

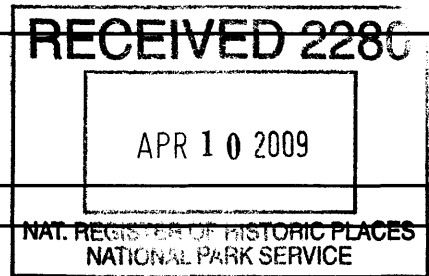
327

# 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 Hooten, James and Bertha, House  
other names/site number N/A



## 2. Location

street & number 115 Atlanta Street  
city, town McDonough ( ) vicinity of  
county Henry code GA 151  
state Georgia code GA zip code 30252

( ) not for publication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	1	0
sites	0	0
structures	0	0
objects	0	0
total	1	0

Contributing resources previously listed in the National Register: N/A

Name of previous listing: N/A

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.

*Richard Cloves*

Signature of certifying official

*4-2-09*

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 5.20.09*

( ) determined eligible for the National Register

( ) determined not eligible for the National Register

( ) removed from the National Register

( ) other, explain:

( ) see continuation sheet

*[Signature]*

Keeper of the National Register

Date

---

## 6. Function or Use

---

### Historic Functions:

DOMESTIC: single dwelling

### Current Functions:

COMMERCE/TRADE: professional

---

## 7. Description

---

### Architectural Classification:

OTHER: Georgian Cottage

### Materials:

**foundation** BRICK  
**walls** WOOD: Weatherboard  
**roof** ASPHALT  
**other** BRICK (chimneys)

### Description of present and historic physical appearance:

#### SUMMARY DESCRIPTION:

The James and Bertha Hooten House is located approximately two blocks north of the Henry County courthouse in an area of McDonough that is experiencing some transition from residential to commercial uses. It sits on a major artery that was once the main thoroughfare between Atlanta and Florida. The former single-family home is now the office of a law firm. The one-story, wood-framed, weatherboard house was constructed c.1911. It has a four-room Georgian Cottage plan in the front, consisting of a central hallway with two rooms on each side. A fifth room to the rear (the original kitchen) created a small ell. Around 1928 a rear porch was enclosed to add more rooms to the side of the ell. The front façade is symmetrical. A deep porch with square columns covers about 7/8 of the width of the front. A small ramp has been added to the left side. The house has a steep hipped roof with front-gabled extensions on each side, all covered in asphalt shingles. It has two interior brick chimneys that each service two fireplaces. The foundation is brick piers that have been filled in with more brick. The front entry is slightly recessed. Most of the windows are one-over-one double-hung sash. The interior has 12-foot-high beadboard ceilings. Most walls are plaster, except where rooms were added in the rear. The central hallway had once been filled in with a non-historic bathroom toward the rear of the front section, but the hall was recently partially re-opened by reducing the size of this bathroom. The wood floors had rotted throughout the house, and were replaced with new wood in the recent rehabilitation. The work also included the addition of some new decorative trim and some niches for books above the closet doors. Four fireplace mantels remain intact, each with a fairly simple design. The yard has a small grass lawn with shrubs and a few trees. It contains a concrete walkway leading from a street sidewalk. Several paved parking spaces have been added on the sides and rear of the building.

National Register of Historic Places **Continuation Sheet**

Section 7--Description

---

**DETAILED DESCRIPTION:**

The James and Bertha Hooten House was constructed by 1911 when the "five-room frame dwelling house" was specifically mentioned in a recorded deed. It is a one-story house with a symmetrical, three-bay façade (photograph 1). It has a wood weatherboard exterior and an asphalt shingle roof (photograph 2). The foundation is brick pier filled with brick to make a closed crawlspace (photograph 7). The main roof section is hipped and has two interior brick chimneys (photograph 3). Two gabled roof extensions are symmetrical in front, each with a leaded-glass fixed-pane window in the gable. Gabled extensions to the rear represent different phases of development, and are connected by a shed-roofed section (photographs 5 and 6).

The front porch is almost full width. It has a shallow shed roof supported by square wood posts (photographs 8, 9, 10). Porch floorboards are wood and the ceiling is wood beadboard. A small ramp has been recently added to the north side of the porch (photograph 4). The front entry is slightly recessed (photograph 9). The main door (a recent replacement) is wood with a three-pane fixed window in the top one-third. Most of the windows are one-over-one, double-hung, wood sash of various sizes. Front windows tend to be larger (photograph 11). Windows and doors have simple wood trim. Non-operable wood shutters flank most of the windows. An open rear deck is a new construction that provides secondary egress.

The first five rooms include a Georgian-plan front section with four equal rooms divided by a hallway (photographs 12 and 13). The fifth room on the back (photograph 23) was the original kitchen (now Office 6 on the current plans). Remnants of the stovepipe can be seen in the attic. The four front rooms (photographs 14 through 22) were parlors and bedrooms at various times. The rear portion of the house (photographs 24, 25, and 26) was added in 1928 as the back porch was enclosed to make another bedroom (where Office 5 is now), along with a bathroom, eating area, and storage room. What is now Office 1 was converted to a kitchen very late in the history of the house (photograph 15). The Hooten house initially had little decorative detailing except for simple picture molding. Most walls were plaster and floors were wood. Some ceilings retain their original tongue-and-groove beadboard (photograph 23). The four fireplaces were designed to burn coal, and are therefore relatively small. Mantelpieces have varied simple designs in both wood and brick (photographs 15, 17, 19, and 21). Wood trim on the doors has a corner bull's eye design (photograph 20).

In 2006-2007, when the building was rehabilitated for office use, several changes were made. Most windows were repaired, but a few were replaced. Siding was repaired with selective replacement of some pieces. There were porch repairs and structural repairs. Plaster was repaired and non-historic finishes (such as dropped ceilings) were removed. Most flooring had rotted and was replaced. There was selective replacement of interior doors and trim. The only major floor plan alteration was to remove a non-historic bathroom that blocked the central hall, and replace it with a smaller restroom that allowed the hallway to be re-opened (photograph 12). There had been an arched opening into Office 1, and this was replaced with French doors that match other French doors in the house (photograph 14). Historically, this house had a minimal amount of decorative trim. The wainscot in the hallway, the crown molding, the ceiling medallions (photograph 13), and the bookcase nooks above the closets (photograph 19) were all added in 2006-2007. In addition, much of the side

National Register of Historic Places **Continuation Sheet**

Section 7--Description

---

and back yards was paved for parking, and a small ramp was added to the north side of the front porch.

Despite the modern paving, the yard still retains some of its historic landscape features and trees. A few mature pecan trees remain, as well as small shrubs. A concrete sidewalk leads to the front door. The immediate setting has changed with the widening of Atlanta Road (photograph 3) and the addition of a new road to the east in the rear of the house (photograph 5). This changed the shape and diminished the size of the lot. There was once a small outbuilding in the rear yard that was removed several years ago. Some of the former homes in the area are now used for commercial offices.

The rehabilitation of the James and Bertha Hooten House received final certification from the Tax Incentives Program, Technical Preservation Branch, National Park Service on January 9, 2008. It also received final certification from the Historic Preservation Division, Georgia Department of Natural Resources for Georgia's state property tax abatement on November 30, 2007.

---

**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

**Period of Significance:**

c.1911-c.1928

**Significant Dates:**

c.1911 – construction of the house

c.1928 – enclosure of rear porch to add more rooms

**Significant Person(s):**

N/A

**Cultural Affiliation:**

N/A

**Architect(s)/Builder(s):**

N/A

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

---

**Statement of significance (areas of significance)**

The James and Bertha Hooten House is significant in the area of architecture as a good intact example of a Georgian Cottage, as defined in *Georgia's Living Places: Historic Houses in Their Landscaped Settings*. According to deed records, James Ernest Hooten (1885-1950) acquired the property in 1911 from J. M. Stroud. Stroud was a local builder who probably constructed the house, which was described in the deed as a "five room frame dwelling house." The Hootens were believed to be the first residents. Known as Jamie to his friends, James Hooten was a local civic leader in McDonough. Among many other contributions, he served on city council and was mayor in 1932 and 1934. The house remained in the Hooten family until 1963.

The Georgian Cottage house type was named for its floor plan, consisting of a central hallway with two rooms on each side. The Hooten house exhibits the most common location for interior chimneys in a Georgian Cottage, between each pair of main rooms. A large number of Georgian Cottages were built between 1850 and 1890, but they were also constructed well into the 20<sup>th</sup> century. Most surviving examples are found in the Piedmont region of the state, which includes Henry County. A review of surveyed historic houses in Henry County reveals 52 identified Georgian Cottages, or approximately 14 percent of the total of 359 single-family houses included in survey records. In Henry County they were typically built between the 1880s and 1920. Statewide, Georgian Cottages comprise about eight percent of surveyed houses.

The original plan of the Hooten house is intact. In this case, there was also a fifth room on the rear of the Georgian Cottage that functioned as a kitchen. The rear ell and the subsequent c.1928 addition are also important features of the house, as they indicate how changes were made for a growing family. It was a commodious home for a young family, but it also had a conservative unpretentious design with no academic style. Its most important character-defining features, such as the central hall floorplan and original room layout, have retained a high degree of integrity. Other intact features that contribute to the significance include the two chimneys and the large front porch. The house retains most of its significant materials and workmanship, such as siding, windows, walls, ceilings, and mantels. On the exterior, it looks almost exactly the same as it did in the historic period. Interior changes are mostly cosmetic.

**National Register Criteria**

The James and Bertha Hooten House is significant under Criterion C (locally) as a good example of a Georgian Cottage house type.

**Criteria Considerations (if applicable)**

N/A

**Period of significance (justification)**

The period of significance begins with the construction of the house and ends with the approximate

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

---

date of the last major changes made during the historic period.

**Contributing/Noncontributing Resources (explanation, if necessary)**

The house is the only contributing resource on the property. There are no noncontributing resources.

**Developmental history/historic context (if appropriate)**

***Note:** Portions of the following were adapted from the McDonough Historic District National Register form, and portions were provided by Steven Lister as part of the Historic Property Information Form for the Hooten house.*

Henry County was created in 1821, and the first white settlers began to claim land in 1822. McDonough, first called Henrysville, became the county seat in 1823. It had a public square with a courthouse located in the center and the major roads leading to the corners of the square. In Georgia this is known as a Washington-type plan, based on its first use in Washington in Wilkes County. The Henry County courthouse was subsequently moved to a site north of the square, and the center of the square was converted to a city park.

Most buildings from McDonough's first decades were made of wood, and few survive. Cotton became the staple crop for the region, and at first McDonough prospered as a center of commerce. When the railroad bypassed the town in the 1840s, businesses began to leave for cities located on rail lines. Population declined and the economy suffered after the Civil War. Northern investment supported the construction of better transportation routes, and by 1881 a rail line linked McDonough to Atlanta and Macon. This provided a catalyst for the city's economic recovery. The railroad transported passengers and agricultural products, mostly still cotton.

Residential areas of McDonough developed outside the commercial downtown beginning in the 1880s and 1890s. The first of these areas were south of the courthouse square where many of McDonough's churches were built. Some of the city's upper- and middle-class residents built large houses on Jonesboro Road in the first decades of the 20<sup>th</sup> century. Popular styles included Folk Victorian, Craftsman, Colonial Revival, and Classical Revival. 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, primarily due to the railroad. Commerce and population increased, and cotton remained a staple crop in Henry County (along with related industries) long after other areas in the state had given up on the crop. New infrastructure in McDonough included an 1896 waterworks, a new courthouse in 1897, and Henry County's first telephone exchange in 1899.

Roads in the area were improved during this period, with several major arteries leading into and out of McDonough. Highway 42 (called Atlanta Street on the north side of McDonough) became a main route to Florida after automobiles began to replace the passenger railroad. In 1910 Henry County



National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

---

builder J. W. Stroud acquired the property on Atlanta Street on which the Hooten house would be built. When he sold it to James Ernest Hooten and his family in 1911 for a total price of \$2,025.00, the house was already constructed. This residential area was just two blocks north of the courthouse with a few other similar middle class residences already nearby. Atlanta Street in front of the Hooten house was paved in 1931.

James Ernest Hooten (1885-1950), or Jamie as he was known by his friends, was a prominent citizen of Henry County and McDonough. County histories call him McDonough's "First Citizen" for his contributions to the public welfare and leadership in the civic, religious, and educational life of the community. He was employed by Southern Railway until 1915 when he became the local distributor for Gulf Oil Company. He served on the McDonough city council for five years before being elected mayor and serving from 1932 until 1934. Hooten served as secretary and treasurer for the McDonough school board for 25 years and was chairman of the Democratic Executive Committee for almost as long. He was instrumental in the building of McDonough's first basketball gymnasium and was head of the Henry County Selective Service Board during World War II. In 1946 the Henry County Kiwanis Club, of which he was a charter member, selected him as "man of the year." He was a deacon in the First Baptist Church. Through the years he also served various posts in fraternal and Masonic organizations in McDonough.

The Hootens had three daughters. One daughter, Grace Moore (born 1917), recalls that it was approximately 1928 when the back porch was enclosed and a bathroom, eating area, storage room, and additional bedroom were added. Jamie Hooten died in 1950 and his coffin was placed in front of the window of the house at 115 Atlanta Street prior to his burial, as was the custom of the time. His widow, Bertha Dickson Hooten, continued to reside in the house until her death in 1963. Subsequent owners are as follows: Bess G. Cates (1963-1973), Susan Hogg (1973-1988), Frank Bush (1988-1998), Judith K. Day (1998-2003), Janalyn Lindley (2003-2005), and the current owners. It remained a private residence except for a short period in the 1990s when it was an antiques shop.

The current owners rehabilitated the house for law offices in 2007. This portion of Atlanta Street has transitioned from residential to commercial uses. Over the years, highway construction resulted in the loss of part of the front and back yards on the Hooten property. Henry County and McDonough are now part of the Atlanta metropolitan area. Interstate 75 is nearby. The population increased dramatically by the year 2000 so that the county was among the fastest growing counties in the nation.

---

## 9. Major Bibliographic References

---

Georgia Department of Natural Resources, Historic Preservation Division. *Georgia's Living Places: Historic Houses in Their Landscaped Settings*. 1991.

Henry County Superior Court, McDonough, Georgia. Deeds and Records. Grantor Indexes. Grantee Indexes. Deed Books. Plat Books.

Lister, Steven, and Scott Holt. "The Hooten House." *Historic Property Information Form*, 2006. On file at the Historic Preservation Division, Department of Natural Resources, Atlanta, Georgia.

Moffson, Steven. "McDonough Historic District." *National Register Nomination Form*. Listed November 19, 2007. On file at the Historic Preservation Division, Department of Natural Resources, Atlanta, Georgia.

Ranier, Vessie Thrasher. *Henry County, Georgia: The Mother of Counties*. By the author, 1971.

**Interviews** (all by Steven Lister, September through October, 2005):

Ausband, Ease (granddaughter of James and Bertha Hooten).

Copeland, William (Billy).

Moore, Grace (daughter of James and Bertha Hooten).

Norris, Gene.

Russell, Lamar G.

Rutledge, Meldred (Henry County Historical Society).

**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:** January 9, 2008
- previously listed in the National Register**
- 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:**

- State historic preservation office**
- Other State Agency**
- Federal agency**

National Register of Historic Places **Continuation Sheet**

Section 9—Major Bibliographic References

---

- Local government**
- University**
- Other, Specify Repository:**

**Georgia Historic Resources Survey Number (if assigned):** NAHRGIS ID 40788

---

## 10. Geographical Data

---

**Acreage of Property**      Less than one acre.

### **UTM References**

Zone 16      Easting 765221      Northing 3704767

(from topographic map using 1927 North American Datum)

### **Verbal Boundary Description**

The nominated property is marked with a heavy line, shown on the enclosed tax map. This corresponds to the current legal boundary up to the edge of the adjacent roadways.

### **Boundary Justification**

The nominated property includes the lot on which the house rests and all that remains associated with the house.

---

**11. Form Prepared By**

---

**State Historic Preservation Office**

**name/title** Denise P. Messick, historian  
**organization** Historic Preservation Division, Georgia Department of Natural Resources  
**mailing address** 34 Peachtree Street, Suite 1600  
**city or town** Atlanta **state** Georgia **zip code** 30303-2316  
**telephone** (404) 656-2840 **date** April 2009  
**e-mail** Denise.Messick@dnr.state.ga.us

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

**name/title** Steven E. Lister and Scott A. Holt  
**organization** Law Dog Properties, LLP  
**mailing address** 102 South Main Street  
**city or town** Jonesboro **state** Georgia **zip code** 30236  
**telephone** 770-491-9000  
**e-mail** steve@listerholt.com

- (x) **property owner**  
( ) **consultant**  
( ) **regional development center preservation planner**  
( ) **other:**

**Property Owner or Contact Information**

**name (property owner or contact person)** Steven E. Lister and Scott A. Holt  
**organization (if applicable)** Law Dog Properties, LLP  
**mailing address** 115 Atlanta Street  
**city or town** McDonough **state** Georgia **zip code** 30252  
**e-mail (optional)** steve@listerholt.com

National Register of Historic Places **Continuation Sheet**

Photographs

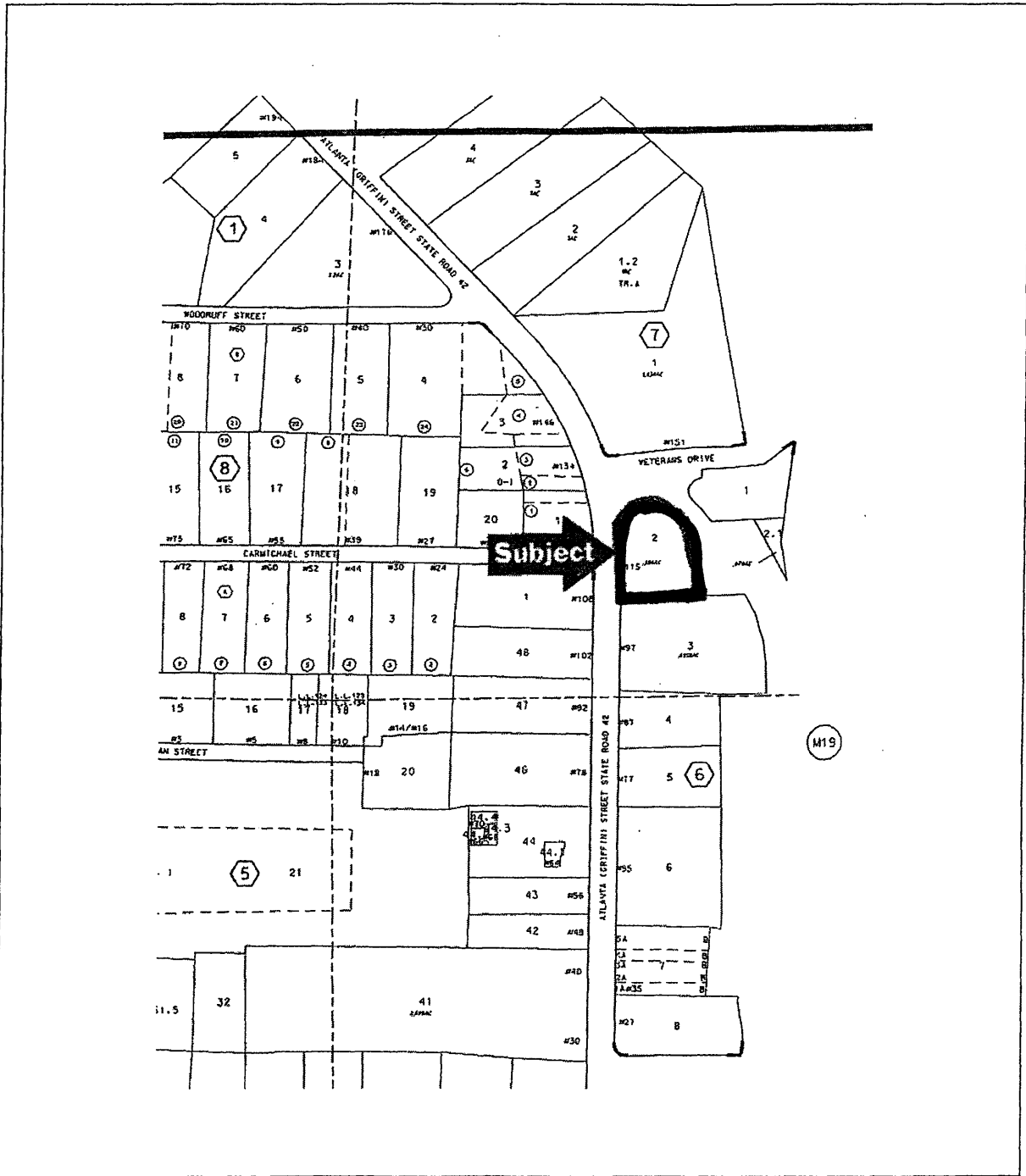
---

**Name of Property:** Hooten, James and Bertha, House  
**City or Vicinity:** McDonough  
**County:** Henry  
**State:** Georgia  
**Photographer:** James R. Lockhart  
**Negative Filed:** Georgia Department of Natural Resources  
**Date Photographed:** April 2008

**Description of Photograph(s):**


Number of photographs: 26

1. Southwest corner of house; photographer facing northeast.
2. Northwest corner of house; photographer facing southeast.
3. Front (west) and south sides of house from across Atlanta Street; photographer facing northeast.
4. North side of house; photographer facing southwest.
5. Rear of house from across street; photographer facing southwest.
6. Rear of house; photographer facing northwest.
7. South side of house; photographer facing north.
8. Detail of window and front porch; photographer facing north.
9. Front porch and door; photographer facing east.
10. Oblique view of front porch; photographer facing northeast.
11. Front window detail; photographer facing east/northeast.
12. Central hallway from front door; photographer facing east.
13. Central hallway toward front door; photographer facing west.
14. View into Office 1 (former parlor, later kitchen); photographer facing southeast.
15. Office 1 fireplace and closet; photographer facing southeast.
16. View into Office 2 (former parlor); photographer facing northeast.
17. Office 2 fireplace and closet; photographer facing east.
18. Office 2 doors looking into hallway; photographer facing south.
19. Office 3 (former bedroom) fireplace and closet; photographer facing west.
20. Office 3 looking into hallway; photographer facing north.
21. Office 4 (former bedroom) fireplace, closet, and door; photographer facing southwest.
22. Office 4 window; photographer facing north.
23. Office 6 (former kitchen); photographer facing northeast.
24. Office 6 looking into rear foyer; photographer facing south.
25. Office 5 (former back porch, then bedroom); photographer facing north/northeast.
26. Rear foyer and back door; photographer facing east/northeast.



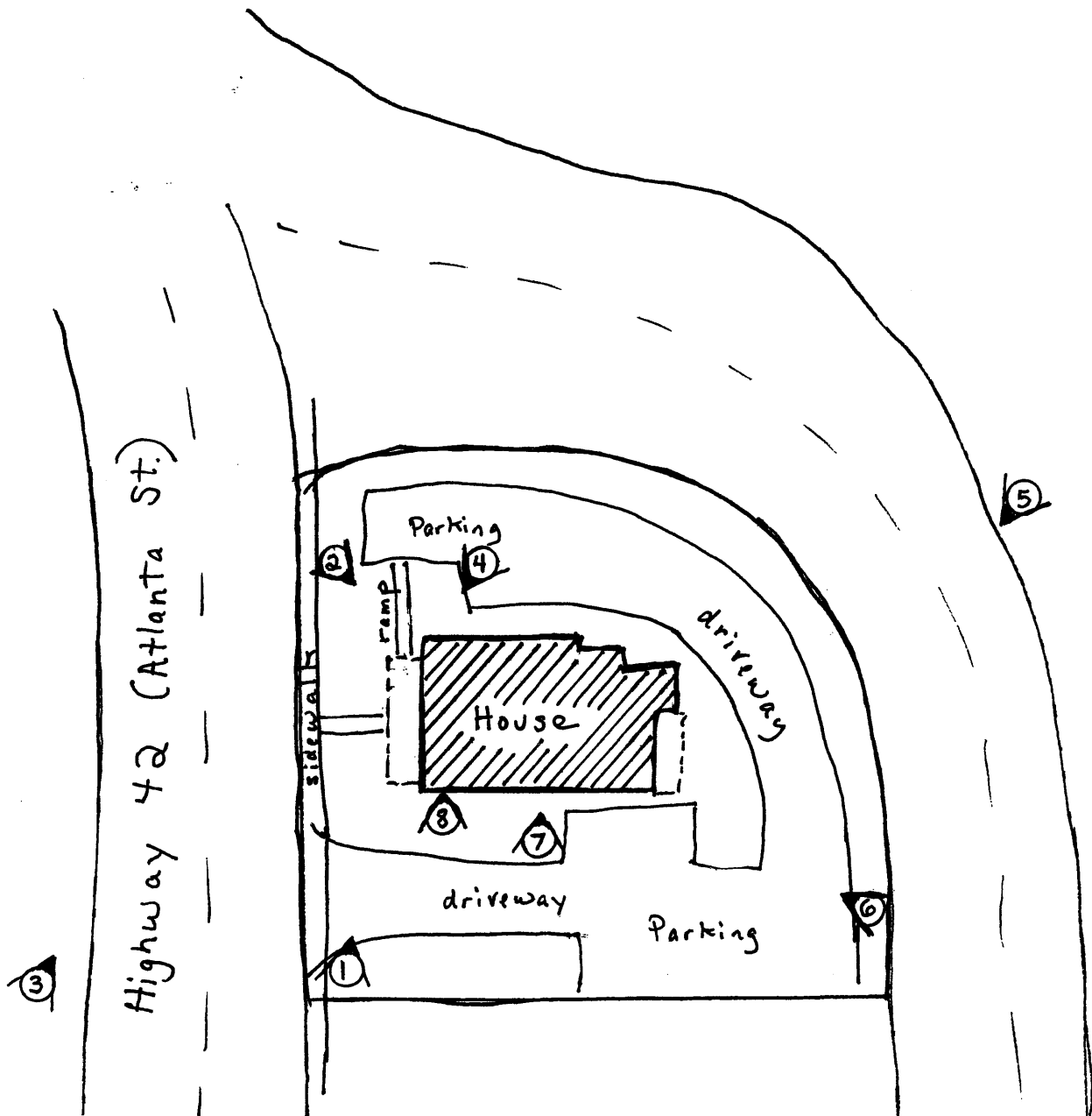
**HOOTEN, JAMES AND BERTHA, HOUSE  
HENRY COUNTY, GEORGIA  
NATIONAL REGISTER MAP/TAX MAP**

NATIONAL REGISTER BOUNDARY: 

NORTH: 

SCALE: 1 inch = approx. 300 feet

SOURCE: HENRY COUNTY TAX ASSESSOR'S OFFICE



**HOOTEN, JAMES AND BERTHA, HOUSE  
HENRY COUNTY, GEORGIA  
SKETCH SITE PLAN**

NORTH:

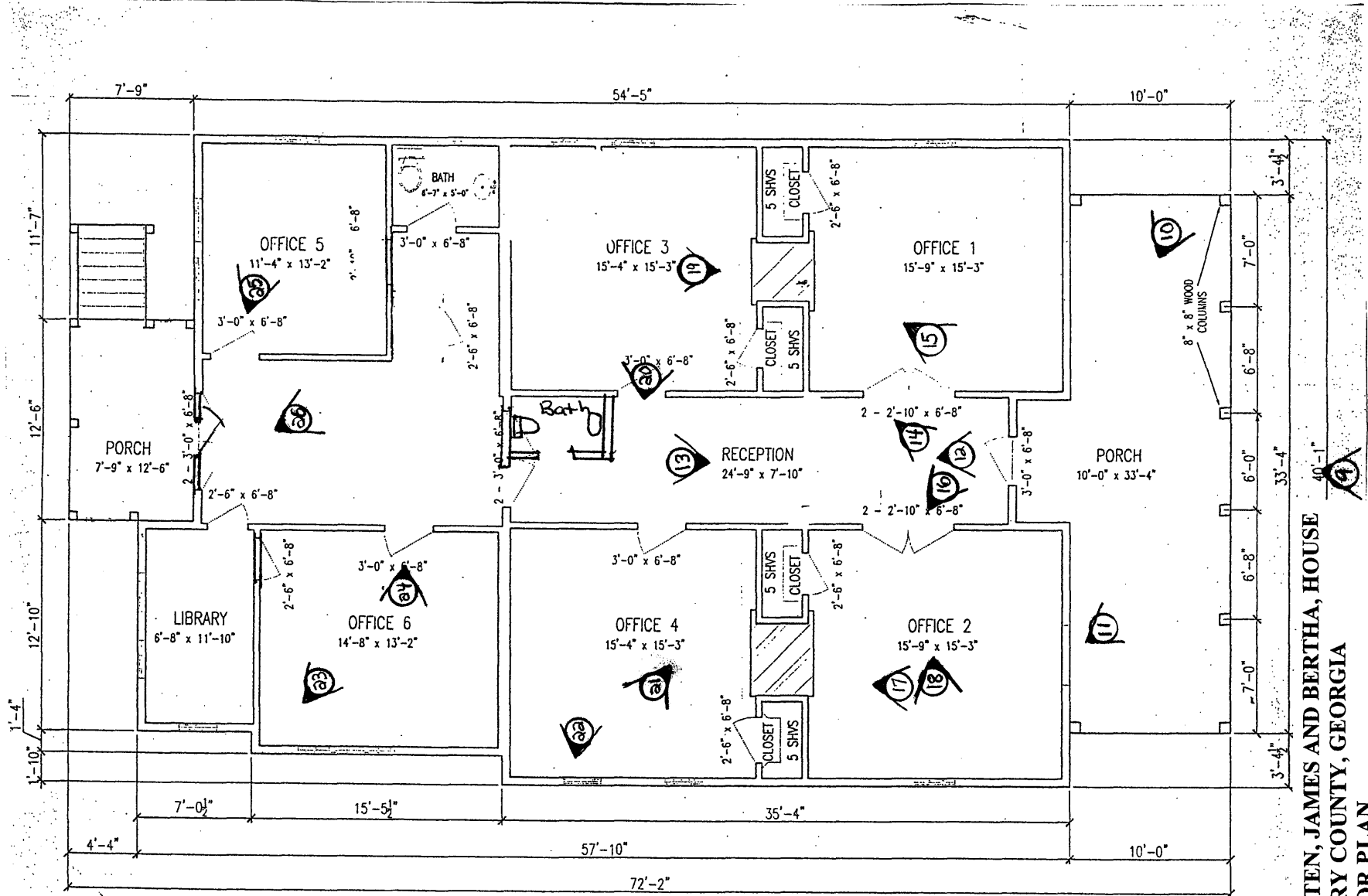


PHOTOGRAPH/DIRECTION OF VIEW: 

SCALE: Not to Scale

SOURCE: Drawn by Denise Messick





**HOOTEN, JAMES AND BERTHA, HOUSE  
HENRY COUNTY, GEORGIA  
FLOOR PLAN**

**NORTH:**

**PHOTOGRAPH/DIRECTION OF VIEW:**

**SCALE:** As shown

**SOURCE:** Robert P. Lewis Contractors, Inc.