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United States Department of the Interior
National Park Service

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AUG - 7 2015

National Register of Historic Places Registration Form

Nat. Register of Historic Places
National Park Service

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Riverside Club - Magnolia Club

other names/site number N/A

2. Location

street & number 802 1st Avenue

not for publication

city or town West Point

vicinity

state Georgia code GA county Troup code 285 zip code 31833

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility 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 X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide X local

William R. Hoyer 22 July 2015
Signature of certifying official/Titles Dr. David C. Crass/Historic Preservation Division Director/Deputy SHPO Date

Historic Preservation Division, Georgia Dept. of Natural Resources
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain):

For Edison H. Beall
Signature of the Keeper

9-14-15
Date of Action

Riverside Club – Magnolia Club

Name of Property

Troup County, Georgia

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property

(Check only one box.)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

SOCIAL: clubhouse

Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

COMMERCE/TRADE: business

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS:

Classical Revival

LATE 19TH AND EARLY 20TH CENTURY

MOVEMENTS: Craftsman

Materials

(Enter categories from instructions.)

foundation: BRICK

walls: SYNTHETICS: vinyl

roof: ASPHALT

other: BRICK (chimneys)

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The city of West Point is located on both sides of the Chattahoochee River on the western edge of Troup County, near the Alabama state line. The Riverside Club-Magnolia Club sits next to the west bank of the river, immediately to the east of the downtown commercial area. The front façade faces downtown and the rear faces the river. The building, now a private residence and office, was formerly a corporate clubhouse and guest house. Constructed in 1913 in the Craftsman style with Prairie-style influences, it is a two-story, 5,000-square-foot building. Though it kept its same form, the building underwent a redesign in the historic period (late 1950s) to add classical details, such as the large porte-cochere with Tuscan columns and the curving stone entrance staircase. Craftsman elements that remain include projecting eaves with wide soffits and exposed beams, as well as many of the windows. The main roof is hipped with asphalt shingles, two brick chimneys, and an eyebrow dormer used as a vent. The foundation is brick, and is higher in the rear to accommodate the slope. The floor plan reflects the historic need for large downstairs rooms for meeting spaces, dining, and socializing. Six second-floor bedrooms were used for overnight accommodations. Plaster walls, wood trim, and many other historic features remain intact throughout. Non-historic changes include vinyl siding over the exterior wood weatherboard, a wooden rear deck, and re-designed kitchen and bathrooms.

Narrative Description

Note: Portions of the following section were taken from the Historic Property Information Form written by Larry B. Duncan, entitled "The Magnolia Club," dated July 24, 2012, with updates submitted by letter dated September 17, 2012. The text was edited by staff of the Georgia Historic Preservation Division (HPD). The original documents are on file at HPD, Stockbridge, Georgia.

The Riverside Club-Magnolia Club was built as an early 20th-century social club and guest house, constructed in 1913 in the Craftsman style (with a few Prairie-style influences) and re-designed in 1959 with classical elements. It is currently used as a business office and private residence. The clubhouse was known as the Riverside Club until 1920, when the name was changed to the Magnolia Club. The two-story building is located adjacent to the downtown area of the small town of West Point, Georgia. It is immediately north of the historic Hawkes Children's Library (built 1922, National Register-listed). These two buildings are the only historic buildings that remain on 1st Avenue, which was once also the site of a Masonic lodge and a Christian Church campus. The non-historic replacement buildings nearby include city hall and a gas station. The Magnolia Club has been visually and physically separated from downtown West Point by road re-locations, but the building retains its visual relationship with the Chattahoochee River.

The rear of the property is located near the banks of the river to the east (photograph 8). To the west, the front faces 1st Avenue, which was truncated in the late 1970s when the Georgia Department of Transportation (GDOT) enlarged State Route (SR) 29 and the river bridge. At that time, the Magnolia Club's boundary was enlarged on the west side to include a small parcel across 1st Street. (The second parcel is not in the National Register boundary, as it was added after the period of significance). The additional land allowed the construction of a six-foot brick wall for some privacy and isolation from the new four-lane highway to the north and west of the property (photograph 4). It also provided space for a small asphalt parking lot across 1st Avenue.

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The re-location of SR 29 changed the view to the north of the Magnolia Club, but the impact of the highway was partially blocked by the addition of the serpentine wall that encases the yard and grounds on two sides. The brick wall is landscaped with crepe myrtles on the inside and hybrid pear trees alternating on the outside. The 1970s road project also resulted in the construction of a dead-end on 1st Avenue in front of the Magnolia Club, where a small carport now sits. A large cul-de-sac with a landscaped center was constructed directly in front of the clubhouse (photograph 1). The landscaped circle includes a brick walkway and a cast-iron swan fountain set in a ring of boxwoods. A brick and concrete walkway leads from the front steps of the clubhouse down the sides of the house to the banks of the Chattahoochee River in the back. There are several large magnolia trees surrounding the building, which are believed to have been planted a few years after construction. Azaleas cover the areas beneath the magnolias. Boxwoods are planted along the foundation of the building.

The Riverside Club-Magnolia Club is a 5,000-square-foot, balloon-framed, wooden building set on a brick foundation (photographs 2 and 3). It is covered with wood weatherboard siding that was later covered with vinyl siding (possibly in the 1970s). The two-story building is rectangular with small protrusions to the north that break the symmetry (photograph 5). The front has six bays. The first floor has a larger footprint than the second floor. The structural system consists of wooden beams and large floor joists set on brick piers. The front section of the building is located underneath a low-pitched hipped roof, while the rear portion is covered with a side-gabled section of roof. The roof is covered with asphalt shingles and includes wide eaves with decorative exposed rafter beams. A large eyebrow dormer, which serves as a roof vent, is located on the front slope of the roof, and two brick chimneys are extant within the roof. The rear porch, which has been enclosed, also features large decorative exposed beams on the wide eaves. Attached to the rear porch is a non-historic wooden deck that extends almost the entire width of the building near the river (photographs 6 and 7). Near the front of the building, there is a small basement used as a laundry room, but most of the underside of the building is a crawlspace.

The architecture reflects two different historic eras --- the Craftsman style from 1913 and classical elements from 1959. The first-floor entry bay is from the later period. On the front of the building, a large flat-roofed porte-cochere, supported by six Tuscan columns, was added in 1959, replacing the Craftsman porch (photograph 2). The circular drive leads to a dual set of curved limestone steps on a brick base that provides access to the raised entrance. A wrought-iron balustrade runs along the stairs. The front door is accented by a half-round transom and matching sidelights. These feature delicately curved spider-web patterns as mullions. The front wooden door has a cross-and-Bible pattern. Exterior Craftsman features include the five-foot overhanging eaves on the first and second floors with large decorative beams spaced at three-foot intervals. The majority of the windows are original casements in a unique seven-pane design. Several six-over-six double-hung wood windows were installed later as part of the enclosure of the rear porch.

Inside the front door, a narrow foyer leads into the large parlor which acts as the central hallway of the building (photographs 9 and 10). The kitchen and stairwell are to the left. The transition between the foyer and parlor is through a large doorway surrounded by the same fanlight transom and sidelights as the front door, except without glass (photograph 11). Several rooms are located off of the parlor/central hallway, including the wood-paneled study, the lounge (the former back porch), and the dining room. The dining room is located at the northwest corner of the hallway and includes a rounded back wall. The lounge (also called the river room), which was originally constructed as a partially enclosed porch, extends the full width of the house overlooking the river.

The parlor includes a 10-foot ceiling and a large fireplace with a six-foot mantel as the center of focus. The double doors on the south side of the parlor provide entry to a large study with wood-paneled walls, built-in bookshelves, a cork floor, and an embossed tin ceiling (photograph 16). In the parlor, there are double doors to the left of the fireplace that open up into the large formal dining room (photograph 13). The northern exterior wall of the dining room is a half-round wall of tall windows and plantation shutters giving views of the magnolia trees and azaleas outside (photograph 12). There is room for an extended table that seats 12 people. This

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was the setting for many board meetings, business lunches, and conferences between the industrialists and the management of the local mills. The dining room also has two door openings into the lounge and has a good view of the river. The kitchen is located off of the dining room on the front of the house (photograph 15).

From the parlor, near the fireplace, the bar or serving room is through a door to the right (labeled "supply" on the floor plan). There are large openings on each side of the parlor fireplace that lead to the center of the lounge. This former back porch extends the full width of the building with 23 picture windows and seven-foot glass doors with a view of the river in both directions (photograph 14). The room was once enclosed with screens, but was later enclosed with glass windows and doors to enable heating and cooling the space. The floor in the lounge is travertine tile with Italian marble borders and diamond-patterned bands. The ceiling is made of wooden squares arranged in a diamond pattern. The rear wooden deck is behind this room.

Interior details mostly reflect the 1959 re-design, except for a small remnant of Craftsman moldings under the staircase (photograph 17). Classical design elements include most moldings (photograph 22) and fireplaces. Throughout the house, most interior walls and ceilings are plaster, with large wooden baseboards, crown moldings, and picture mold. The bedroom, parlor and dining room floors are constructed of 3 ½-inch hardwood boards, which run east-west across the building. The kitchen and bathroom floors are ceramic tile. All the doors are six-panel solid wood and are believed to be original to the house.

The second floor is accessed by the stairwell leading from the foyer at the front entrance. Six bedrooms and five bathrooms are located on the second floor. There is a bedroom with a private bath directly at the top of the stairs (photograph 18). To the right at the top of the stairs, there is a hallway that leads to the other five bedrooms (photographs 19 and 20). The hallway includes built-in linen closets. There are three additional private baths off of three of the bedrooms, and another shared bath between two of the bedrooms. The two bedrooms with private baths at the back of the house have balconies and French doors overlooking the river. The largest bedroom measures 14 by 21 feet with an additional view of the river from the stained-glass window in the bathroom (photograph 21). The configuration of the six bedrooms is the same as the original construction plans. Three of the five upstairs bathrooms are of the original plans and scale. The two baths on the back bedrooms on the river have been enlarged. Originally the building had second-floor balconies on three sides with a view of the river.

When the Riverside Club was constructed, the building utilized a steam heat system with radiators throughout the building. At some point in the 20th century, the system was updated with a forced air heating system and central air-conditioning. As originally constructed, the clubhouse included both electricity and plumbing. The plumbing and electrical systems have been updated over the years.

The floor plan remains mostly the same as 1913, although the building has been through several updates. The clubhouse was originally built with a small Craftsman-style portico and entrance. The first architect was Park A. Dallis, Sr. In 1959 architect Clement J. Ford was hired by West Point Manufacturing Company to change several elements of the design. A new porte-cochere was built to allow for a vehicle drive-through. It included six Tuscan columns and a curved dual set of limestone steps for a more formal entrance. A small entry foyer was added and the stairs located near the front entrance were enclosed for privacy of the guests (photograph 23). Other cosmetic interior changes were made. Under the direction of the facility's hostess, Ann Morgan Lanier, the kitchen went through a \$25,000 remodel a few years later. The kitchen was updated to a more commercial style to better serve the guests. This included a commercial gas stove and stainless steel tables for food preparation. (When the house was remodeled in 2007, the kitchen was returned to a more residential style, but the commercial stove remained.)

The most recent changes were in 2007 to 2011 when the building was converted to residential and office use. New plumbing, wiring, and roofing systems were installed. Rotten wood was replaced in kind on the columns, the overhanging eaves, and a few other exterior locations. One double-hung window on the second floor was replaced with a matching window. Storm windows were added to the exterior of all windows. The rear deck

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was enlarged on the south end. The door from the lounge to the deck was removed and replaced with two central doors. Plaster was repaired in most rooms, except for the two rear upstairs bedrooms where the damaged plaster was removed and replaced with gypsum board. Most floors in the house were leveled. Downstairs floors had deteriorated and were replaced with hardwood planks that were similar to those removed. The kitchen had a major overhaul, including cabinets, countertops, and appliances. The floors in the kitchen and lounge were covered in new tile. All the historic room configurations remain intact, except for the two rear upstairs bathrooms, which were enlarged. Historic moldings, paneling, and other details were retained. Overall, the building's integrity remains good, and it looks much like it did after the 1959 re-design.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

ENTERTAINMENT/RECREATION

ARCHITECTURE

Period of Significance

1913 – 1965

Significant Dates

1913 – Riverside Club is completed

1920 - Riverside Club is re-named Magnolia Club

1959 – Magnolia Club building is re-designed

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Dallis, Park A., Sr. (architect)

Ford, Clement J. (architect)

Batson, Philip (builder)

Period of Significance (justification)

The period of significance begins in 1913 with the completion of the building, and continues through the end of the historic period in 1965. The building was used as a corporate clubhouse for the textile industry throughout the period of significance.

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Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Riverside Club-Magnolia Club is significant at the local level under Criteria A and C for its importance to the city of West Point as a private club and guest house associated with the textile industry during the period of significance from 1913 to 1965. West Point developed as a railroad hub, beginning in the 1850s with the completion of lines to Montgomery and Atlanta. The last quarter of the 19th century brought prosperity from textile mills along the Chattahoochee River, along with increased rail and river traffic. West Point served as a commercial, cultural, and economic center for the Chattahoochee Valley region. The Riverside Club (1913-1920), later renamed the Magnolia Club (1920-c.2003), was used as a place of lodging and entertainment by the West Point Manufacturing Company and its corporate successors. Its main clientele were visiting industrialists, including the company's investors, salesmen, and other business associates. The property is significant in the area of entertainment/recreation for its long-term use as a guest house and social meeting place for Eastern capitalists associated with the Southern textile industry. It is significant in the area of architecture as a representative example of a building that was initially constructed in 1913 in the popular Craftsman style, and then was altered after that style lost its appeal by the 1950s. The first architect was Park A. Dallis, Sr. (1875-1947) of Atlanta, originally from Troup County. In 1959 the owners hired noted architect Clement J. Ford (1907-1985) to remodel the house with classical details, such as the six-columned porte-cochere at the entrance. Evidence of both styles reflects the evolution of the building to fit the fashion of each period.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Riverside Club-Magnolia Club is significant at the local level under Criterion A in the area of entertainment/recreation for its use as a social meeting place and overnight guest house for the benefit of local business interests, including the West Point Manufacturing Company and successor corporations who manufactured and sold textiles. West Point's location on the Chattahoochee River and along a central railroad line made the town an important commercial, economic, and cultural hub for what was known as the "Valley" region. Its prosperity was connected to the mills that flourished along this portion of the river. Eastern capitalists associated with the Southern textile industry, along with friends and family, were hosted and entertained at the Riverside Club (later the Magnolia Club) beginning in 1913 for almost nine decades. Financiers and investors traveled frequently to West Point from cities such as Boston. They stayed in the six guest bedrooms upstairs in the clubhouse and attended social functions downstairs in the entertainment spaces. Business functions, such as board meetings, were also conducted in the clubhouse, but the primary focus was "hospitality," according to early newspaper articles. Wives and daughters of West Point executives sometimes acted as "hostesses" at the club, in addition to the fulltime staff that was employed. Southern-style meals were prepared in the kitchen. Entertainment included parties, music, card games, and billiards. While it is unclear how common this type of guest house was historically, there were others in the South associated with several of the larger, more sophisticated textile operations. Callaway Mills in LaGrange, Georgia, had a clubhouse that was used for visiting VIPs. In some places, local hotels served similar functions, though on a less intimate scale.

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The Riverside Club-Magnolia Club is also significant at the local level under Criterion C in the area of architecture. While the building was used as a corporate clubhouse and guest accommodations, its design was not at all institutional, but instead reflected a domestic environment with most of the characteristics of a large house. The intent for the building was consistent with the desire to create a "home away from home" instead of a hotel. This may have been because typical guests returned on many occasions due to their close ties to the textile industry and the West Point families who ran the businesses. Business associates were frequently welcomed as close friends or family. The meeting spaces, entertainment areas, and kitchen were all on the first floor, while private bedrooms were located on the second floor. An open back porch and rooms in the rear were created to take advantage of prominent views of the river. The building retains its historic floor plan, though the back porch has been enclosed.

The Riverside Club was initially constructed in 1913 in the most popular early-20th-century domestic architectural style in Georgia, the Craftsman style. Houses of this style were built across the state in rural, small town, and urban settings from the 1910s through the 1930s. Features of the Craftsman style include the use of a variety of materials, low-pitched roofs that can be gabled or hipped, wide eave overhangs, exposed rafter tails, and porches with short square columns on heavy masonry piers. Craftsman-style elements are most often found on bungalow house types, but are also seen on two-story houses such as the American Foursquare. The clubhouse reflects the Craftsman style with a low-pitched roof, wide eaves with exposed beams, an eyebrow dormer vent, multi-light casement windows, and some interior details that still exist. It lost its Craftsman front portico in a 1959 remodeling.

The building was designed by Park Andrew Dallis, born December 14, 1875, in LaGrange, Georgia, to Virgil Edward Dallis and Ertelle Park Dallis. Dallis studied at Emory College in Oxford, Georgia, from January of 1894 to June of 1896. He transferred to the University of Georgia in Athens where he graduated with a B.S. in Engineering and a Certificate of Proficiency in Civil Engineering on June 15, 1898. In 1907 he opened a private practice in the Candler Building in Atlanta. His architectural works include dozens of cotton mills across the Southeast, as well as houses, schools, churches, power plants, and warehouses.

The Riverside Club was constructed by Philip Batson, a prominent builder from West Point, and later an owner of the Batson-Cook Company, which is still a thriving construction company. The Batson-Cook Company began as a partnership between Edmund F. Cook and W.C. Batson in 1915. Although Batson left the company in 1928, the firm retained its name under the direction of Edmund Cook. The Batson-Cook Company built the Ford Foundation buildings at Berry College in Rome, Georgia, as well as many buildings for the Warm Springs Foundation and the regional textile companies. In the early 1930s, the company purchased the West Point Iron Works, another local construction company that also built textile machinery, and these operations continued as a division of Batson-Cook.

In 1959 the owners of the Magnolia Club hired noted architect Clement J. Ford (1907-1985) to remodel the clubhouse with classical details. Ford was an Atlanta architect trained at the Georgia Institute of Technology and Columbia University. His small practice focused on traditional residential design with an emphasis on casual elegance. He designed many houses in the upper-middle-class Atlanta neighborhood of Buckhead, where he also resided for over 50 years. Several sources indicate that he strived to keep classicism alive while others embraced modernism.

Revivals of classical styles, including the Colonial Revival and the Neoclassical Revival, were popular in Georgia for a very long period from roughly the 1890s through the 1950s. Common features of both styles include a symmetrical façade, sometimes an entry portico supported by classical columns, and double-hung sash windows. During the period when mid-20th-century modernism was popular, Georgia also saw a resurgence of conservative interpretations of classical styles, perhaps as an outward display of wealth and

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refinement. In the Magnolia Club, this can be seen in the rebuilt front entrance with its porte-cochere with Tuscan columns and curving stone entrance staircase. Other good examples of classical details include the fanlight and sidelights at the front door and most of the interior moldings.

Developmental history/additional historic context information (if appropriate)

Note: Most of the following section is taken from the Historic Property Information Form written by Larry B. Duncan, entitled "The Magnolia Club," dated July 24, 2012, with updates submitted by letter dated September 17, 2012. It was edited by staff of the Georgia Historic Preservation Division (HPD). The original documents are on file at HPD, Stockbridge, Georgia.

Commercial and Industrial History of West Point

The location of the land that would later comprise the Magnolia Club in West Point, Georgia, was originally platted as part of Carroll County, but the area was given to newly-formed Troup County in 1827 as Land Lot 59 in the 16th District. The small settlement that began around 1828 was incorporated in 1831 as the town of Franklin. The trading village had a population of approximately 100 people by 1831, and a ferry was already in operation across the Chattahoochee River. As another Franklin already existed in nearby Heard County, the town's name was changed to West Point in 1832. The first bridge over the Chattahoochee River was constructed from 1838 to 1839 by master bridge builder Horace King, an enslaved artisan who built many of the bridges in west Georgia from the 1830s to the 1880s. The crib-style bridge was located near the present location of 7th Street; the structure was destroyed by Union forces in 1865.

As early as 1834, efforts to build a railroad to West Point had begun, but in 1840 the Montgomery Railroad Company, which proposed a road from Montgomery to West Point, had failed after only building 32 miles of track. With help from the Alabama Legislature, the Montgomery & West Point Railroad Company was reconstituted, and the railroad finally reached West Point on April 8, 1851. Meanwhile, the Atlanta & West Point Railroad was completed to West Point in May 1854, and the new line created a direct route from Atlanta to Montgomery and connected both cities to larger areas of the Southeast and the emerging railroad grid. However, the tracks of the Montgomery & West Point Railroad had been constructed at standard 4-foot-8½-inch gauge, while the tracks of the Atlanta & West Point Railroad had been constructed at the broad 5-foot gauge that was commonly used in the South. Most Southern railroads did not convert to standard gauge until May 31, 1886, when workers across the South moved all of the rails three inches in two days. However, the gauge difference benefited West Point, which grew and developed as local entrepreneurs profited from the required transference of passengers and freight at the West Point Depot, as well as the greater quantity of trade that the city was able to command as a railroad transfer center.

After the Civil War, the economic focus of West Point shifted from agricultural commerce to industry, and the first two cotton mills were constructed downstream from the city in 1869. The West Point Manufacturing Company was organized in 1880 from the defunct Chattahoochee Manufacturing Company, and during the course of the late 19th and early 20th centuries, the company became a giant of the textile industry, employing over 15,000 people in the surrounding area (known locally as the Valley region) through the 1980s. The company, which would merge with Pepperell Manufacturing Company in 1965 and J.P. Stevens in 1987, is still a textile manufacturer known as WestPoint Home, Inc. Although the mills and their associated mill villages were all located south of West Point on the Alabama side of the river, including Lanett and Valley (incorporated in 1980 from the mill villages of Shawmut, Langdale, Fairfax, and Riverview), West Point served as the commercial and administrative hub for the Chattahoochee Valley region.

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The Chattahoochee Valley Railway was constructed by the West Point Manufacturing Company in 1897 to connect the mills and mill villages to the Atlanta & West Point Railroad, which provided access to the railroad grid of the Southeast. The role of the city of West Point as the gatekeeper to the Valley region made the city the commercial center of the area. The West Point Manufacturing Company centered its administrative operations in West Point, even though the vast majority of its operations were in Alabama. The entire Valley region operated on West Point time, as the mills used Eastern Standard Time instead of the Central Time that was used in the rest of the state of Alabama. The city of West Point furthermore served the region as a cultural center, with its schools and 600-seat opera house. The city of West Point experienced significant growth from the late 19th century through the early 20th century as a result of the wealth and commerce created by the textile mills.

Several families played a major role in the development of the textile industry in the Chattahoochee Valley region, but the large Lanier family dominated local industry for nearly a century by controlling the West Point Manufacturing Company. Reuben Philip Lanier was an important local business leader in antebellum West Point, and although he died in 1860, the five of his six sons who survived the Civil War radically remade the economy of West Point. Ward Crockett Lanier and Lafayette Lanier began an insurance company, which would eventually develop into the J. Smith Lanier Company. Lafayette Lanier invested in the Chattahoochee Manufacturing Company, and after his marriage to Ada Alice Huguley, daughter of mill founder George Huguley, he also gained a family interest in the Georgia Alabama Manufacturing Company, another early mill company. All of the Lanier brothers were involved in the textile industry, but Lafayette Lanier was the driving force behind the West Point Manufacturing Company until his death in 1910. His son, George C. Lanier, ran the business until his death in 1948, and his son, Joseph L. Lanier, ran the company from 1951 to 1971. Joseph L. Lanier Jr. assumed the presidency in 1974 and retained his position until junk-bond financiers staged a hostile corporate takeover in 1989 that resulted in years of complex litigation and bankruptcy, eventually resulting in the re-emergence of the company as WestPoint Home in 2005.

During the late 20th century, the city of West Point experienced considerable changes as both the economy and physical environment of the region shifted. The construction of Interstate 85 made travel through the Chattahoochee Valley region quicker and easier, allowing people to increasingly live and shop in other communities. The lower property taxes in Alabama also contributed to the lack of growth in West Point, as the large new commercial developments were constructed on interstate-accessible and inexpensive parcels in Alabama. The relocation of shopping facilities to Alabama greatly boosted the economies of the mill villages, and several of the villages incorporated as the city of Valley in 1980. The decline of the textile industry damaged the local economy, as the mills slowly closed down. The dilution of the Lanier family in the company in 1989 may have influenced the West Point Manufacturing Company (later WestPoint Home) to further shift jobs to cheaper overseas labor markets. The West Point Manufacturing Company had employed around 15,000 people in the greater Valley area during the 1980s, and by 2006, only 2,500 jobs remained.

History of Floods Affecting the Property

The Chattahoochee River also had a significant impact on the development of West Point. The flooding of the river was a periodic catastrophe that ruined buildings and endangered residents. The safety of the town from river flooding appears to have played an important role in the development of the city, as people moved up the hill, out of the immediate downtown area and away from the floodwaters. In December 1919, a significant flooding of the city destroyed the bridge over the Chattahoochee and damaged numerous buildings. Although flooding also occurred in 1886, 1901, 1912, 1916, and 1929, the flood of 1919 was the worst. Just as the city

Riverside Club – Magnolia Club
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was beginning to recover, a major tornado struck on March 28, 1920, razing several buildings and seriously damaging others.

The Riverside Club was damaged by the 1919 flood only six years after it was built. The Chattahoochee River reached its highest level in 100 years at 29.25 feet above normal on December 10, 1919. This flood washed away the Highway 29 bridge that crossed the Chattahoochee near the Riverside Club. The city of West Point's downtown district was built on the west bank of the Chattahoochee, and the bridge was the only access within miles to reach West Point from the east. This was a significant loss to the local economy and industries because there were very few bridges that crossed the Chattahoochee, all great distances apart. According to George D. Allen, a Troup County Archives resource who resided across the street from the Magnolia Club from birth until 1970, the US Army was assigned the task of building a flotation bridge to cross the Chattahoochee at West Point. This was the first civilian flotation bridge built by the Army. The Riverside Club was repaired after the 1919 flood. Other floods on March 15, 1929, February 26, 1961, and May 8, 2003 threatened the Riverside Club-Magnolia Club but never entered the main floor. These later floods reached between 23 and 25 ½ feet and entered only the crawlspace under the house.

The Riverside Club - Magnolia Club

The nominated building was originally constructed in 1913 as the Riverside Club, then sold to West Point Manufacturing Company in 1920 and renamed the Magnolia Club in reference to the magnolia trees surrounding the property. (Both clubs were mostly run by the same group of local businessmen). In 1880 LaFayette Lanier and Ward Crockett Lanier had established the West Point Manufacturing Company. In 1886 the Langdale Mill (one of their major holdings) was totally destroyed by fire. Facing disaster, the brothers turned to N. Boynton & Company of Boston for financial aid. With the mill rebuilt, LaFayette Lanier was the driving force of the operation, serving as president from 1896 until his death in 1910. LaFayette Lanier's sons, George Huguley Lanier and LaFayette Lanier, Jr. came to West Point Manufacturing Company in 1906 to assist their father in his declining years, with George serving as vice president and LaFayette, Jr. as company agent. After the death of LaFayette Lanier, Sr., William A. Bullard became president from 1910 to 1912, followed by Joshua B. Richmond from 1912 to 1925. Bullard and Richmond were both Boston capitalists. The majority of the new directors were from New England, as was their sales agent, N. Boynton & Company.

Whenever the Eastern investors and sales agents came to West Point they would stay at the home of Mrs. Lafayette Lanier, Sr. Thinking it not appropriate that his mother act as hostess to the Eastern capitalists, Lafayette, Jr. decided that they needed to build a place of lodging and entertainment for the company's investors, salesmen, and other business associates when they came to West Point; therefore the Riverside Club was built in 1913 at a cost of about \$8,000. Seven years later, in 1920, plans were drawn to build the Riverside Country Club and golf course approximately one mile to the west in Lanett, Alabama. The existing Riverside Club building was sold to West Point Manufacturing Company and renamed the Magnolia Club. The Magnolia Club remained the meeting place and guest house for the largest investors and guests of West Point Manufacturing Company.

The Riverside Club, and later the Magnolia Club, was used for many local civic and business events. For instance, the 50th-year celebration honoring the anniversary of the Battle of West Point at Fort Tyler was conducted on the lawn of the Riverside Club on Friday, April 16, 1915. As part of the citywide event, homes, businesses and cars were decorated with flags and bunting. Three bands played and there was a barbecue on the lawn of the Riverside Club. Special invitations were also sent to out-of-town guests. A reception for special guests immediately following the event was held at the home of Mrs. Lafayette Lanier, Sr., hosted by Mrs. Lanier and the Daughters of the Confederacy.

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Sometime later, Mrs. J. Smith Lanier managed the club. She appointed her daughters, Ruth Lanier Mize and Edith Lanier Wickam, as volunteer hostesses for the Magnolia Club. A full-time staff was employed at the club, including Arthur Holstein, an African-American man who was called the "Ambassador" for the club, along with two cooks, Deffie Lee Thomas and Catherine Barrow. According to Nettie Lanier Jordan, former Magnolia Club manager, Catherine Barrow's "country" cooking was much loved, even by many of the guests from other nations, such as Great Britain and the Netherlands. When Joseph L. Lanier, Sr. became president of the company, his wife took an interest in the club and hired Joe Barnes, a decorator, to remodel the club. Barnes was responsible for purchasing the dining room chairs and the sideboard that are currently in the dining room. Two Audubon prints were also purchased at this time and placed in the club.

It was during Nettie Lanier Jordan's tenure as club manager that the 1959 remodel took place. Clement J. Ford, a well-known architect, was hired to handle the remodeling of the front of the club. A new entrance and portico was built, along with the limestone steps. The foyer was added and the stairs were closed off from the parlor to make it more private for the guests. It was also at this time that Nettie Jordan had the pool tables removed from the study and the room remodeled to a more traditional study/office. She said this was not a very popular idea, but she felt they were out of place with the new look of the club. Howard Siler, a designer at Fairfax Mill, helped with redecorating the bedrooms. In the late 1960s, Ann Morgan Lanier, wife of Joseph L. Lanier, Jr., came on board as hostess and hired a French chef from Callaway Gardens to do the cooking. She spent \$25,000 remodeling the kitchen.

Since the 1970s, the economy of West Point has suffered, reflecting the decline of the textile industry. During the 1970s, 10th Street and 2nd Avenue were widened to serve as the new route for US Highway 29 and to function as the primary thoroughfare to Interstate 85. The Chattahoochee River Bridge was moved to 10th Street, which required taking property from the Magnolia Club. 1st Avenue in front of the Magnolia Club was largely cut off from the remainder of downtown West Point. Several new buildings were constructed in the 1st Avenue area during the 1970s, including two gas stations and the West Point City Hall.

When the Lanier family lost control of the West Point Manufacturing Company in 1989, the Magnolia Club was briefly occupied by William Farley, the CEO of Fruit of the Loom, who had staged the hostile takeover. The building was sold to Johnston Industries-Wellington Sears, another textile interest, in 1993. Johnston Industries used the club for guests, clients, and meetings. The building was sold to ITC Holding Company (Interstate Telephone Company) in 1998, which used it for the same purposes. ITC was sold, along with a subsidiary (Intercall), to Century Tel (West Co.) in 2002. The building was most recently sold to Larry Duncan, a local resident, who has rehabilitated the property for use as a private residence and his business office.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Books:

Davidson, William H., ed. "Flood and Cyclone in Pictures, 1919-1920." *Valley Historical Scrapbook*. West Point, GA: Hester's Printing Company, 1970.

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Riverside Club – Magnolia Club
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Troup County, Georgia
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Major, Glenda R. and Forrest Clark Johnson, III. *Treasures of Troup County: A Pictorial History*. LaGrange, GA: The Troup County Historical Society, 1993.

Scott, Eleanor Davis and Carl Summers, Jr. Eds. *The Battle of West Point April 16, 1865*. West Point, GA: The Chattahoochee Valley Historical Society, 1997, 122-125.

Fretwell, Mark E. *West Point: The Story of a Georgia Town*. West Point, GA: The Chattahoochee Valley Historical Society, 1987.

Lindsey, Bobby L. *The Reason for the Tears: A History of Chambers County, Alabama*. West Point, GA: Hester's Printing Co., 1971.

Newspaper Articles:

Adams, Tony. "Alabama communities to be hit hard with mill closing." *Columbus (GA) Ledger-Enquirer*, 18 November 2003.

"Club Home for West Point Men." *LaGrange (GA) Reporter*, 21 November 1913.

"West Point in Gala Attire." *The West Point (GA) News*, 15 April 1915.

National Register Materials:

Brock, Gretchen and Stephen Johnson. "West Point Commercial Historic District." *National Register of Historic Places Registration Form*, listed February 1, 2006. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Stockbridge, GA.

Duncan, Larry B. "Magnolia Club." Historic Property Information Form, 24 July 2012. On file at the Georgia Historic Preservation Division, Stockbridge, GA.

Macgregor, Elizabeth Z. "Whitehall." *National Register of Historic Places Registration Form*, listed 1974. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Stockbridge, GA.

Thomas, Kenneth and Jean Ennis. "West Point Public School." *National Register of Historic Places Registration Form*, listed April 1, 1999. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Stockbridge, GA.

Murphy, Erin. "East Side Historic District." Historic District Information Form, 1 September 2008. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Stockbridge, GA.

Other Sources:

Allen, George D. Interview by Larry Duncan. 18 December 2009.

"Chattahoochee River Floods." <<http://ahps.srh.noaa.gov/ahps2/hydrograph.php?wfo=ffc&gage=wetg1&view>> (accessed 14 March 2010).

"Dallis, Park Andrew." Architect file, including various resources. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Stockbridge, GA.

Johnson, Stephen. Interview by Larry Duncan. 13 November 2009.

Riverside Club – Magnolia Club

Name of Property

Troup County, Georgia

County and State

Jordan, Nettie Lanier. Interview by Shirley Coker. 2 November 1998.

Lanier, Joseph L., "The First Seventy-five Years of West Point Manufacturing Company 1880 – 1955." The Newcomen Society in North America, New York, 1955.

Sanborn Insurance Company. Sanborn Fire Insurance Maps, West Point, Georgia, 1922. On file at the University of Georgia Map Library, Athens, GA.

Surveyors Plat for Johnson Industries Alabama, Inc., of Part of Blocks 13 and 38, Plat of the City of West Point, Georgia. Provided by Shirley Coker, ITC Holding. 29 June 1996.

Troup County, Georgia, Superior Court Deed Records.

"West Point Manufacturing Company, 2007 – 2010."

<<http://www.textilehistory.org/WestPointManufacturingALGA.html>>

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67 has been requested)
☐ 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 # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
Name of repository: _____

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

10. Geographical Data

Acreage of Property less than one acre
(Do not include previously listed resource acreage.)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1. Latitude: 32.877192

Longitude: -85.181574

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary is the current legal boundary of the parcel containing the building, as indicated by a dark line on the attached tax map, which is drawn to scale. (The boundary is defined by Troup County tax parcel number 094-3W-010-002.)

Riverside Club – Magnolia Club
Name of Property

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Boundary Justification (Explain why the boundaries were selected.)

The boundary is the current legal boundary, which includes the building and a small yard. The surrounding landscape outside the boundary (particularly to the north and west) was altered after the period of significance by addition of a new driveway, fountain, parking lot, serpentine wall, and other hardscape elements. A small strip of land between the nominated building and the river is not included in the boundary because it is identified as part of a separate parcel (under different ownership) on the current tax map.

11. Form Prepared By

name/title Denise P. Messick, historian

organization Historic Preservation Division, GA Dept. of Natural Resources date July 2015

street & number 2610 GA Hwy 155, SW telephone (770) 389-7844

city or town Stockbridge state GA zip code 30281

e-mail denise.messick@dnr.ga.gov

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Riverside Club – Magnolia Club

City or Vicinity: West Point

County: Troup

State: Georgia

Photographer: Charlie Miller, Historic Preservation Division, Georgia Dept. of Natural Resources

Date Photographed: May 2013

Riverside Club – Magnolia Club
Name of Property

Troup County, Georgia
County and State

Description of Photograph(s) and number:

- 1 of 23. Fountain and front (west) elevation of building. Photographer facing east/southeast.
- 2 of 23. Front elevation of building. Photographer facing east/northeast.
- 3 of 23. Porte-cochere and front elevation of building. Photographer facing northeast.
- 4 of 23. Porte-cochere, driveway, and parking lot. Photographer facing northwest.
- 5 of 23. North elevation of building. Photographer facing south/southwest.
- 6 of 23. Southeast corner of building. Photographer facing north/northwest.
- 7 of 23. Rear wooden deck and river. Photographer facing north/northeast.
- 8 of 23. Rear of building from across Chattahoochee River. Photographer facing west/northwest.
- 9 of 23. Parlor and fireplace. Photographer facing east.
- 10 of 23. Parlor and front entry. Photographer facing northwest.
- 11 of 23. Front entry foyer and doorway. Photographer facing west/northwest.
- 12 of 23. Dining room/conference room. Photographer facing north.
- 13 of 23. Dining room/conference room. Photographer facing southeast.
- 14 of 23. Lounge/sunroom. Photographer facing north/northeast.
- 15 of 23. Kitchen. Photographer facing southwest.
- 16 of 23. Study/office. Photographer facing west.
- 17 of 23. Room under staircase. Photographer facing west/northwest.
- 18 of 23. Bedroom at top of staircase. Photographer facing northeast.
- 19 of 23. Upstairs hall and linen closet. Photographer facing southeast.
- 20 of 23. Upstairs hallway. Photographer facing southwest.
- 21 of 23. Southeast bedroom. Photographer facing southeast.
- 22 of 23. Northwest bedroom from hallway. Photographer facing west/northwest.
- 23 of 23. Staircase from second floor landing. Photographer facing northwest.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

**RIVERSIDE CLUB - MAGNOLIA CLUB
WEST POINT, TROUP COUNTY, GEORGIA**

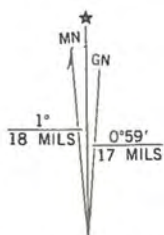
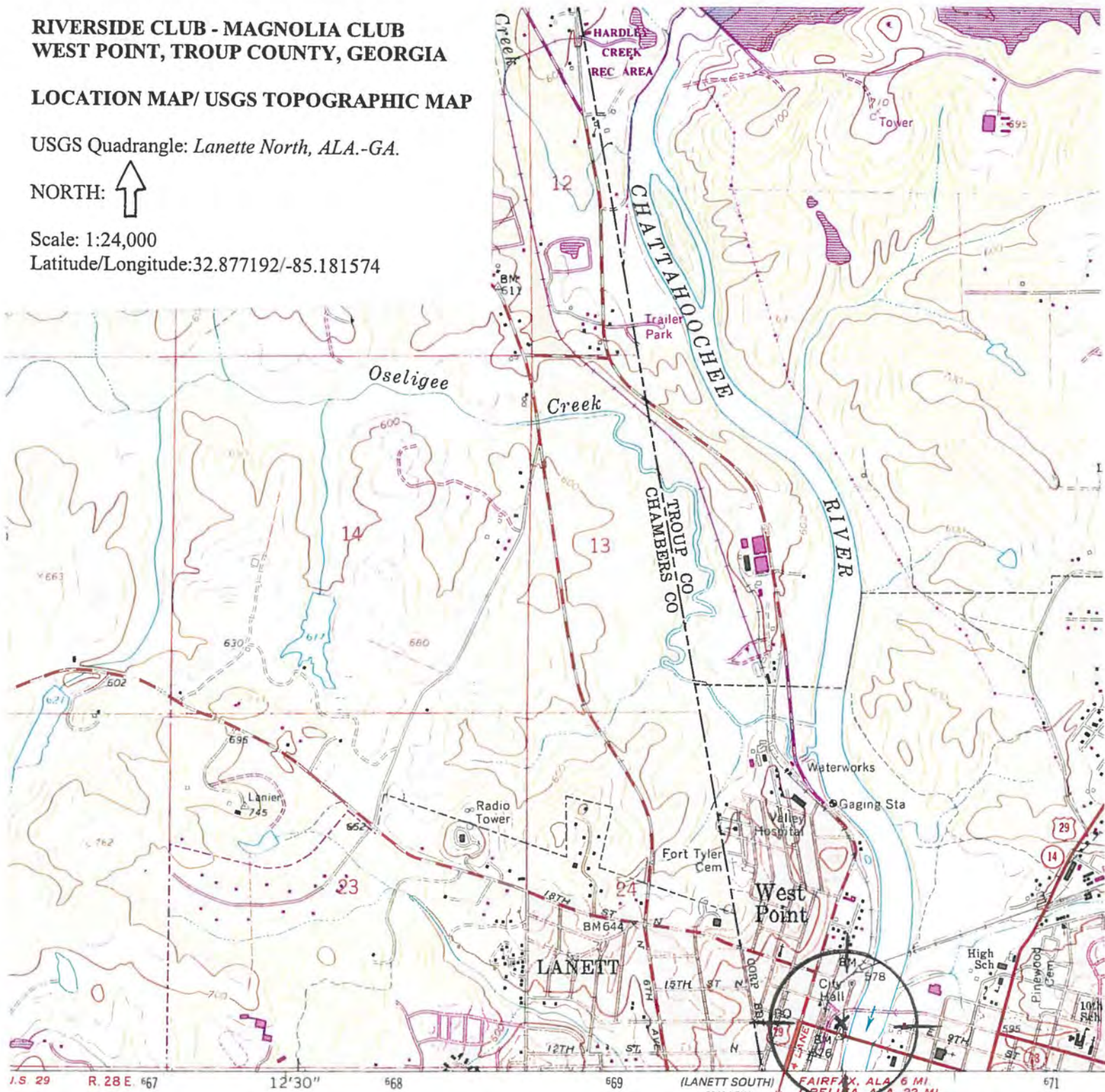
LOCATION MAP/ USGS TOPOGRAPHIC MAP

USGS Quadrangle: *Lanette North, ALA.-GA.*

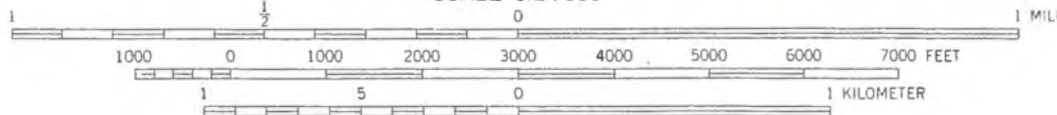
NORTH: ↑

Scale: 1:24,000

Latitude/Longitude: 32.877192/-85.181574



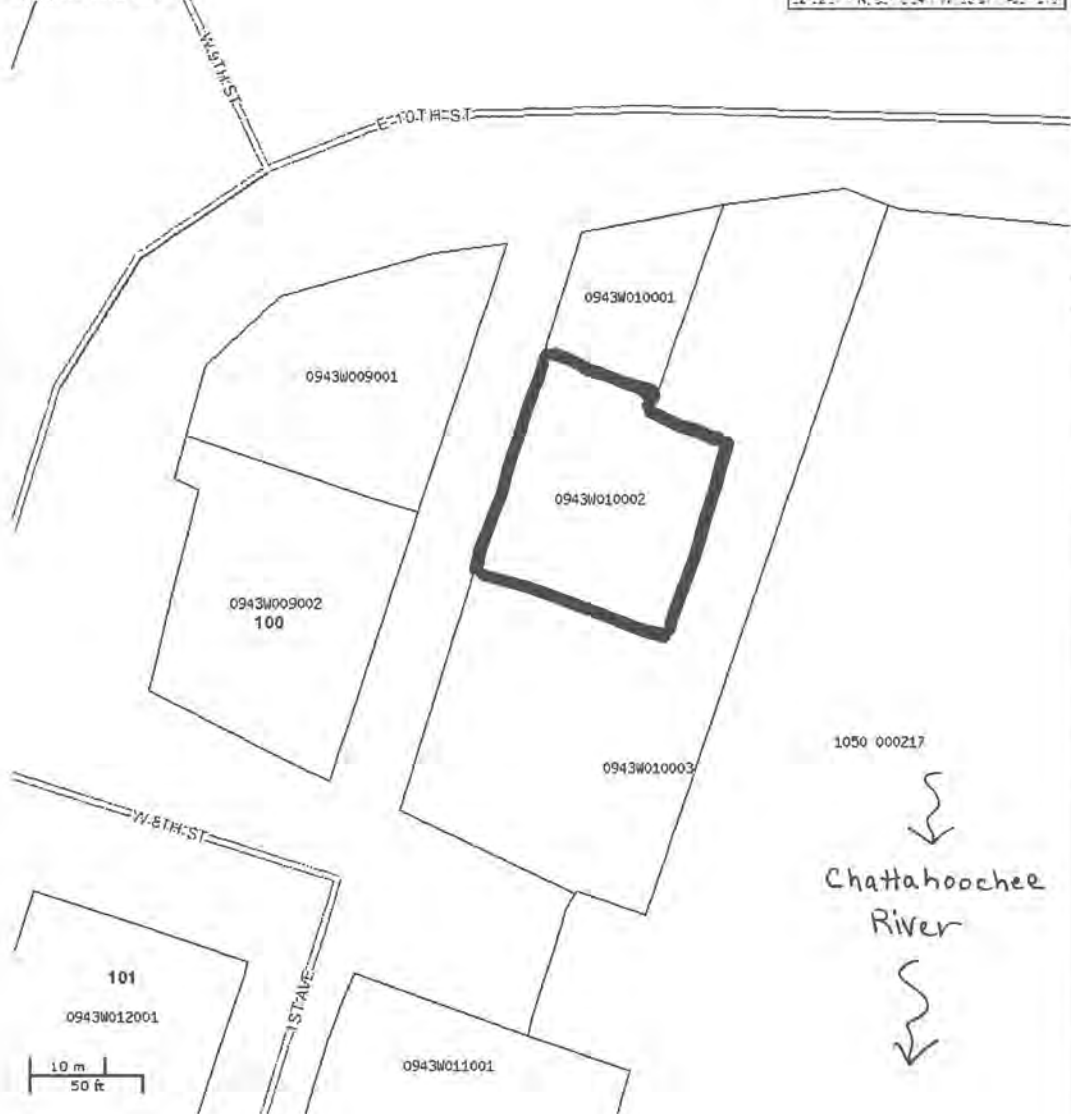
UTM GRID AND 1984 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET



CONTOUR INTERVAL 20 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

Revisions shown in purple and woodland compiled from
aerial photographs taken 1983 and other sources
this information not field checked. Map edited 1984
purple tint indicates extension of urban areas

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST




**RIVERSIDE CLUB - MAGNOLIA CLUB
WEST POINT, TROUP COUNTY, GEORGIA**

TAX MAP/ NATIONAL REGISTER BOUNDARY MAP

Parcel Number 0943W010002

National Register Boundary: **—**



North: 


Scale: 1 inch = approx. 90 feet

Source: Troup County Tax Assessor website (qPublic.net: 2010)

RIVERSIDE CLUB - MAGNOLIA CLUB
WEST POINT, TROUP COUNTY, GEORGIA

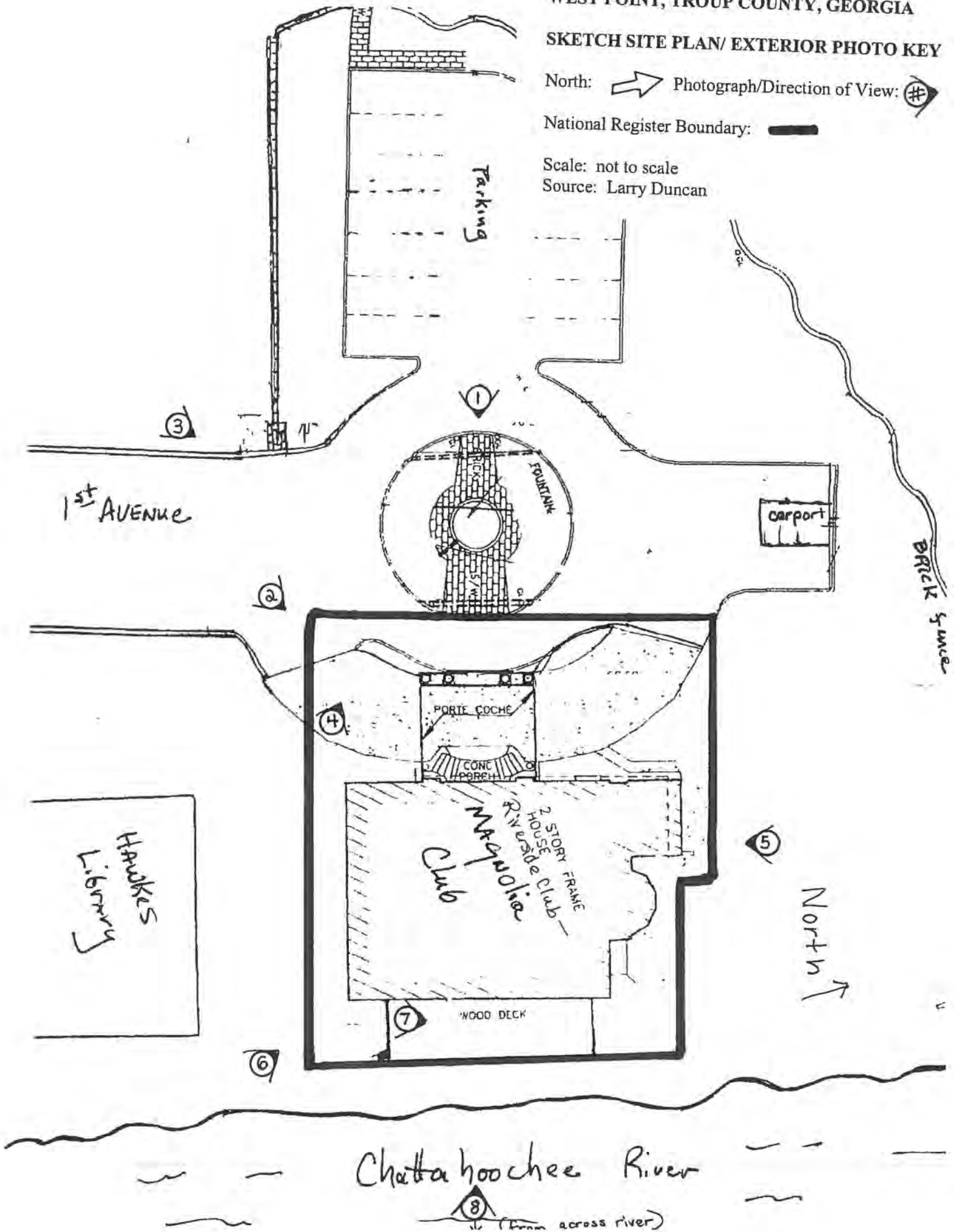
SKETCH SITE PLAN/ EXTERIOR PHOTO KEY

North:  Photograph/Direction of View: 

National Register Boundary: 

Scale: not to scale

Source: Larry Duncan



RIVERSIDE CLUB - MAGNOLIA CLUB
WEST POINT, TROUP COUNTY, GEORGIA

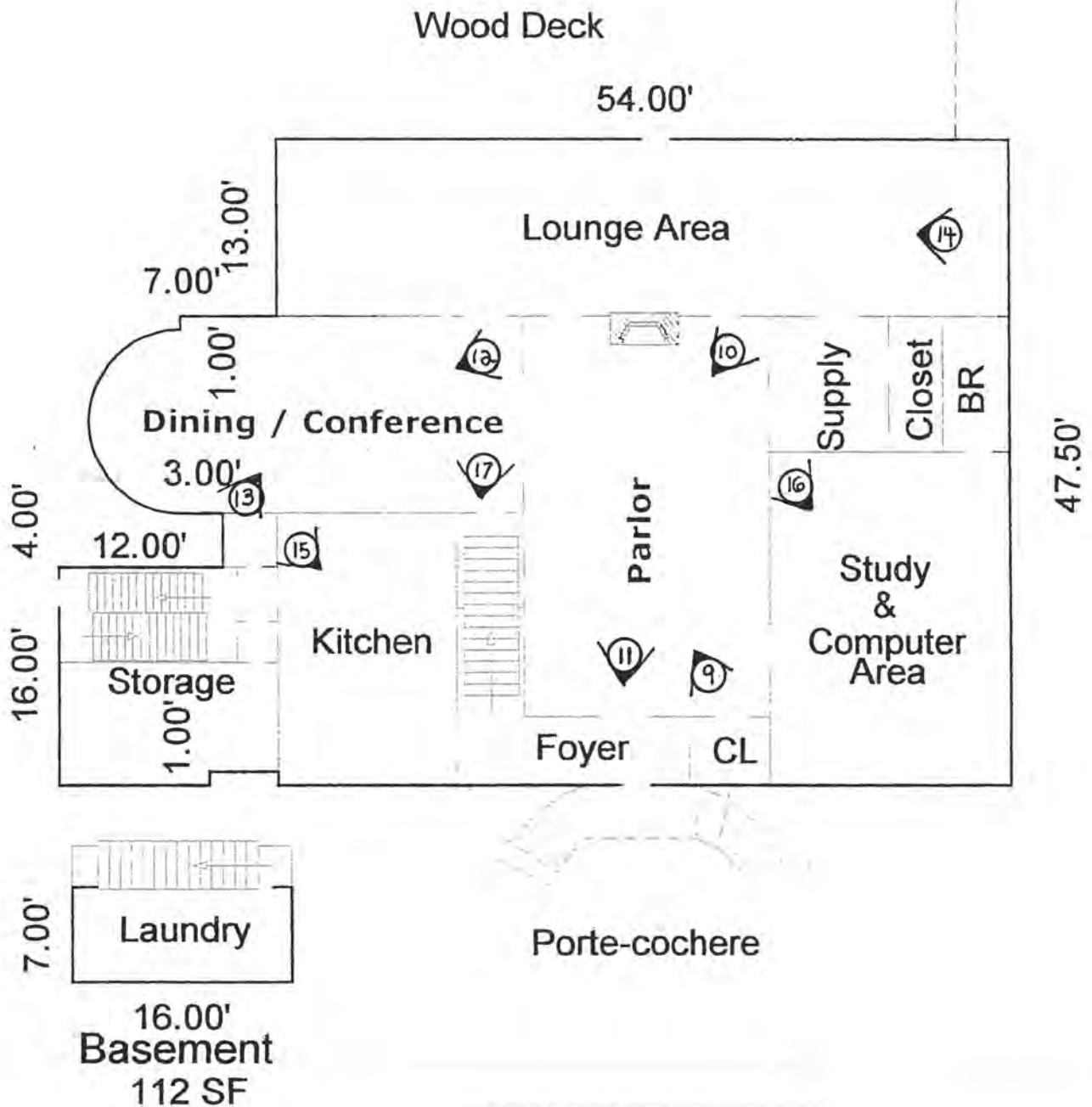
SKETCH FIRST FLOOR PLAN/ PHOTO KEY

Photograph/Direction of View:

North:


Scale: not to scale


Source: Larry Duncan



**RIVERSIDE CLUB - MAGNOLIA CLUB
WEST POINT, TROUP COUNTY, GEORGIA**

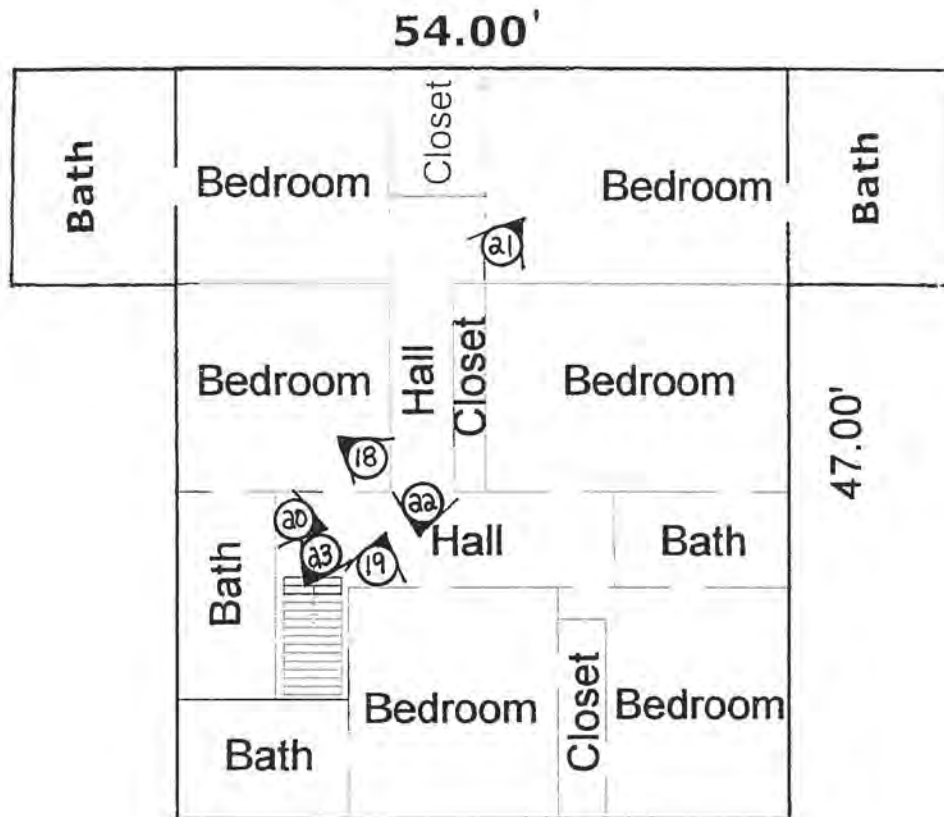
SKETCH SECOND FLOOR PLAN/ PHOTO KEY

Photograph/Direction of View: 

North: 

Scale: not to scale

Source: Larry Duncan



**Second Floor
2000 SF**















































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Riverside Club--Magnolia Club

MULTIPLE
NAME:

STATE & COUNTY: GEORGIA, Troup

DATE RECEIVED: 8/07/15 DATE OF PENDING LIST: 8/28/15
DATE OF 16TH DAY: 9/14/15 DATE OF 45TH DAY: 9/22/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000589

REASONS FOR REVIEW:

APPEAL: ☒ N DATA PROBLEM: ☐ N LANDSCAPE: ☐ N LESS THAN 50 YEARS: ☐ N
OTHER: ☐ N PDIL: ☐ N PERIOD: ☐ N PROGRAM UNAPPROVED: ☐ N
REQUEST: ☐ N SAMPLE: ☐ N SLR DRAFT: ☐ N NATIONAL: ☐ N

COMMENT WAIVER: ☐ N

☒ ACCEPT ☐ RETURN ☐ REJECT 9.14.15 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered by
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



HISTORIC PRESERVATION DIVISION

MARK WILLIAMS
COMMISSIONER

DR. DAVID CRASS
DIVISION DIRECTOR

July 23, 2015

RECEIVED 2280

AUG - 7 2015

Nat. Register of Historic Places
National Park Service

J. Paul Loether
National Park Service
National Register of Historic Places
1201 "I" (Eye) Street, N.W. 8th floor
Washington, D.C. 20005

Dear Mr. Loether:

The enclosed disk contains the true and correct copy of the nomination for **Riverside Club-Magnolia Club in Troup County, Georgia** to the National Register of Historic Places.

- ☒ Disk of National Register of Historic Places nomination form and maps as a pdf
- ☒ Disk with digital photo images
- ☒ Physical signature page
- ☐ Original USGS topographic map(s)
- ☐ Sketch map(s)/attachment(s)
- ☐ Correspondence
- ☐ Other:

COMMENTS:

- ☐ Please insure that this nomination is reviewed
- ☐ This property has been certified under 36 CFR 67
- ☐ The enclosed owner objection(s) do ☐ do not ☐ constitute a majority of property owners.
- ☐ Special considerations:

Sincerely,

Lynn Speno
National Register Specialist

Enclosures