

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 90000947 Date Listed: 7/5/90
Conyers Residential Historic District Rockdale GA
Property Name County State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Amy Federman
Signature of the Keeper

7/5/90
Date of Action

Amended Items in Nomination:

Since there are only 4 religious properties contained within a much larger district, the criteria consideration for religious properties should not be checked.

Discussed and concurred in by the Georgia SHPO.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

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.

Elizabeth A. Lyon
Signature of certifying official

5/14/90
Date

Elizabeth A. Lyon
Deputy State Historic Preservation Officer,
Georgia Department of Natural Resources

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 Amy Federman 7/5/98
 - () 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
COMMERCE:business
RELIGION:religious structure
TRANSPORTATION:rail-related

Current Functions:

DOMESTIC:single dwelling
RELIGION:religious structure
COMMERCE:business

7. Description

Architectural Classification:

Mid-19th Century:Greek Revival, Other: Plantation Plain
Late Victorian:Queen Anne
Late 19th and Early 20th Century Revivals:Classical Revival, Late Gothic Revival, Tudor Revival
Late 19th and Early 20th Century American Movements:Bungalow/Craftsman

Materials:

foundation Stone:granite, brick
walls wood, brick, granite
roof asphalt, metal
other

Description of present and historic physical appearance:

The Conyers Residential Historic District is located in the city of Conyers in Rockdale County in north central Georgia, 31 miles east of Atlanta, Georgia. The district radiates to the north and northwest of the central business district from Railroad Street on the southwest to Milstead Avenue on the northeast. It is situated on fairly flat terrain. The district is divided into three sections based on architectural styles and eras of development. Along Main Street, the housing is mostly late Victorian and Bungalow styles. Along Milstead Avenue, one finds early 20th century Bungalow styles as well as some vernacular examples of Victorian era houses. The third area, along Railroad Street, contains some of the earliest housing and some of the most vernacular. The district reflects a wide variety of house types and styles, from antebellum to early 20th century. There are several historic churches as well as a historic warehouse, store, and gas station. The street layout is irregular, with the two main arteries meeting in a V-shaped intersection. Due to the irregular development pattern, the lots are not uniform in size and vary greatly.

The district developed as a residential area for the City of Conyers which began as a railroad town in the 1840s on the Georgia Railroad line connecting Augusta and Atlanta. The area developed in a radiating pattern from the wedge-shaped central business district.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7

The architecture varies according to the development of individual streets and small neighborhoods.

Main Street was at one time the major Atlanta to Augusta Highway and developed as a principal street leading into the city. The historic architecture dates mainly from 1880 to 1941. The majority of residences were built at the turn-of-the-century and include Queen Anne, Classical Revival, and Vernacular Victorian type architecture with later historic development in the Bungalow and Tudor Revival styles. Many of Conyers' most affluent citizens resided along this street in the late 19th and early 20th century.

Milstead Avenue developed as a link between Conyers and the small community of Long Shoals (now Milstead). The road existed as early as the 1850s but most of the remaining historic development on Milstead dates from the turn-of-the-century to the 1940s with a few exceptions such as the 1868 Stansell House and the c. 1840s Pierce Home Place. Development is modest along this street, with the older houses closer to downtown Conyers. The architecture types and styles represented are Greek Revival, Vernacular Victorian, and Bungalow. The majority of the houses date from approximately 1900 to 1935.

The area surrounding Railroad Street developed directly parallel to the railroad lines and in relation to the activity at the depot. The existing structures reflect development in the area from the 1840s through the 1930s. The houses are some of the most vernacular and earliest in the district and include historic commercial structures. Architectural types include Hall and Parlor, L-shaped, Plantation Plain, and Double-pen while more elaborate styles include Queen Anne, and Classical Revival.

The architectural characteristics of the Conyers Residential Historic District represent architecture from the period of about 1880 to 1940 with some houses dating mid-19th century. The residential structures are mainly vernacular house types with some influences and characteristics of high style architecture present in their design and detailing. Vernacular Victorian is the most predominant architectural type and features asymmetrical massing with porch spindlework, gable dormers, and one-story, wrap-around porches (photographs 16, 23, 29, 34).

The district also includes some excellent examples of high style architecture. The Pierce Home Place is a c. 1840s Greek Revival style house located at 988 Milstead Avenue. The building is symmetrically designed and features a full facade porch, a second story balcony, and a central doorway with sidelights and transom.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7

One of the most ornate Victorian-era houses is the William Eakes house built at the turn-of-the-century. The wrap-around porch is highlighted by spindlework, brackets, and turned balustrades (photograph 9). The two-story, Queen Anne style house at 942 Main Street features decorative scaled gables, a front wrap-around porch and asymmetrical massing (photograph 22).

Atlanta architect, Neel Reid, designed the 1913 Langford House at 900 Main Street (photograph 1). The house is a combination of Classical Revival and Italian Renaissance styles and features a symmetrical facade, two identical side porches and a small front porch with a columned portico.

The district also contains several historic churches. The 1918 Presbyterian Church and the 1925 Macedonia Baptist Church are of granite veneer construction and designed in a Late Gothic Revival style (photographs 35, 26). The red brick, Late Gothic Revival style Methodist church, built in 1902, was designed by Atlanta architect, Willis Denny. The 1938, red brick Baptist Church shows elements of the Classical Revival style with a white columned, portico main entrance (photograph 9).

The Bungalow style illustrated at 1000 Main Street features wide overhanging eaves, period columns with battered sides, gable stickwork, and decorative braces under gables. Modest examples of the Tudor Revival style are also found along Main Street. These buildings feature steeply pitched roofs, cross gables, and decorative brick work.

A late-19th century granite block warehouse, a one-story, c.1900 granite store, an early 20th century brick and concrete waterworks and an early 20th century block style gas station are also within the district and are utilitarian in form and design (photographs 28, 33).

Throughout the Railroad Street area, lot sizes are approximately 75' x 120' feet and fairly uniform in size. Lots along Milstead are larger and less uniform measuring about 125' x 150' feet in area while those on Main Street are the least uniform and average about 100' x 300' feet. All houses in the district are situated fairly close to the street.

Landscape features include hexagonal pavers, shade trees, and informal shrubbery. The district also exhibits extensive usage of granite as a building material. Two churches, a store, and a warehouse are built entirely of granite blocks or granite veneer. Granite is also used throughout the district for chimneys, retaining walls, foundations, curbing and porch piers.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7

Noncontributing properties in the district include a few scattered non-historic or extensively altered houses, industrial buildings, and institutional structures that could not be drawn out of the boundaries.

The Conyers Historic Residential District is a good example of an intact historic district spanning over a century of architectural development. The district illustrates the wide variety of types and styles of buildings used, as well as the various lifestyles of its citizens and local building materials available in a relatively small town in Georgia beginning from the mid-19th century.

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
Community Planning & Development

Period of Significance:

c. 1840s-1940

Significant Dates:

c. 1840s

Significant Person(s):

n/a

Cultural Affiliation:

n/a

Architect(s)/Builder(s):

Neel Reid
Willis F. Denny

National Register of Historic Places
Continuation Sheet

Section 8

Significance of property, justification of criteria, criteria considerations, and areas and periods of significance noted above:

Narrative statement of significance (areas of significance)

The Conyers Residential Historic District is the intact portion of a historic residential area near downtown Conyers that developed from the 1840s through the 1930s.

ARCHITECTURE

The Conyers Residential Historic District is significant in architecture because it contains a wide variety of historic residential architecture, built from antebellum times to the 1930s. The district is significant for its collection of buildings which reflect a range of architectural influences. Stylistic influences include Greek Revival, Queen Anne, Late Gothic Revival, Classical Revival, and Craftsman Bungalow. However, the majority of buildings represent a variety of vernacular house types, notably the Vernacular Victorian. The Greek Revival style is illustrated by the house at 998 Milstead Ave. The building features a symmetrical floor plan, central door with transoms and sidelights, and a full facade porch with columns. An example of the Queen Anne style is seen in the W. H. Eakes House at 1022 Main Street with its asymmetrical, multi-gabled massing, a dormer window, wrap-around porch and decorative spindlework. The building at 900 Main Street is a combination of Classical Revival and Italian Renaissance Revival styles, designed by Atlanta architect Neel Reid. The house features a symmetrical facade, two side porches and a front portico main entrance. The Bungalow style at 1000 Main Street is identified by a low-pitched roof, brackets, and a wide front porch with battered columns. The most predominant type of architecture found within the district is the Vernacular Victorian. This type is illustrated by one or one-and-a-half story frame buildings with hipped or gabled roofs, and full front or wrap-around porches with modest spindlework. The Conyers Residential Historic District also includes several churches and commercial structures. The Methodist, Macedonia Baptist, and Presbyterian churches are all designed in a Late Gothic Revival style and include front gabled roofs, pointed or round arched windows, decorative stained glass, and large square corner towers. The district also includes a late 19th century granite warehouse, a turn-of-the-century, one-story, front gabled store, an early 20th century circular shaped, brick, city waterworks, and an early 20th century gas station, all examples of utilitarian forms of architecture. A feature unique to the district is the extensive use of granite, a local building material. Granite is used for entire structures as well as for foundations, chimneys, porch piers, curbing, and walls. These

**National Register of Historic Places
Continuation Sheet**

Section 8

types and styles are all characteristic of historic residential districts in small Georgia cities and provide a good example of the evolution of residential architecture from the mid-19th century to the early 20th century.

COMMUNITY PLANNING AND DEVELOPMENT

The district is significant in community planning and development because it reflects how a small railroad town grew to accommodate not only the railroad but also the major roads leading to other nearby towns. It was this irregular growth, rather than a planned grid pattern, which became the core of this district. The district developed in a radiating pattern from the wedge-shaped central business district. Railroad, Main, and Milstead are the three main arteries where development occurred. Railroad Street developed directly parallel to the tracks in relation to the activity at the depot. Main Street was at one time the major Atlanta to Augusta Highway and developed as the major street leading into the city. Milstead Avenue developed as a link between Conyers and the community of Long Shoals. Development is modest along this street with the older houses closer to downtown Conyers. The Conyers Residential Historic District illustrates the irregular development of a track side community in the mid- to late-19th century, that also grew along major roads and continued to develop into the early 20th century. This irregular pattern of development, although characteristic of the way many small Georgia towns grew and developed, is unusual for a railroad town which more typically featured a regular gridiron plan. A preexisting highway pattern seems to be the reason for this.

National Register Criteria

These areas of significance support this district's eligibility under National Register Criteria A and C.

This district meets National Register Criteria A as it is associated with the events making a significant contribution to the broad patterns of our history. The Conyers Residential Historic District reflects the panorama of American life. Developed in a radiating pattern from the central business district the residential area reflects the various socio-economic levels of the community and illustrates the lifestyles of its citizens. This district represents a significant residential type of community commonly found in small Georgia cities during the mid-19th and early 20th century.

The district meets National Register Criteria C as it represents the building characteristics used during the mid-19th and early 20th century and the workmanship, building materials, and adaptations of

**National Register of Historic Places
Continuation Sheet**

Section 8

types and styles used during this time. The community's historic buildings also contain important examples of local workmanship and implementations of prevailing architectural styles from various architects. The district also includes examples of utilitarian forms of architecture as seen in the late 19th century and early 20th century commercial and warehouse structures.

Criteria Considerations (if applicable)

The Conyers Historic Residential District contains four historic churches. They remain an integral part of the district and also contribute to the broad patterns of the town's development. These churches are typical of many church structures built in small Georgia cities during the mid-19th and early 20th century.

Period of significance (justification, if applicable)

c. 1840s - development of Conyers Residential District
1940 - 50 years cut-off date

Contributing/Noncontributing Resources

Contributing

120 buildings
1 structure (waterworks)

Noncontributing

16 buildings

9. Major Bibliographic References

Casey, Susan. Jaeger, Dale. "Historic District Information Form - Conyers Residential Historic District." 1988. On file at the Georgia Department of Natural Resources.

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

- () 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 #

Primary location of additional data:

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

Georgia Historic Resources Survey Number (if assigned):

10. Geographical Data

Acreage of Property approximately 85 acres

UTM References

- A) Zone 16 Easting 775700 Northing 3729900
- B) Zone 16 Easting 776820 Northing 3729810
- C) Zone 16 Easting 776590 Northing 3728760
- D) Zone 16 Easting 775690 Northing 3729500

Verbal Boundary Description

The National Register district is located within the City of Conyers. The district boundary is indicated by a heavy black line on the district sketch map.

Boundary Justification

The proposed boundary includes all the contributing residential properties north and northwest of the previously nominated central business district, including those southwest of the railroad. On the edges of the district, properties are noncontributing and consist of post-1940 housing, commercial, and industrial development.

11. Form Prepared By

name/title Lisa Raflo, National Register Researcher
organization Historic Preservation Section, Georgia Department of Natural Resources
street & number 205 Butler Street, S.E., Suite 1462
city or town Atlanta **state** Georgia **zip code** 30334
telephone 404-656-2840 **date** May 11, 1990

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Photographs

Name of Property: Conyers Residential Historic District
City or Vicinity: Conyers
County: Rockdale
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: October 1989

Description of Photograph(s):

- 1 of 35: Langford House at 900 Main Street, designed by Neel Reid, photographer facing west.
- 2 of 35: Streetscape view of Main Street, First Presbyterian Church; photographer facing west.
- 3 of 35: Streetscape view of Main Street, north of Glade Street; photographer facing west.
- 4 of 35: Hardwick House at 942 Main Street, south of Rosser Street; photographer facing northwest.
- 5 of 35: Streetscape view of Main Street, south of Park Circle; photographer facing north.
- 6 of 35: Streetscape view of Main Street, north of Park Circle, photographer facing northwest.
- 7 of 35: Streetscape view of Main Street, south of College Avenue; photographer facing northwest.
- 8 of 35: Streetscape view of Main Street, south of College Avenue; photographer facing north.
- 9 of 35: W. H. Eakes House at 1022 Main Street; photographer facing west.
- 10 of 35: Streetscape view of Main Street, west of College Avenue; photographer facing west.
- 11 of 35: Streetscape view of Main Street, east of Irwin Bridge Road; photographer facing northwest.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Photographs

- 12 of 35: Streetscape view of College Avenue; photographer facing west.
- 13 of 35: Streetscape view of Milstead Avenue; photographer facing southwest.
- 14 of 35: Streetscape view of Milstead Avenue, south of Glade Street; photographer facing southwest.
- 15 of 35: Streetscape view of Milstead Avenue, north of Locust Drive; photographer facing southeast.
- 16 of 35: Streetscape view of Milstead Avenue, south of Locust Drive; photographer facing southwest.
- 17 of 35: 995 Milstead Avenue, Victorian era house with Craftsman details added; photographer facing southeast.
- 18 of 35: Streetscape view of historic jail already listed on the National Register; photographer facing south.
- 19 of 35: Intersection of Main Street and Milstead Avenue, First Baptist Church; photographer facing north.
- 20 of 35: Streetscape view of Glade Street; photographer facing southwest.
- 21 of 35: Streetscape view of Rosser Street, east of Main Street; photographer facing northeast.
- 22 of 35: Intersection of Main Street and Rosser Street; photographer facing southwest.
- 23 of 35: Streetscape view of Institute Street, north of Peek Street; photographer facing south.
- 24 of 35: Greek Revival style house at 1015 North Street; photographer facing northwest.
- 25 of 35: Streetscape view of North Street; photographer facing northwest.
- 26 of 35: Macedonia Baptist Church on Barton Street; photographer facing north.
- 27 of 35: Streetscape view of Green Street, northwest of West Avenue; photographer facing west.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Photographs

28 of 35: Streetscape view of Green Street, southeast of West Avenue; photographer facing west.

29 of 35: Streetscape view of Green Street, northwest of Bryant Street; photographer facing west.

30 of 35: Streetscape view of Green Street, northwest of Travis Street; photographer facing west.

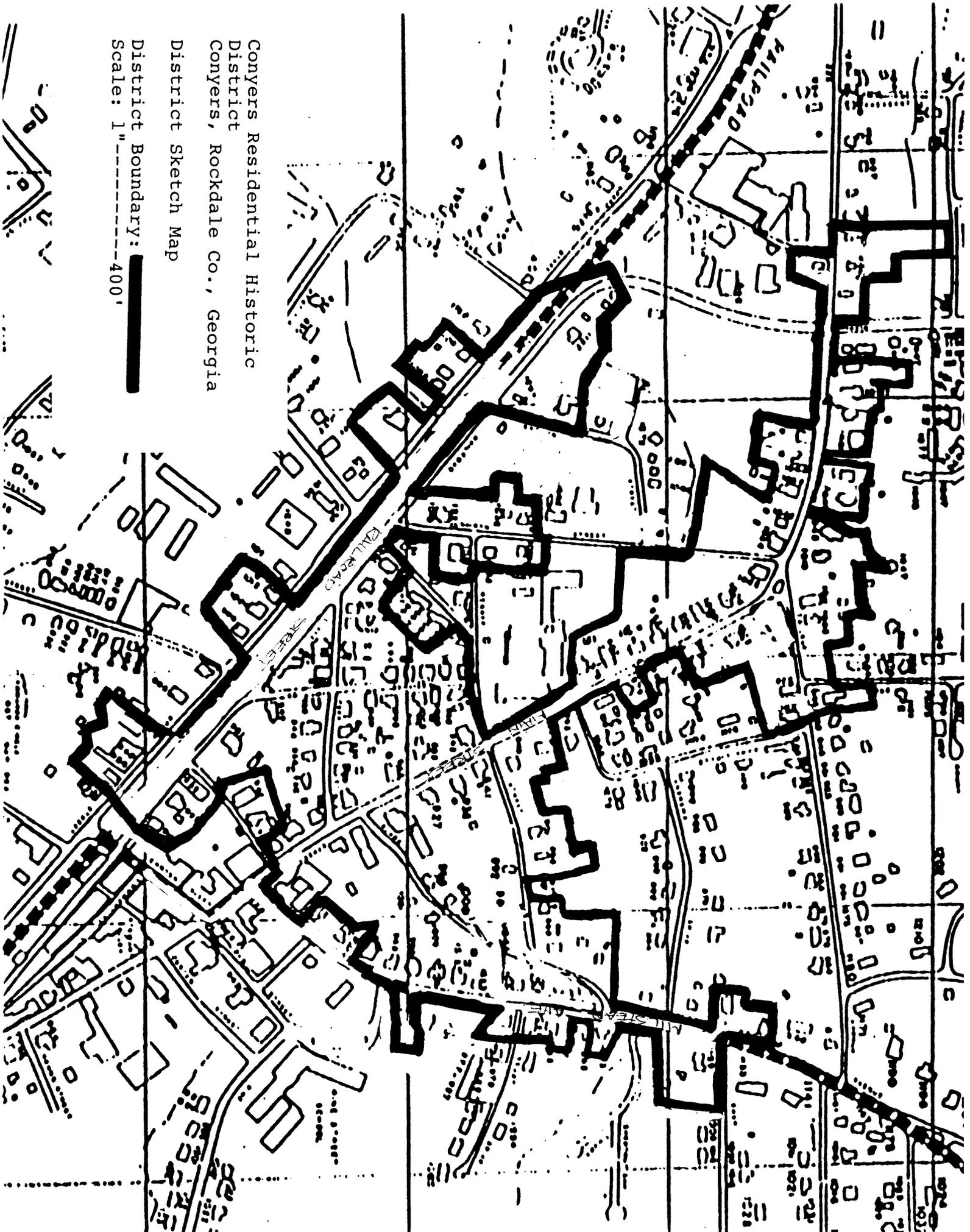
31 of 35: Streetscape view of Railroad Street and view of the Georgia Railroad tracks; photographer facing northwest.

32 of 35: The Almand House at 951 Railroad Street; photographer facing northwest.

33 of 35: Granite block warehouse on Institute Street, north of Railroad Street; photographer facing north.

34 of 35: Intersection of Peek Street and Institute Street; photographer facing northwest.

35 of 35: Streetscape view of the First Methodist Church and the First Presbyterian Church; photographer facing north.

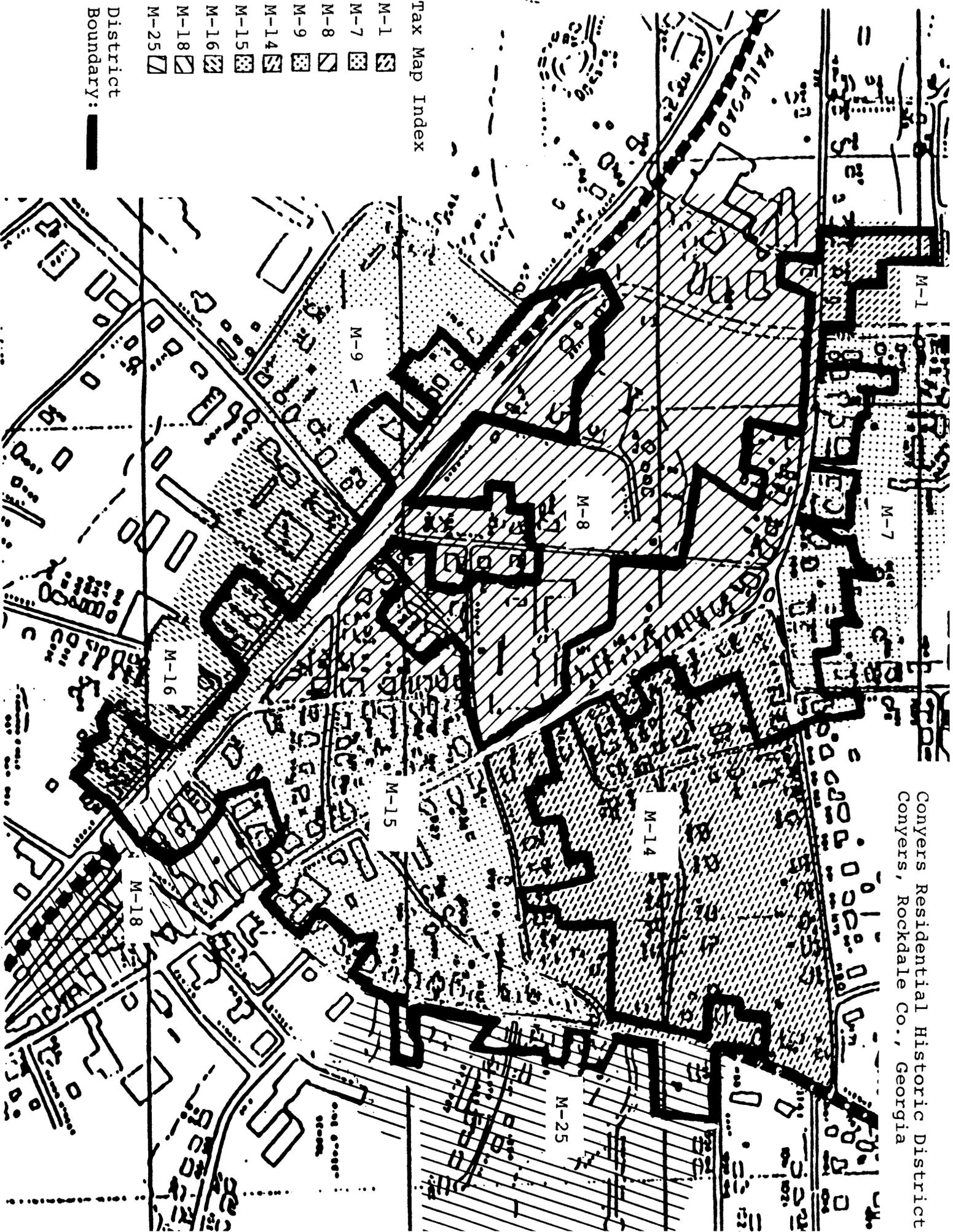


Conyers Residential Historic
District
Conyers, Rockdale Co., Georgia

District Sketch Map

District Boundary: 
Scale: 1" = 400'

Conyers Residential Historic District
Conyers, Rockdale Co., Georgia



Tax Map Index

- M-1 [diagonal lines]
- M-7 [cross-hatch]
- M-8 [diagonal lines]
- M-9 [cross-hatch]
- M-14 [diagonal lines]
- M-15 [cross-hatch]
- M-16 [diagonal lines]
- M-18 [cross-hatch]
- M-25 [stippling]

District Boundary: [thick black line]

UNIT OF CONSTRUCTION
 CONCRETE REINFORCED
 CONCRETE UNIT
 CONCRETE UNIT
 CONCRETE UNIT

101010

CONTERS

SEE PARCEL NO
 MAP
 JOHNSON CITY

Conyers Residential Historic District
 Conyers, Rockdale Co., Georgia
 District Tax Map M-1
 Scale: 0" = 200'
 District Boundary:
 Contributing Property:
 Noncontributing Property:
 Vacant:
 Photographs indicated by:

CITY

SEE PARCEL NO 13H
 MAP 41

LIMITS

SEE 41-131F

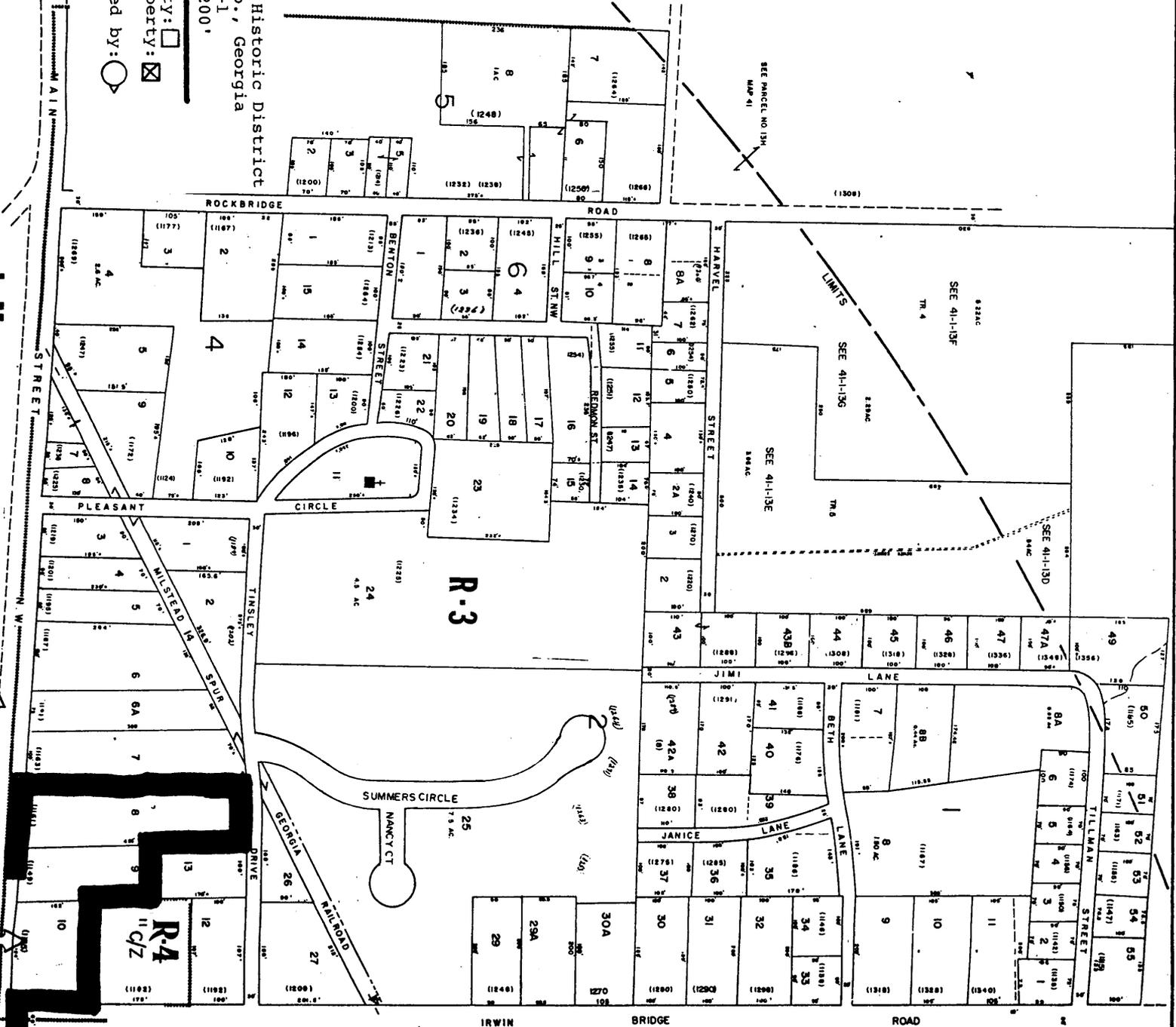
SEE 41-136

SEE 41-13C

SEE 41-13D

R-3

R-4



IRWIN BRIDGE ROAD
 TINSLEY
 WILSEED LA
 SUSA
 JANICE LANE
 BETH LANE
 TILLMAN ST
 ROCKBRIDGE ROAD
 PLEASANT CIRCLE
 SUMMERS CIRCLE
 NANCY CT
 GEORGIA RAILROAD DRIVE
 BENTON STREET
 HILL STREET
 REFORM ST
 HARVEL STREET
 CONTERS

LEGEND

MAP 1
I-M
C-1

MAP 8

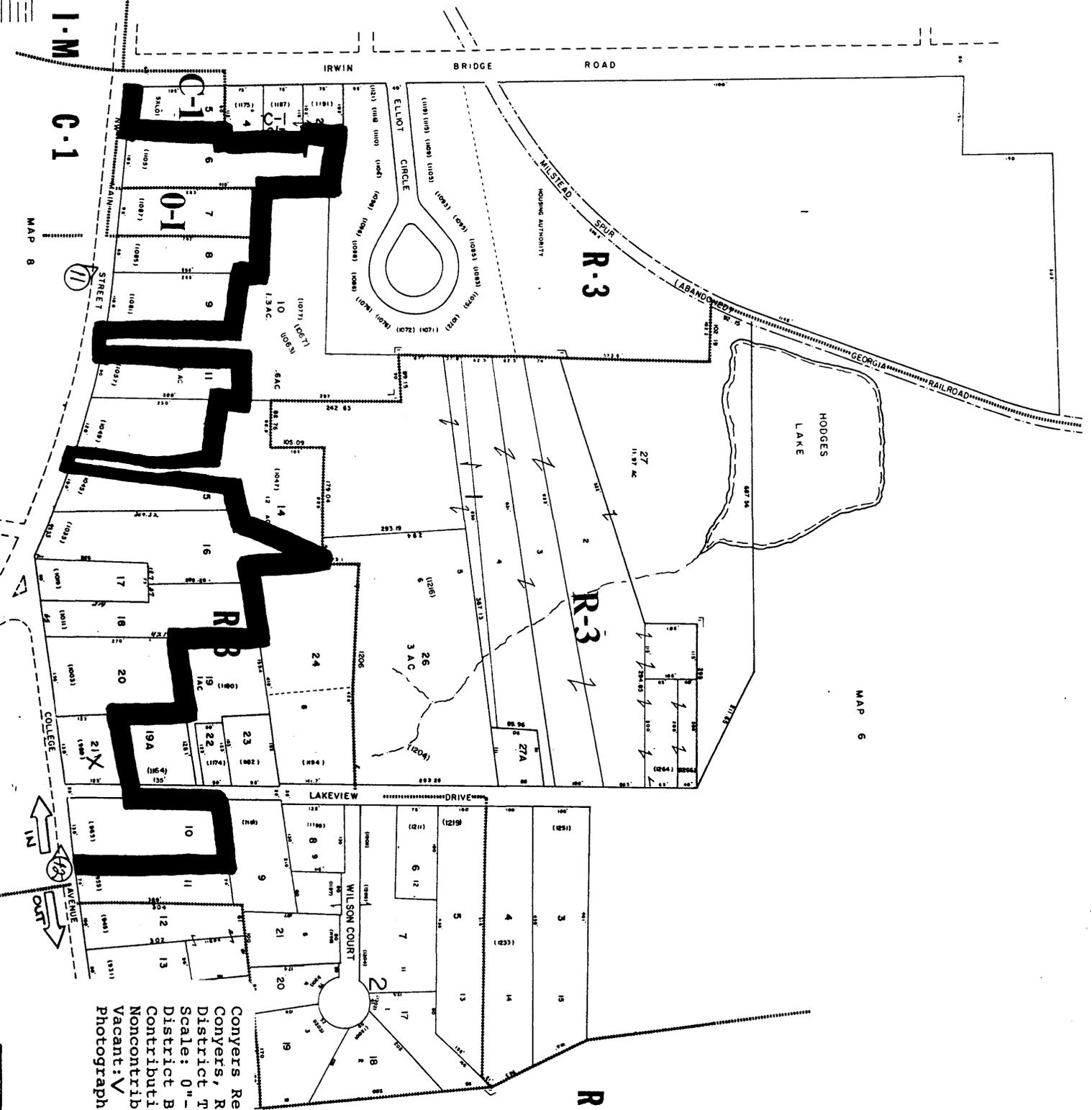
MAP 6

MAP 13

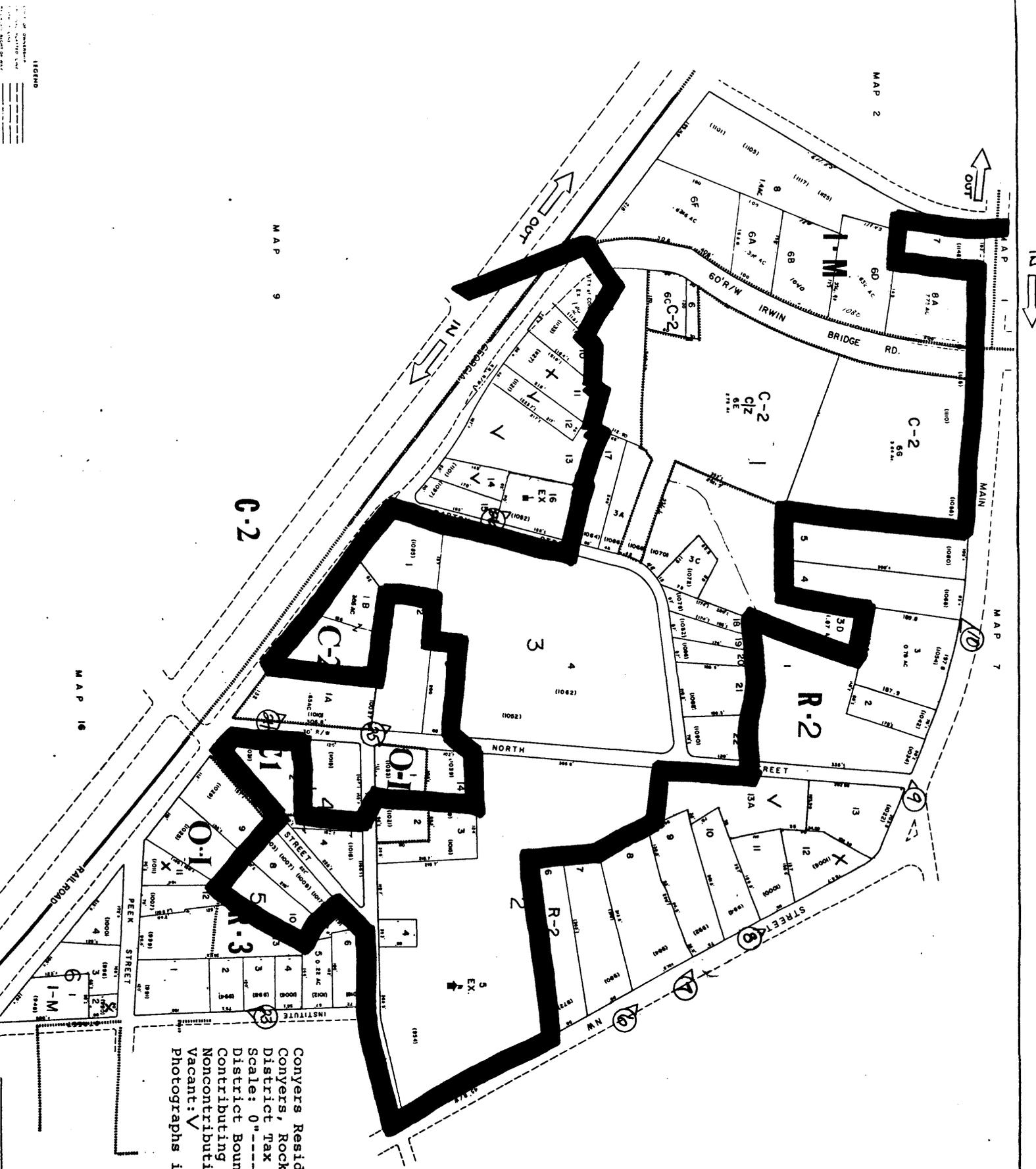
MAP 1

MAP 6

MAP 13



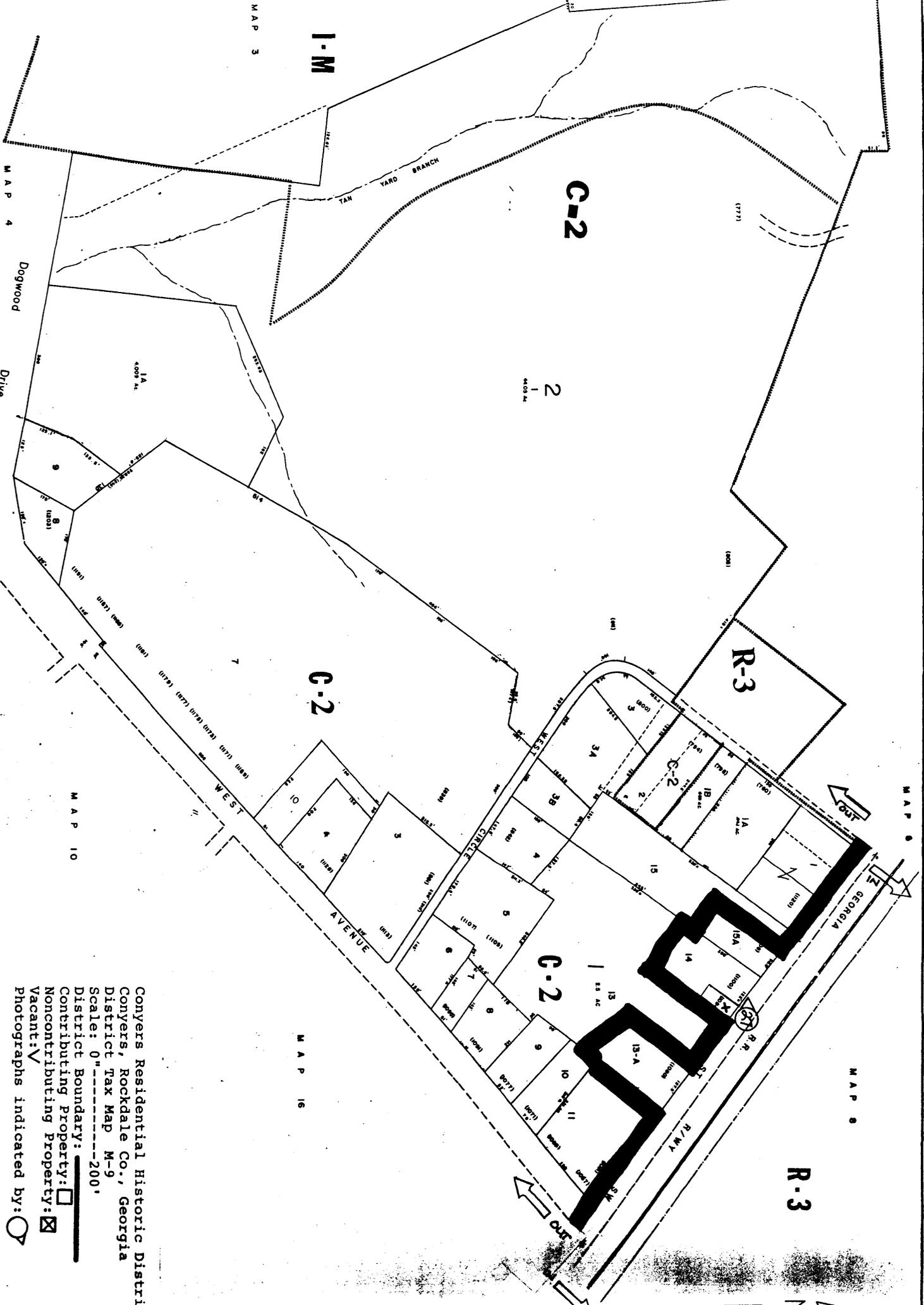
Conyers Residential Historic District
 Conyers, Rockdale Co., Georgia
 District Tax Map M-7
 Scale: 0" = 200'
 District Boundary: **—**
 Contributing Property:
 Noncontributing Property:
 Vacant:



Conyers Residential Historic Dist.
 Conyers, Rockdale Co., Georgia
 District Tax Map M-8
 Scale: 0" = 200'
 District Boundary:
 Contributing Property:
 Noncontributing Property:
 Vacant:
 Photographs indicated by:

LEGEND

---	Contributing Property
- - - -	Noncontributing Property
○	Vacant

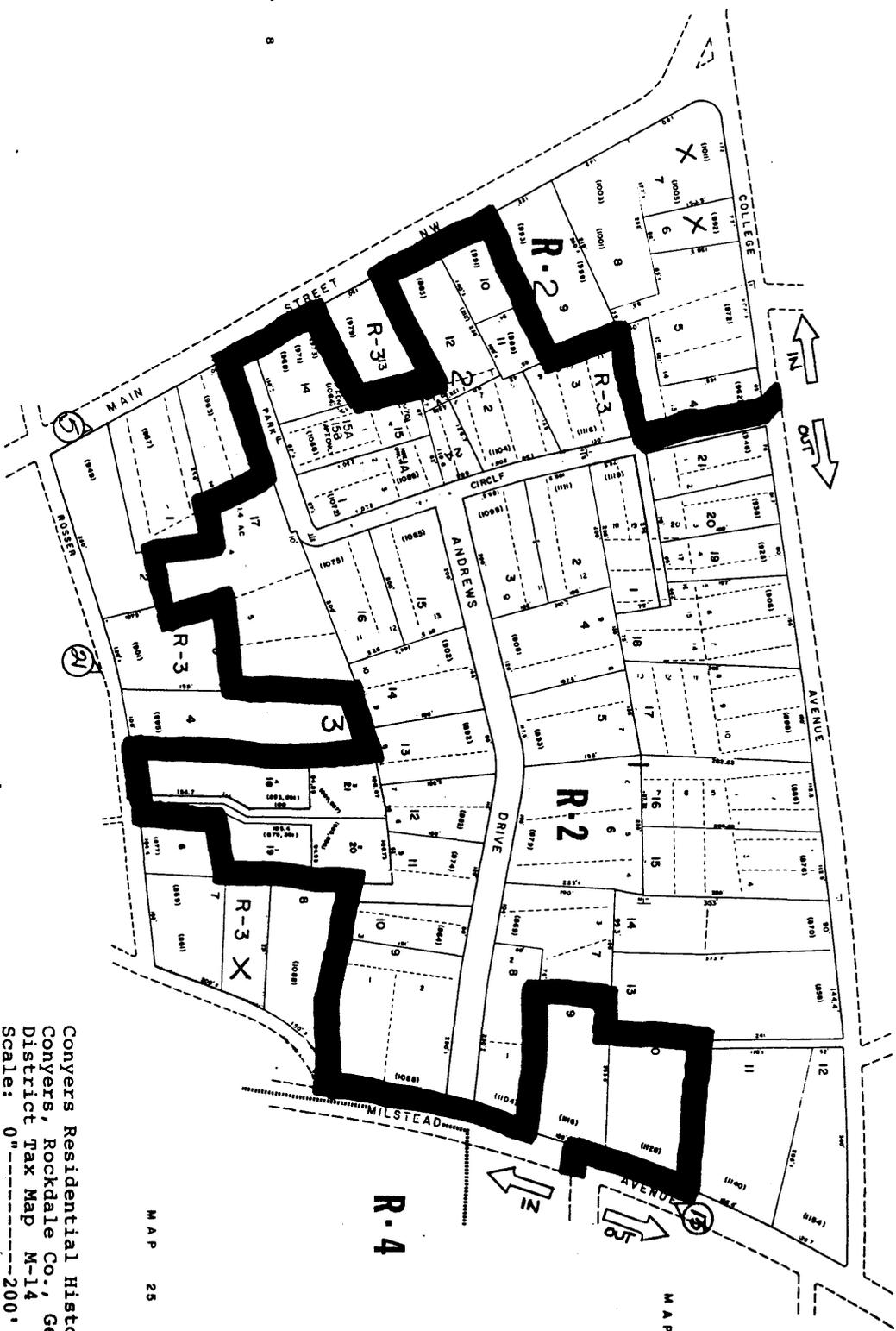


Conyers Residential Historic District
 Conyers, Rockdale Co., Georgia
 District Tax Map M-9
 Scale: 0" = 200'
 District Boundary: **—**
 Contributing Property:
 Noncontributing Property:
 Vacant:
 Photographs indicated by:

ZONING MAP - CITY OF CONYERS, GEORGIA

MAP 7

MAP 13



MAP 8

MAP 15

MAP 25

MAP 24

LEGEND

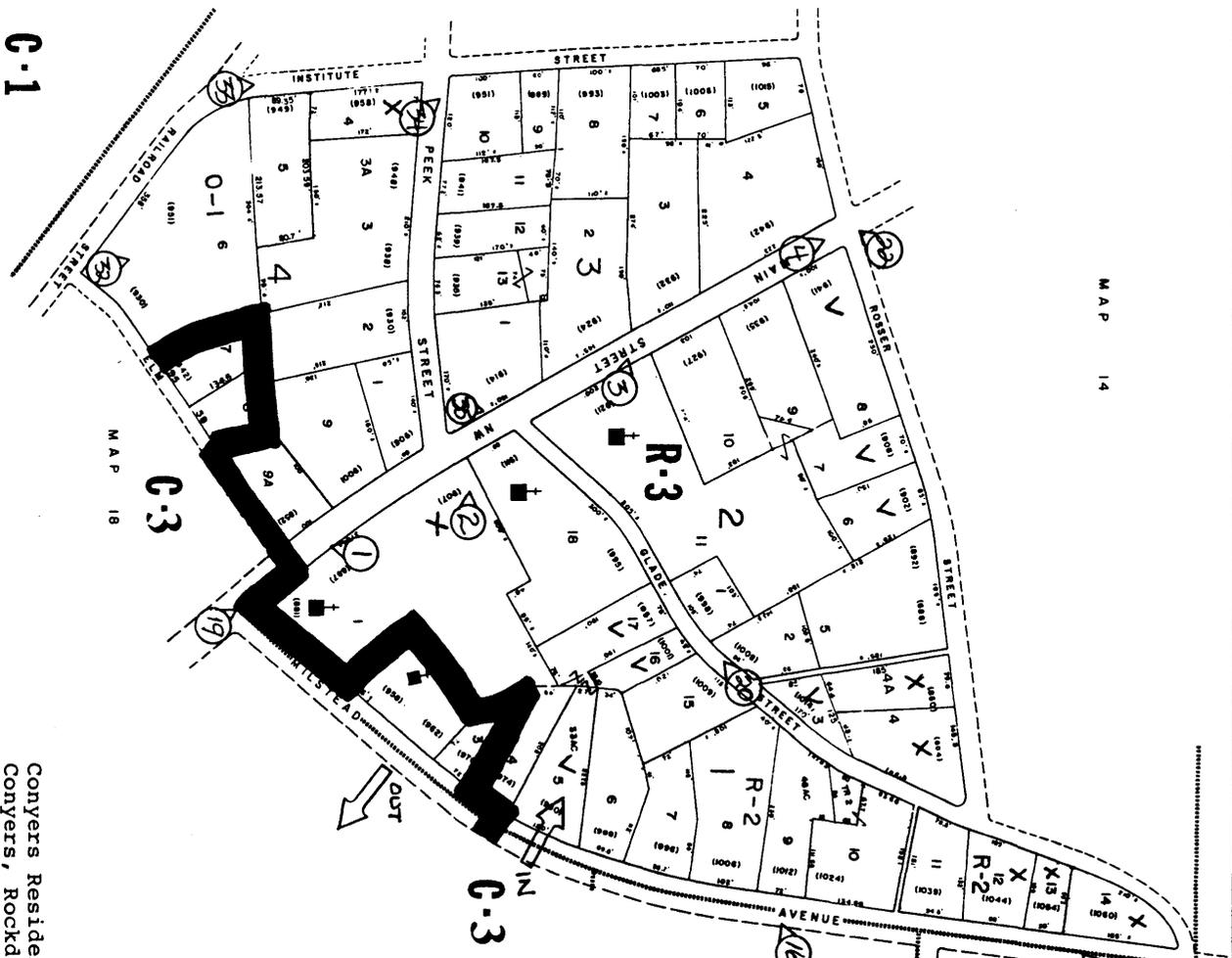
- District Boundary
- Contributing Property
- Noncontributing Property
- Vacant

Conyers Residential Historic District
 Conyers, Rockdale Co., Georgia
 District Tax Map M-14
 Scale: 0" = 200'
 District Boundary: **—**
 Contributing Property:
 Noncontributing Property:
 Vacant:

MAP 8

MAP 16

MAP 14



C-1

C-3

R-3

O-1

R-4

C-3

Conyers Residential Historic District
 Conyers, Rockdale County, Georgia
 District Tax Map M-15
 Scale: 0" = 200'
 District Boundary: 200'
 Contributing Property:
 Noncontributing Property:
 Vacant:
 Photographs indicated by:

MAP 9

MAP 10

MAP 8

MAP 15

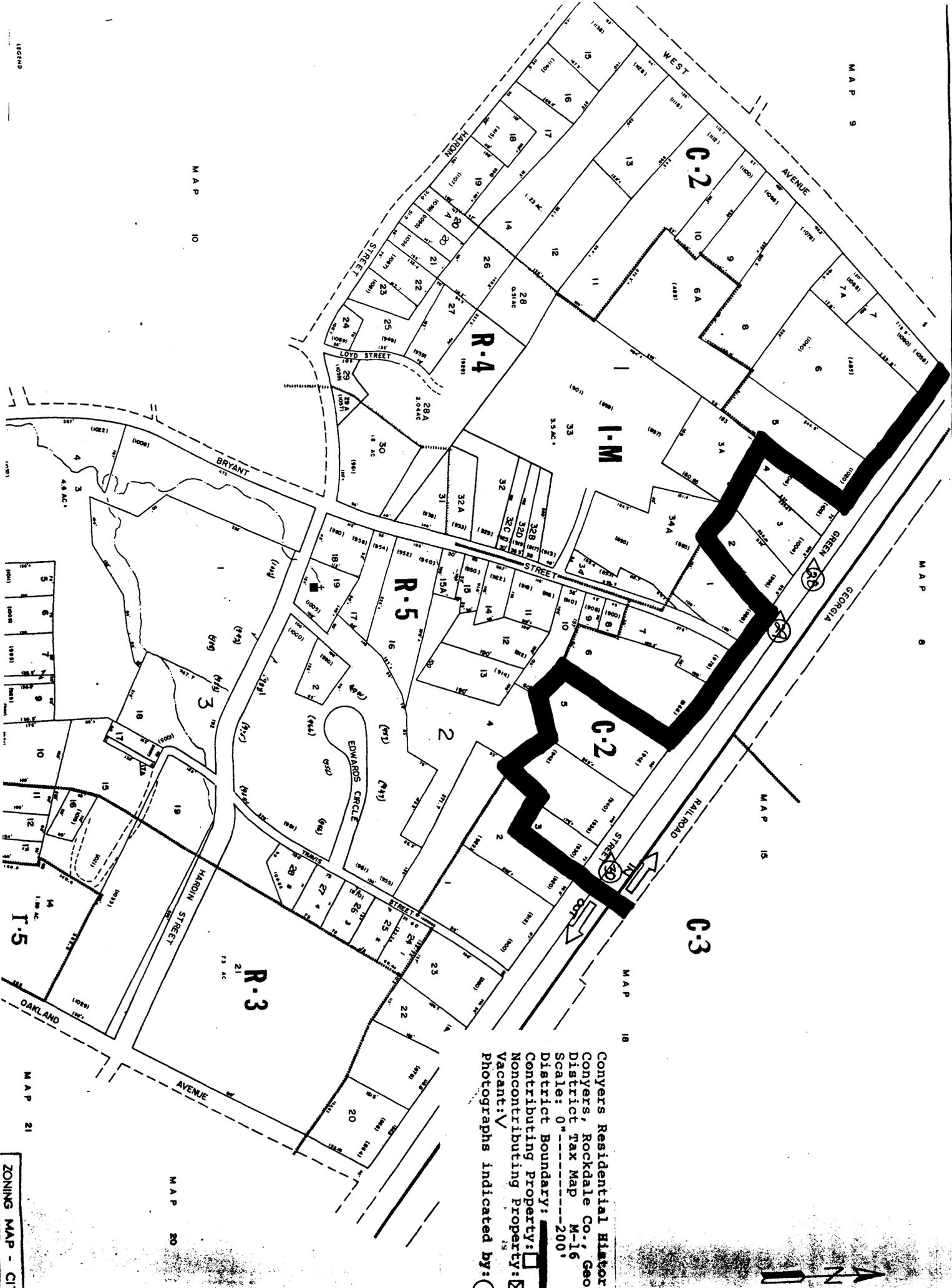
MAP 18

MAP 21

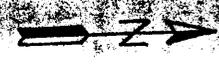
MAP 20

LEGEND

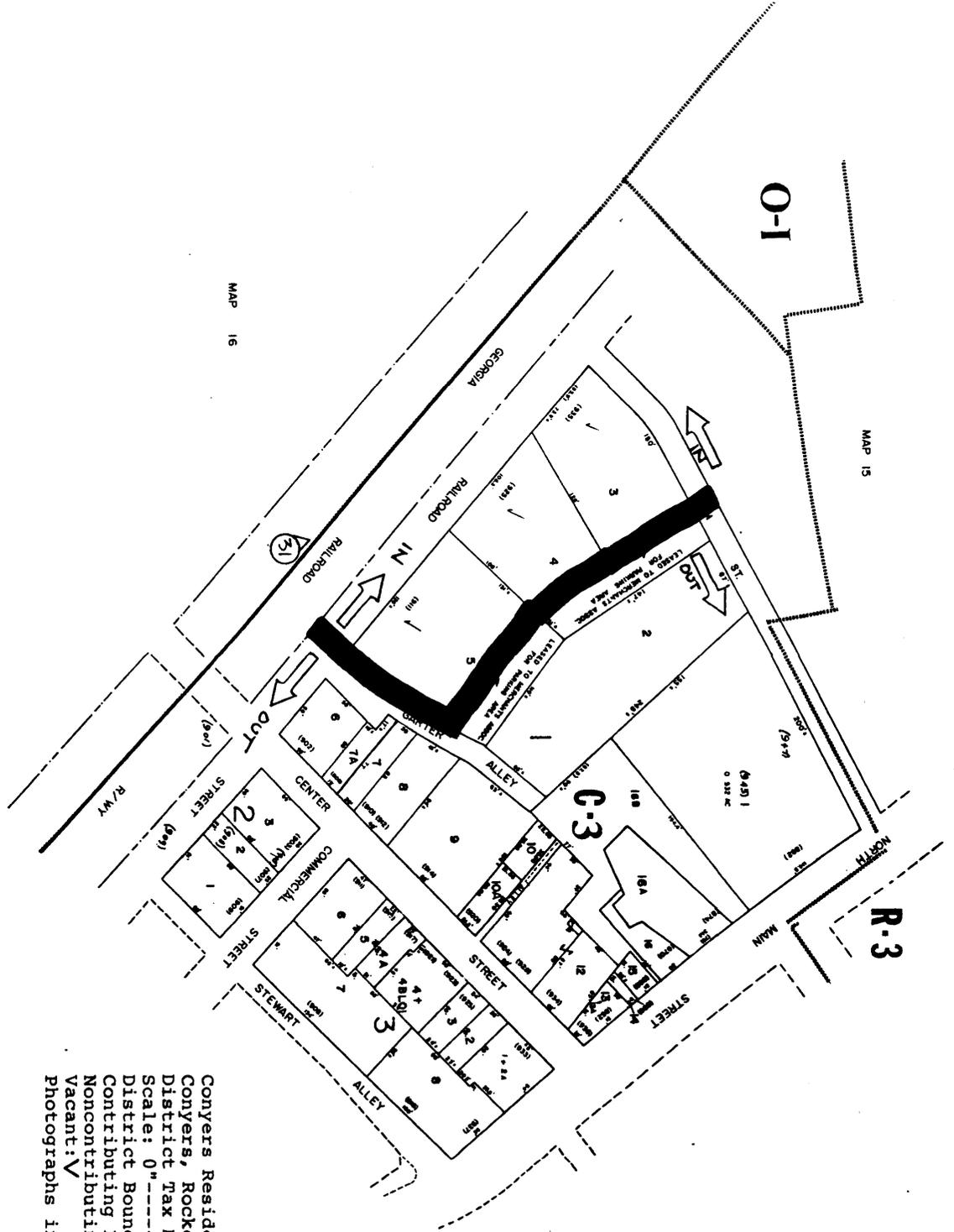
ZONING MAP - CITY



Conyers Residential Historic
 Conyers, Rockdale Co., Georgia
 District Tax Map M-16
 Scale: 0" = 200'
 District Boundary:
 Contributing Property:
 Noncontributing Property:
 Vacant:
 Photographs indicated by:



CENTRAL BUSINESS DISTRICT



Conyers Residential Historic District
 Conyers, Rockdale Co., Georgia
 District Tax Map M-18
 Scale: 0" = 100'
 District Boundary: **—**
 Contributing Property:
 Noncontributing Property:
 Vacant:
 Photographs indicated by:

MAP 14

MAP 15

MAP 32

R-3

R-2

R-3

R-4

R-2



Conyers Residential Historic District
 Conyers, Rockdale County, Georgia

District Tax Map M-25
 Scale: 0" = 200'

District Boundary:

Contributing Property:

Noncontributing Property:

Vacant:

Photographs indicated by: