nonexistent, much of the population was poor or slightly educated, and town and state authorities were willing to accept the burdens of factory start-up costs.

Northern investment supported the construction of better transportation routes because capital remained scarce in the South. Cotton, though low in price, was sold for a profit when convenient rail lines connected the numerous cotton mills throughout Georgia, Alabama, Tennessee, and North and South Carolina. These mills reduced the distance that cotton had to be shipped. The East Tennessee, Virginia & Georgia Railroad emerged from receivership to link the textile mills in Rome with areas further south, such as Henry County, that produced cotton.⁵ In 1881, backed by northern investment, 160 miles of track were laid from Rome through Atlanta to Macon. The rail line, which passed through McDonough, provided a catalyst for the city's economic recovery. The railroad transported agricultural products, mostly cotton, to market and offered passenger service. The railroad made it possible for outsiders to do business in McDonough and it linked McDonough to Atlanta, which resulted in greater economic opportunities for the town.⁶

The Schaeffer Company, which opened in 1882, was probably the first business to open in McDonough after the railroad was established. (This building was partially destroyed by fire and then demolished in 1966.) In 1887, the Walker Building and the H.J. Copeland buildings were built on the east side of the courthouse square. Most buildings in downtown McDonough were constructed by 1905, with 13 built between 1896 and 1905. The Sloan Building, for example, functioned as a dry goods store and building supply store.⁷

Between 1882 and 1897, additional residential, commercial, and industrial buildings were constructed, especially along Griffin and Macon streets south of the courthouse square. Houses built along these busy corridors were some of the largest and most elaborate houses in the city. Many of McDonough's churches were built on Griffin and Macon streets. These include the McDonough Presbyterian Church, built c.1890, First Baptist Church of McDonough, built c.1903, McDonough Methodist Church, built c.1904, Shiloh Baptist Church, built 1914, and New Zion Church.

The city's upper- and middle-class residents built large, ornate houses on Jonesboro Road in the first decades of the 20th century. These houses were built in the Folk Victorian, Craftsman, Colonial

⁵ Rainer, 136.

⁶ William S. Rule, *A Standard History of Knoxville, Tennessee...*, (Chicago: The Lewis Publishing Company, 1900), Located at <knoxcofn.org/history/html>

⁷ Sanborn Map Company, "McDonough, Georgia" (Sanborn Map Company, 1905) & McIntosh Trail Area Planning and Development Commission, "McIntosh Trail Historic Downtown Survey, Volume VI: McDonough (June 1985) & Rainer, 186. McDonough Historic District, Henry County, Georgia

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Section 8--Statement of Significance

Revival, and Classical Revival styles. Smaller houses for the city's working class were built on Bryan and College streets. The African-American community built small, frame houses on Rogers Street.

McDonough prospered between 1890 and 1920. The railroad was a financial boon to the town. As commerce increased so did its population. The number of industries in McDonough also increased. Most of these industrial concerns were connected to the cotton industry. Roads in the area were improved during this period, which eventually led to a decline in the demand for passenger rail service. Freight handling, especially the transport of cotton, remained steady well into the 20th century.

Cotton remained a staple crop in Henry County well after other areas in the state had given up on the crop. Henry County exported between 25,000 and 30,000 bales of ginned cotton every year from 1900 to 1918, when cotton prices sunk so low that the Georgia Department of Agriculture pleaded with counties to stop production of cotton in a futile attempt to raise prices.

McDonough's infrastructure expanded during this period. The McDonough Waterworks was completed in 1896. Water was taken from Big Spring to a cistern located on the courthouse square, then distributed through pipes to individual homes and businesses. In 1897, the Romanesque Revival-style courthouse was built on Jonesboro Street north of the square. The city received its telephone exchange in 1899. An 1899 news account praises the spirit of the developers of the exchange, and then adds, "but a few more years and this entire country will be covered with a net work (sic) of telephone wires."⁸

McDonough suffered during the Great Depression, but it fared better than some of its neighbors because of its proximity to Atlanta and the Southern Railway. Many businesses failed and large industries were weakened. The mobilization associated with World War II helped lift the city and the nation out of the Depression. With increased production of war materiel, McDonough experienced another building boom. The city expanded northward and new neighborhoods on Low, Woodruff, and Carmichael streets developed that were composed of ranch houses and split-level houses.

Between 1967 and 1980, the community sought to revitalize downtown McDonough. Many commercial buildings were "westernized" with false fronts during this period. Much of this work has since been reversed so that the historic storefronts on most buildings are once again visible. By 1970, McDonough was gaining the attention of residents in the wider Atlanta metropolitan region, especially after the construction of nearby Interstate 75. Residential purchases and permits for new houses increased so that by 2000, the population of Henry County skyrocketed to 200,000. The county, now considered a suburb of Atlanta, is among the fastest growing counties in the nation.

⁸ Henry County Weekly, "Telephone Exchange!" (31 March 1899).

9. Major Bibliographic References

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National Register of Historic Places **Continuation Sheet**

Section 9—Major Bibliographic References

Previous documentation on file (NPS): () N/A

- () **preliminary determination of individual listing (36 CFR 67) has been requested**
- () **preliminary determination of individual listing (36 CFR 67) has been issued**
date issued:
- (x) **previously listed in the National Register:** Brown House (listed August 1, 1991), Globe Hotel (listed September 5, 1985), Henry County Courthouse (listed September 18, 1980)
- () **previously determined eligible by the National Register**
- () **designated a National Historic Landmark**
- () **recorded by Historic American Buildings Survey #**
- () **recorded by Historic American Engineering Record #**

Primary location of additional data:

- (x) **State historic preservation office**
- () **Other State Agency**
- () **Federal agency**
- () **Local government**
- () **University**
- () **Other, Specify Repository:**

Georgia Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property Approximately 200 acres.

UTM References

A)	Zone 16	Easting 764740	Northing 3704610
B)	Zone 16	Easting 765990	Northing 3704350
C)	Zone 16	Easting 765960	Northing 3702270
D)	Zone 16	Easting 765390	Northing 3702270
E)	Zone 16	Easting 764690	Northing 3704610

Verbal Boundary Description

The historic district boundary is indicated by a heavy black line, drawn to scale, on the five attached "sketch maps."

Boundary Justification

The historic district boundary includes the intact historic commercial, residential, and community landmark buildings in McDonough.

11. Form Prepared By

State Historic Preservation Office

name/title Steven Moffson
organization Historic Preservation Division, Georgia Department of Natural Resources
mailing address 34 Peachtree Street, N.W., Suite 1600
city or town Atlanta **state** Georgia **zip code** 30303
telephone (404) 656-2840 **date** September 24, 2007
e-mail steven_moffson@dnr.state.ga.us

Consulting Services/Technical Assistance (if applicable) () not applicable

name/title William Blankenship
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- () **property owner**
(x) **consultant**
() **regional development center preservation planner**
() **other:**

Property Owner or Contact Information

name (property owner or contact person) Gail Talmadge-Notti
organization (if applicable) City of McDonough, Historic Preservation Commission
mailing address 136 Keys Ferry Street
city or town McDonough **state** Georgia **zip code** 30253
e-mail (optional) N/A

National Register of Historic Places **Continuation Sheet**

Photographs

Name of Property: McDonough Historic District
City or Vicinity: McDonough
County: Henry
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: August 2005

Description of Photograph(s):

Number of photographs: 55

1. Henry County Courthouse and Confederate Monument, photographer facing north.
2. Courthouse square, photographer facing northeast.
3. Courthouse square, photographer facing southwest.
4. Juvenile courthouse (United States Post Office), photographer facing northwest.
5. Jail, Lawrenceville Street, photographer facing northwest.
6. Macon Street, photographer facing southeast.
7. Keys Ferry Street, photographer facing southwest.
8. Keys Ferry Street, photographer facing northwest.
9. Macon Street, photographer facing north.
10. Griffin Street, photographer facing northwest.
11. Griffin Street, photographer facing northwest.
12. Keys Ferry Street, photographer facing southeast.
13. Bryan Street, photographer facing southwest.
14. Cleveland Street, photographer facing northwest.
15. Bryan Street, photographer facing southwest.
16. Cleveland Street, photographer facing north.

National Register of Historic Places **Continuation Sheet**

Photographs

17. Bryan Street, photographer facing northwest.
18. South Cedar Street, photographer facing northwest.
19. College Street, photographer facing west.
20. College Street, photographer facing west
21. College Street, photographer facing southwest.
22. Rogers Street, photographer facing southwest.
23. Rogers Street, photographer facing northeast.
24. Rogers Street, photographer facing west.
25. Cemetery, photographer facing south.
26. Cemetery, photographer facing southwest.
27. Cemetery, photographer facing southwest.
28. Cemetery, photographer facing west.
29. Cemetery, photographer facing northwest.
30. Church, Macon Street, photographer facing northwest
31. Shiloh Baptist Church, photographer facing southeast.
32. Macon Street, photographer facing southwest.
33. McDonough Cotton Gin, Macon Street, photographer facing west.
34. Macon Street, photographer facing southeast.
35. Griffin Street, photographer facing west.
36. Griffin Street, photographer facing northwest.
37. Macon Street, North façade, entrance, photographer facing south.
38. Macon Street, photographer facing northeast.

National Register of Historic Places **Continuation Sheet**

Photographs

39. Griffin Street, photographer facing southwest.
40. Griffin Street, photographer facing southwest.
41. Macon Street, photographer facing southeast.
42. First Baptist Church of McDonough, Macon Street, photographer facing southwest.
43. Macon Street, photographer facing northeast.
44. Macon Street, photographer facing northwest.
45. Main façade, Sloan Street, photographer facing south.
46. Brown Avenue, photographer facing west.
47. Brown Avenue, photographer facing northwest.
48. Hampton Street, photographer facing west.
49. Hampton Street, photographer facing west.
50. Jonesboro Road, photographer facing southwest.
51. Jonesboro Road, photographer facing northwest.
52. Jonesboro Road, photographer facing southwest.
53. Jonesboro Road, photographer facing northwest.
54. Jonesboro Road, photographer facing northwest.
55. Low Street, photographer facing northwest.

(HPD WORD form version 11-03-01)