

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 Bona Allen Shoe and Horse Collar Factory
other names/site number N/A

2. Location

street & number 554 West Main Street
city, town Buford () vicinity of
county Gwinnett code GA
state Georgia code 135 zip code 30518

() not for publication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	3	3
sites	0	0
structures	0	0
objects	0	0
total	3	3

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 Claves

Signature of certifying official

11-22-04

Date

to

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

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other, explain:

see continuation sheet

Daniel J. Vivian 1/3/05

for

Keeper of the National Register

Date

6. Function or Use

Historic Functions:

Industry/Processing/Extraction: manufacturing facility

Current Functions:

Other: antiques market

7. Description

Architectural Classification:

Other: early 20th-century industrial building

Materials:

foundation	Concrete
walls	Brick
roof	Asphalt
other	Wood

Description of present and historic physical appearance:

The Bona Allen Shoe and Horse Collar Factory is a complex of three early 20th-century industrial buildings located at the west end of downtown Buford, a small railroad town thirty miles northeast of Atlanta. In the late 19th and 20th centuries, Buford was dominated by the Allen family, which owned substantial real estate holdings and a number of manufacturing plants. These included a tannery, saddle and harness factory, and a shoe and horse collar factory, all located on Main Street along the Southern Railway line. The shoe and horse collar factory is located on a ridge at the corner of Main and Elliott streets.

The **shoe factory**, the most prominent building on the site, was built along West Main Street in 1919 (photos 1-7). It is a three-story rectangular brick building set on a raised basement. Large, modern replacement windows framed by cement lintels and sills pierce the factory's thick brick walls. Rafters with exposed ends support the low-pitched gable roof.

The open interior is supported by massive wood beams tied into the masonry walls and joined with iron collars to a single row of wood posts (photos 8-15). Maple boards cover the three principal floors. A concrete slab forms the basement floor. Two towers project from the south side of the factory (photo 3). The tower on the southeast corner includes the original wood stairs (photo 12). The larger tower at the center of the south façade contains the freight elevator and men's and women's restrooms (photos 6-7 and 10). An interior stair was recently added to roughly the middle of the building (photo 11).

National Register of Historic Places **Continuation Sheet**

Section 7—Description

The **horse collar factory**, built c.1905, is a long, rectangular, two-story building constructed with brick walls (photos 16-18) and brick fire walls that divide the interior into thirds (photos 26-27). The exterior is lined with sash windows set in arched openings (photos 19-20). Roof monitors provide additional light to the interior. Brick corbels support the shallow-pitched gable roof.

The floor plan consists of two, large open floors supported by two rows wood posts (photos 23-26). The concrete floor on the lower floor remains intact. The wood floor on the second floor had been extensively damaged by water and was removed because of deterioration. The result is an open framework of wood posts and beams that provide views from the first floor to the sky-lit roof. The boiler room and machine shop projects from the middle of the factory's north façade (photo 22). Although none of the machine or boiler-room equipment remains in situ, one of the boilers sits on the ground on the north side of metal warehouse A (photo 6).

The **office** building, built in c.1905, is a one-story hip-roofed building constructed with brick walls and arched openings for the doors and windows (photo 28). The entrance to the building is on the west façade. The single entrance door is sheltered by a shed-roofed stoop. A second door is located on the north façade but is not used. Two bays were added to the south end shortly after the office was completed.

The interior is divided into several rooms. Nonhistoric partitions were added to create two small rooms in the original portion of the building (photo 29). A large walk-in vault is located in the center of the east wall. The hardwood floor remains intact throughout the office. Paneling covers the interior walls. The intact hardwood floor is visible in one room and the original bead-board ceiling is visible in another room.

Two metal warehouses were constructed on the site in c.1966. **Warehouse A**, the larger of the two warehouses, is located along the north façade of the horse collar factory at the west end of the factory complex (photo 16, left and 32). It is a gable-roofed building with a poured-concrete floor. The metal cladding was recently covered with red brick veneer. The steel-truss system provides an unobstructed open plan. **Warehouse B** adjoins the north façade of the horse collar factory closer to the east end of the complex (photo 3, left). This steel-framed metal warehouse features a flat roof and brick veneer over its original metal cladding. Several door and window opening were added to the north façade to allow for commercial use of the building. Other nonhistoric metal buildings were located on the site but have since been demolished.

Assessment of Recent Changes and Historic Integrity

The Bona Allen Shoe and Horse Collar Factory was rehabilitated prior to this National Register nomination. The rehabilitation transformed the property from an industrial site to a retail complex. The rehabilitation included the repair, replacement, or removal of deteriorated structural elements, including the roof, floors, and the replacement of deteriorated windows. New HVAC systems and an interior stair were installed and handicapped access ramps were added. A major component of the

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Section 7—Description

rehabilitation was the addition of a pavilion between the shoe and horse collar factory buildings to provide additional covered retail space. The gable-roofed **pavilion** is joined to the factory buildings and constructed of wood trusses that rest on a steel frame. The north and south walls of the factory buildings form the walls of the pavilion. The east and west walls are framed in wood. Based on some of these changes, the Bona Allen Shoe and Horse Collar Factory was denied final certification for its rehabilitation from the Technical Services Branch of the National Park Service on August 1, 2002; the property owner is pursuing an appeal. The National Park Service denial is centered on the replacement of windows on the shoe and horse collar factory buildings and the removal of the second floor of the horse collar factory (photos 23-26).

Although changes were made to the shoe and horse collar buildings, the factory continues to be an outstanding example of an early 20th-century industrial complex in Georgia and retains sufficient historic integrity to be eligible for listing in the National Register. The replacement of the windows on the shoe factory represents a loss of historic fabric and craftsmanship, however, the pattern of the fenestration and the rhythm of openings across the building's facades has as been retained. The intact sills and lintels bind each of the three floors together in continuous horizontal bands glass that make up most of the exterior surface of the building. These floor-to-ceiling windows maximize the amount of light and air that reached the interior of the factory, a major component of slow-burn construction. The windows that were installed as part of the 2002 rehabilitation, like the historic windows, convey the overall design of the factory through the repetition of the oversize windows.

As part of the 2002 rehabilitation, the damaged second floor of the horse collar was removed, exposing the heavy timber frame from the first floor to the roof. The loss of the second floor is a change in the historic design of the building and a significant loss of historic fabric. The reconfiguring of the interior from two floors into one open floor changes the way the space is experienced. The horse collar factory, nevertheless, is eligible for the National Register because the floor represents only one element of the building, which is otherwise intact. The overall massing and form are intact and the window openings have not been altered, though many of the windows have been replaced. The long, low form of the building, the monitor roof, and detailed brickwork, such as the arches above the first-floor windows, clearly indicate that this building is an early 20th-century factory building. The surviving heavy-timber frame, brick walls, and bands of window openings are characteristic of slow-burn method of construction that represents some of the most advanced mill construction technology of the period.

The Bona Allen Shoe and Horse Collar Factory is eligible for the National Register because it is significant in the areas of architecture and industry and because it retains a high level historic integrity. The factory complex retains all or most aspects of historic integrity: location, setting, design, materials, craftsmanship, feeling, and association. The loss of the original windows in the shoe factory and the second floor in horse collar factory diminish the integrity of the complex, but it still conveys its historic significance. Both buildings retain their overall form, massing, design, and enough historic fabric to identify these as excellent examples of early 20th-century industrial architecture in Georgia. As a whole, the complex represents a significant local landmark associated with the company founder Bona Allen and his influence on the town of Buford. The architectural and

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Section 7—Description

industrial significance of the Bona Allen factory is clear despite the loss of the original windows and an interior floor.

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):

Industry
Architecture

Period of Significance:

c.1905-1945

Significant Dates:

c.1905 – Horse collar factory and office completed.
1919 – Shoe factory completed.
1943 – Factory closed and soon reopened to support the war effort.
1945 – Factory closed.

Significant Person(s):

N/A

Cultural Affiliation:

N/A

Architect(s)/Builder(s):

Unknown

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Section 8—Statement of Significance

Statement of significance (areas of significance)

The Bona Allen Shoe and Horse Collar Factory is significant in the area of industry because it represents the leather goods industry in Georgia during the New South-era of industrial development and because the production of leather goods was the leading industry in Buford from the 1870s until the end of World War II. In the late 19th century and most of the 20th century, Buford was dominated by the Allen family, which owned substantial real estate holdings and a number of manufacturing plants. These included a tannery, saddle and harness factory, and a shoe and horse collar factory. At its peak, the company 2,200 people in 1932. The shoe and horse collar factory was a major component of the Allen family empire and provides an understanding of many aspects of a large-scale 20th century leather factory.

The Bona Allen Shoe and Horse Collar Factory is significant in the area of architecture because the design and construction of the factory buildings are representative of industrial architecture built throughout Georgia and the South at the end of the 19th and beginning of the 20th centuries. These buildings were built with slow-burn construction that includes masonry walls, large windows, open floor plans, stronger roof framing, and “slow-burning” timber posts. Rectangular floor plans and floor-to-ceiling windows maximized the amount of light and air that reached the interior. The interiors were usually large open spaces to allow for greater flexibility in the placement of equipment.

National Register Criteria

A – In the area of industry it represents the leather goods industry in Georgia during the New South-era of industrial development and because the production of leather goods was the leading industry in Buford from the 1870s until the end War II.

C – In the area of architecture the design and construction of the factory buildings are representative of industrial architecture built throughout Georgia and the South at the end of the 19th and beginning of the 20th centuries.

Criteria Considerations (if applicable)

N/A

Period of significance (justification)

The period of significance begins with completion of the first factory buildings in c.1905 and ends in 1945, when the factory closed.

Contributing/Noncontributing Resources (explanation, if necessary)

The contributing resources are the shoe factory, horse collar factory, and office. The noncontributing buildings are warehouse A, warehouse B, and the pavilion.

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Section 8—Statement of Significance

Developmental history/historic context (if appropriate)

***Note: The following history was compiled by Brian LaBrie, historian at the Jaeger Company, in 2002. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.*

The Bona Allen Shoe and Horse Collar Factory is located in Buford, Gwinnett County, Georgia. The area was originally inhabited by the Creek and Cherokee Indians. The first white settlers came to the area in the 1830s. The Atlanta and Richmond Airline Railway was laid in Gwinnett County in 1869 and a depot was located in area that later became known as Buford. Established in 1872, Buford was planned and laid out by the developers of the railroad. It was named for the president of the railroad.

Bona Allen moved to Buford with his wife, Louisa Stanley Allen, in 1873. Bona's brother, R. H. Allen, moved to Buford before him and founded a tanning and leather harness factory. The two brothers began business together, but soon broke to establish competing businesses. In 1905, Bona Allen began manufacturing horse collars in a wood factory building that existed on the Main Street site. In that year, he replaced the wood building with a substantial two-story brick factory building. In 1910, Bona Allen sold the property to his corporation, Bona Allen, Incorporated. By 1920, Bona Allen was among the largest manufacturer of horse collars in the world. In 1919, Bona Allen built a three-story brick shoe factory located on Main Street. The success of the leather industry in Buford in the first decades of the 20th century led to its moniker, "the New York of Gwinnett."

In October 1925, Bona Allen died leaving his business empire that consisted of the tannery, saddle and harness factory, and shoe and horse collar factory to his sons Bona Jr., John, and Victor. The three brothers were prominent in business and community affairs in Georgia. Victor was actively involved with the University of Georgia and the Georgia Institute of Technology. In the 1950s, Bona Jr., donated company land for two Buford elementary schools, a high school, and a gymnasium. The site of the Buford General Hospital was also donated by the Bona Allen company.

The company minimized its losses during the Great Depression by having reinvested profits and neither borrowed funds nor sold stock in the company. During the Depression in 1932, the company expanded its workforces to 2,200 employees and sponsored a baseball team called the Bona Allen Shoemakers. The complex expanded to include five warehouses, a store, and two elevated water tanks (all of which had been demolished before 1997 rehabilitation). The Atlanta Journal and Constitution dubbed Buford the "depression-proof town."

In August 1941, workers at the Bona Allen company unionized. In response, the company closed the shoe factory, horse collar factory, and the tannery in October of that year. In 1943, the horse collar factory closed only to reopen six months later by the U.S. Army Quartermaster Corps. The company rebuilt military shoes for the war effort. The factory closed at the end of World War II. In 1946, the Chicopee Manufacturing Corporation, Lumite Division leased the Bona Allen Shoe and Horse Collar Factory to manufacture screens. Chicopee added several metal buildings to the site in the 1960s. In

National Register of Historic Places Continuation Sheet

Section 8—Statement of Significance

1969, the Bona Allen company sold the Shoe and Horse Collar Factory along with other properties to the heirs of Bona Allen. In the 1980s, the complex was used to manufacture vinyl and aluminum frames for windows. The property remained vacant from c.1990 until 1997 when Tannery Row, LLC began its rehabilitation of the property. The rehabilitation, which was completed by the Bona-Allen Project, LLC, included the removal of most of the 1960s metal buildings between the two factory buildings, rehabilitation of the shoe factory, horse collar factory, office building, and two c.1966 metal warehouses. In January 2002, the property reopened as the Historic Buford Antiques Market.

9. Major Bibliographic References

Hoskins, Gail. "Bona Allen House put on National Register."

LaBrie, Brian. Historic District Information Form. Bona Allen Shoe and Horse Collar Factory. On file at the Georgia Department of Natural Resources, Historic Preservation Division, Atlanta, Georgia, 2002.

Morgan, Handsel Grady. *Historic Buford: A History of the City of Buford, Georgia through 1990*. Georgia: Thomasson Printing Co., 1993.

"Shoe Entrepreneurs Left Lasting Legacy." *Atlanta Journal and Constitution*, February 1998.

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: August 1, 2002
- 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
- Local government
- University
- Other, Specify Repository:

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

10. Geographical Data

Acreage of Property Approximately 6 acres

UTM References

A) Zone 16 Easting 775630 Northing 3778640

Verbal Boundary Description

The historic district boundary is indicated by a heavy black line on the attached map, which is drawn to scale.

Boundary Justification

The boundary includes the property and all of the intact resources historically associated with the Bona Allen Shoe and Horse Collar Factory.

11. Form Prepared By

State Historic Preservation Office

name/title Steven H. Moffson, Architectural Historian
organization Historic Preservation Division, Georgia Department of Natural Resources
mailing address 47 Trinity Avenue, S.W., Suite 414H
city or town Atlanta **state** Georgia **zip code** 30334
telephone (404) 656-2840 **date** July 15, 2004
e-mail steven_moffson@dnr.state.ga.us

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

name/title Brian LaBrie, Historian
organization The Jaeger Company
mailing address 119 Washington Street
city or town Gainesville **state** GA **zip code** 30501
telephone (770) 534-0506
e-mail N/A

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

Property Owner or Contact Information

name (property owner or contact person) Don Arsenault
organization (if applicable) Bona Allen Project, LLC
mailing address 554 West Main Street
city or town Buford **state** GA **zip code** 30518
e-mail (optional) N/A

National Register of Historic Places Continuation Sheet

Photographs

Name of Property: Bona Allen Shoe and Horse Collar Factory
City or Vicinity: Buford
County: Gwinnett
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: April 2003

Description of Photograph(s):

Number of photographs: 32

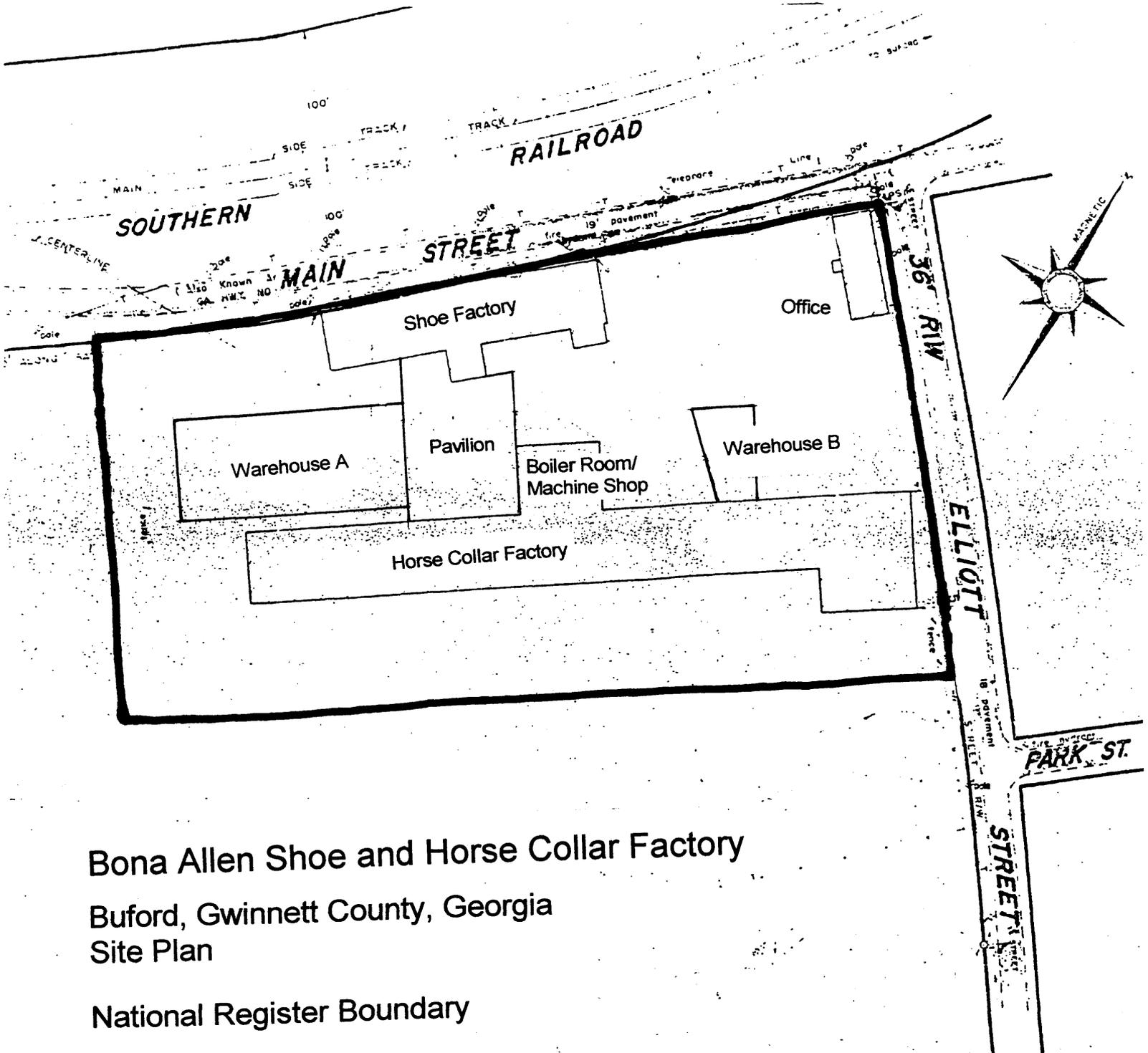
1. Office (left) and shoe factory (right), photographer facing south.
2. Shoe factory, photographer facing south.
3. Warehouse B (left), pavilion (center), and shoe factory (right), photographer facing southwest.
4. Shoe Factory, detail of main façade, photographer facing southeast.
5. Shoe Factory, photographer facing east.
6. Shoe Factory (left) boiler and Warehouse A (right), photographer facing northeast.
7. Horse collar factory [machine shop] (left), pavilion (center), shoe factory (center and right), photographer facing northwest.
8. Shoe factory, interior, basement, photographer facing northeast.
9. Shoe factory, interior, first floor, photographer facing southwest.
10. Shoe factory, interior, first floor, photographer facing southeast.
11. Shoe factory, interior, first floor, photographer facing southwest.
12. Shoe factory, interior, second-floor stair landing, photographer facing southeast.
13. Shoe factory, interior, second floor, photographer facing northeast.
14. Shoe factory, interior, third floor, photographer facing northwest.

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Photographs

15. Shoe factory, interior, third floor, photographer facing northeast.
16. Warehouse A (left), horse collar factory (foreground), and shoe factory (background), photographer facing north.
17. Horse collar factory (foreground) and shoe factory (background), photographer facing west.
18. Horse collar factory (foreground) and shoe factory (background), photographer facing northwest.
19. Horse collar factory, photographer facing west.
20. Horse collar factory, detail of south façade, photographer facing northwest.
21. Horse collar factory, photographer facing south.
22. Horse collar factory [machine shop] (left) and pavilion (center), photographer facing south.
23. Horse collar factory, interior, photographer facing west.
24. Horse collar factory, interior, photographer facing southwest.
25. Horse collar factory, interior, photographer facing northeast.
26. Horse collar factory, interior, photographer facing west.
27. Horse collar factory, interior, detail of west fire wall, photographer facing west.
28. Office, photographer facing northwest.
29. Office, interior, photographer facing north.
30. Pavilion, interior, photographer facing northwest.
31. Pavilion, interior, photographer facing southeast.
32. Warehouse A, interior, photographer facing west.

(HPD WORD form version 11-03-01)



Bona Allen Shoe and Horse Collar Factory
 Buford, Gwinnett County, Georgia
 Site Plan

National Register Boundary

Scale: 1" = 100'

THIS SURVEY HAS BEEN CALCULATED BY LATITUDES AND DEPARTURES AND FOUND TO BE ACCURATE TO WITHIN 1" IF 9750 FT.

THIS PLAT MADE IN COMPLIANCE WITH PLAT LAW OF GEORGIA

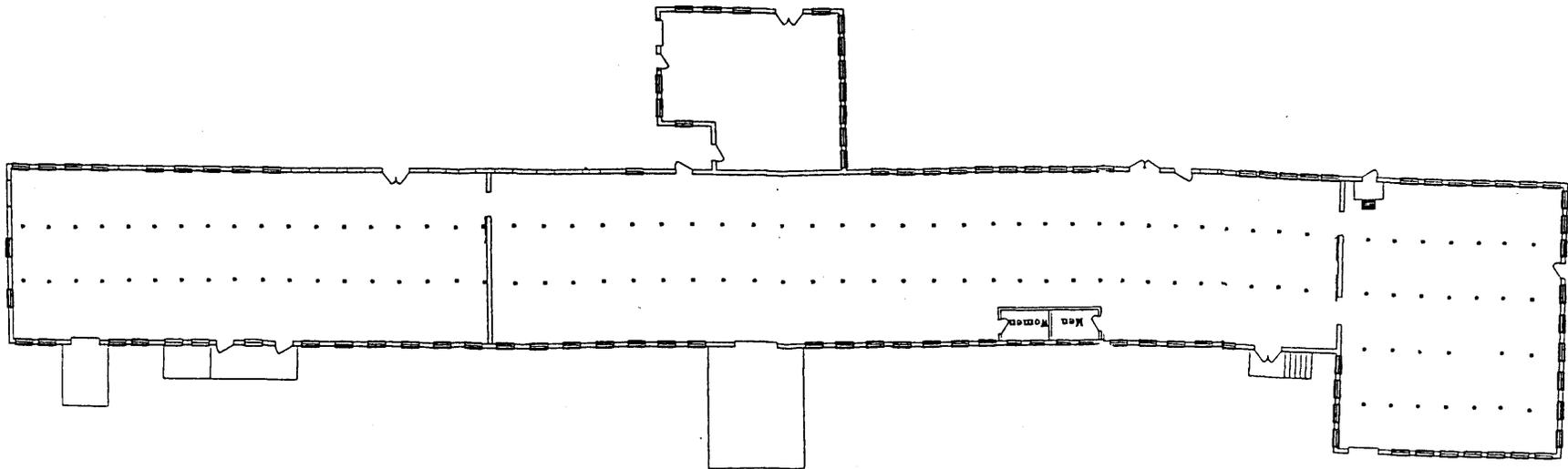


C. M. Higginbotham

SURVEY FOR
BONA ALLEN INC.

HIGGINBOTHAM & JAMES
 227 Jackson Street, S. E.
 Lawrenceville, Georgia

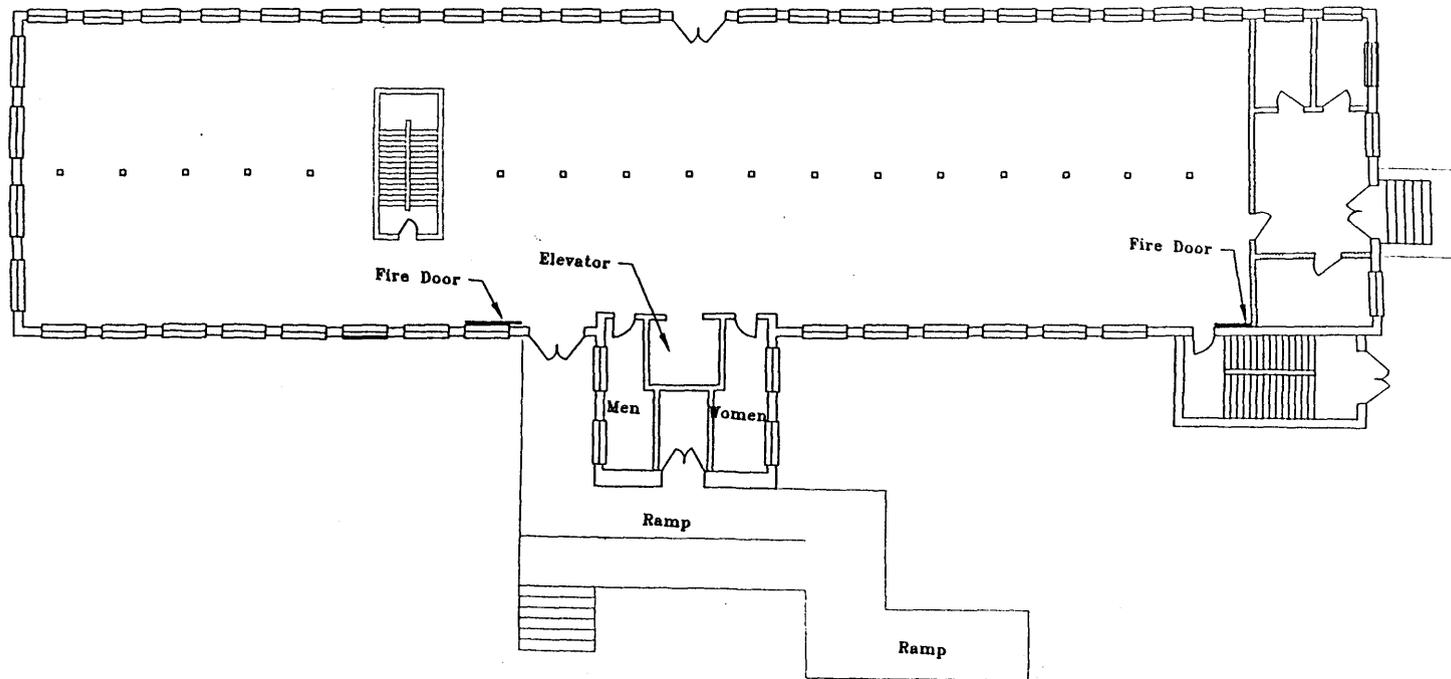
13.147 ACRES BEING	
572,683 SQ. FEET IN	
CITY OF BUFORD	
LAND LOT 293 & 294	
DISTRICT 7 TH.	
COUNTY GWINNETT GA	
SURVEYED 8 - 29 - 66	
SCALE 1" = 60'	
CC G.P.	
DRN. G.P.	
CHKD. G.H.	



Bona Allen Shoe and Horse Collar Factory
Buford, Gwinnett County, Georgia

Horse Collar Factory, First-Floor Plan

No Scale



Bona Allen Shoe and Horse Collar Factory
Buford, Gwinnett County, Georgia

Shoe Factory, First-Floor Plan

No Scale