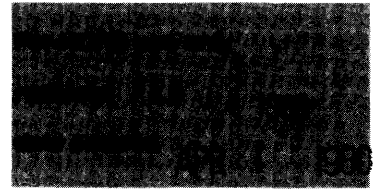


**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**



See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic Highland Hall

and/or common Highland Hall

**2. Location**

street & number 1504 17th Street \_\_\_ not for publication

city, town Columbus \_\_\_ vicinity of congressional district 3rd-Jack Brinkley

state Georgia code 013 county Muscogee code 215

**3. Classification**

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

**4. Owner of Property**

name Mrs. Gloria Mani Pipkins

street & number 1504 17th Street

city, town Columbus \_\_\_ vicinity of state Georgia 31901

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Consolidated Government Center

street & number Tenth Avenue

city, town Columbus state Georgia

**6. Representation in Existing Surveys**

title Historic Structures Field Survey: Muscogee County, Georgia has this property been determined eligible?  yes  no

date 1976  federal  state  county  local

depository for survey records Historic Preservation Section, Ga. Dept. of Natural Resources

city, town Atlanta state Georgia

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## 7. Description

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<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved    date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

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**Describe the present and original (if known) physical appearance**

Highland Hall is an antebellum, Greek Revival-Style, raised cottage consisting of four rooms divided by a large central hall. A two-story rear addition was made at about 1905, incorporating what is thought to have been the original detached kitchen. Highland Hall stands on a small, once-rural lot, in what is now a largely suburban residential area.

Highland Hall's heavy timber frame is entirely sheathed with weatherboard painted white, with the exception of some flush weatherboarding in and under the pedimented portico. The original cottage sits on a high brick basement and features a pedimented front porch with four square-sectioned columns and a tra-beated doorway with transom and side lights framed by pilasters. The porch has a fine cast-iron balustrade and ornamental trim. Two stucco-over-brick interior chimneys rise above the hip roof. The rear addition is executed in a simple vernacular version of the Craftsman style and features weatherboard siding, narrow exposed rafters and simple detailing. This addition is compatible with the original part of the house in terms of mass, scale, materials, and finish, and is scarcely visible from the street.

The interior of the original cottage centers on a wide, high-ceilinged hall running from front to back. Two rooms open onto either side of the hallway. Each room has an interior wall fireplace which shares a common chimney between contiguous rooms. Mantels and moldings survive virtually intact. The original wide-plank pine floors remain in the entrance hall and the southwest room. Walls and ceilings are plastered; some of the walls are wallpapered. The interior of the rear addition contains several rooms arranged around a central stair hall which is essentially a continuation of the hall in the original part of the house.

Two outbuildings are associated with Highland Hall. Both are located at the rear property line, and neither is of any particular historical significance. The larger outbuilding, behind the house, is a one-story, hip-roofed, brick-veneer guest house with attached garage dating from the mid-twentieth century. The smaller outbuilding, located in the northwest corner of the property, is a small brick storage building of recent vintage.

The original condition of the grounds around Highland Hall is unknown. Presently, the lot is landscaped with trees, shrubbery, and lawn.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify)
				Local History

**Specific dates** 1857 and ca. 1905 **Builder/Architect** Unknown

**Statement of Significance (in one paragraph)**

Highland Hall is significant in architecture, community planning and local history.

Highland Hall is significant to the architectural history of Georgia because it is a good example of a one-story, four-room with central hall, Greek Revival raised cottage. Such houses are typical of the late antebellum period in Georgia; Highland Hall, however, is one of perhaps only half a dozen in Columbus, and somewhat unusual in its originally out-of-town location rather than being downtown. Characteristic features of Highland Hall include its floor plan, its compact, regular mass with low hip roof, its symmetrical arrangement of windows and doors, and its weatherboard over heavy timber frame. Salient details include the pedimented portico with square columns, the trabeated front doorway with side and transom lights, simple window sills and lintels, broad cornices with wide friezes, and stuccoed chimneys. The interior, largely intact, features period details and finishes as well. The raised basement is unusual; many Greek Revival houses in Georgia were built on piers. The cast-iron balustrade on the front porch is an exceptional period detail.

In community planning and settlement, the house is significant as the last remaining vestige of an antebellum subdivision experiment. It reflects a smaller, downtown structure, rather than those normally found in the country. The owner of this house and its immediate neighbors worked downtown as merchants, shopkeepers, and public officials. Janet Roebuck, in The Shaping of Urban Society (1974), summarizes the reasons for the rise of suburbs: "Aristocrats and other leaders of society traditionally lived in country estates and kept only their 'second house' in town. Since their social ambitions revolved around joining the top ranks of society, they strove to imitate the traditional leaders. The suburbs were, from the outset, the outgrowths of urban prosperity and social ambition." Although this description might not fit all of those who moved to this area, it does typify some of them.

The house is situated on Lot 58, a 100-acre tract in the Coweta Reserve joining the City of Columbus on the east. This lot, along with the town lots and other lots in the reserve, was sold at public auction in July, 1828. A succession of owners ended with the 1834 purchase of the lot by Homer V. Howard, who had moved to the area from Milledgeville (then Georgia's capital) to join relatives. He had married in 1828 Elizabeth G. Thweatt. Howard's untimely death around 1837 left the twenty-nine-year-old Elizabeth a wealthy widow. Rather than remarrying or farming the land, she subdivided this 100-

[continued]

# 9. Major Bibliographical References

Daly, Mary. "Tradition Lives at Highland Hall," Columbus Ledger, Nov. 11, 1956.  
 Mitchell, William R., Jr. Personal inspection and draft National Register nomination, Sept., 1979.  
 [continued]

# 10. Geographical Data

**UTM NOT VERIFIED**  
**ACREAGE NOT VERIFIED**  
 Quadrange scale 1:24,000

Acreage of nominated property one acre, more or less  
 Quadrange name Columbus, Ga.-Ala.

**UMT References**

A	1 6	6 9 0 9 4 0	3 5 9 5 0 8 0	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

**Verbal boundary description and justification**

As marked by a heavy black line on the enclosed plat.  
 This is all the current owner owns and has been associated with the house since 1905 after the resubdividing of the entire area.

**List all states and counties for properties overlapping state or county boundaries**

state	code	county	code
state	code	county	code

# 11. Form Prepared By

name/title Kenneth H. Thomas, Jr., historian; Richard Clowes, architectural historian  
 organization Ga. Dept. of Natural Resources date Jan. 11, 1980  
 street & number 270 Washington Street, S.W. telephone (404) 656-2840  
 city or town Atlanta state Georgia 30334

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Elizabeth A. Lyon  
 Elizabeth A. Lyon  
 title Acting State Historic Preservation Officer date 2-4-80

For HCRS use only	
I hereby certify that this property is included in the National Register	
<u>W. Ray Luce</u>	date <u>4/1/80</u>
Keeper of the National Register	
Attest: <u>W. A. Durbie</u>	date <u>3/18/80</u>
Chief of Registration	

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet

Significance

Item number 8

Page 2

acre lot beginning in 1839, when she divided the lot into at least six ten-acre portions. Lots 2, 3 and 6 faced north onto what is now Seventeenth Street. Of these three, Lot 2 (west of this house) was sold in 1850 to her sister, Susan, wife of A.S. Rutherford, clerk of the Superior Court. Number 6 (east of this house) went in 1841 to Philip Gettinger, a German-born butcher. It later went to his son-in-law, Francis J. Springer, who in 1871 opened the Springer Opera House in Columbus. Lot 3, on which this house was built, was sold for \$1,000 in 1857 to Roswell Ellis as trustee for his sister-in-law, Martha G. Osborne Ellis, wife of D.P. Ellis. Roswell Ellis was a newspaper editor and his brother ran an auction house. The second tier of lots, immediately south of the above-mentioned ones, were numbered 1, 4 and 5. By 1860, these were owned by: No. 1, north half, John N. Barnett, a merchant; south half, Calvin E. Johnson, a farmer; No. 4, Henry T. Hall, a merchant; and No. 5, by the Gettinger family mentioned above. Her experiment appears to have stopped with these six lots and their subdivisions.

To the north of Lot 58 was the plantation of Ann Elizabeth Shepherd. She, too, descended from one of Georgia's most prominent families from Wilkes County. She had a plantation south of Columbus in Stewart County and the newspaper often reported the season's first bale of ginned cotton being brought to town from Mrs. Shepherd's plantation. No parallel subdivision developed to the north of Lot 58 nor on other sides where there were large plantation tracts with stately homes, thus making Mrs. Howard's experiment all the more unusual. She, no doubt, was influenced by the nearby Wynnton suburb, which developed into a thriving town just past the Columbus city limits.

By the 1880s, land use for the area was changing. The plantations had been divided. The Ellises sold Lot No. 3 (this house) in 1878 for only \$700 to Mrs. Mary C. Gammon and she, in turn, in 1887, for \$1,000 to James B. Mayes. By this time, Josiah Flournoy had designed a large subdivision to the north and east of Lot 58 known as "East Highland". A plat dated July, 1888, shows that his Muscogee Real Estate Company owned Lot 58 and had renumbered the lots after re-subdividing the area. It is not known how many early houses then remained in the area. Lot 58 appears to be tacked onto the south boundary of East Highlands and was not a focal point for the subdivision.

Lot No. 3, in particular, went through several real-estate transactions during 1887-88 before it was included in East Highlands. It is not known who, if anyone, lived in the house from 1887, when Mrs. Gammon sold it, until 1905, when the Muscogee Real Estate Company sold it to Estelle Collins, in 1905, for \$1,500. In 1978, it was sold by her heirs to the current owner, who runs an art studio there.

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**United States Department of the Interior  
Heritage Conservation and Recreation Service****National Register of Historic Places  
Inventory—Nomination Form**

Continuation sheet    Significance

Item number    8

Page    3

In local history, the house is significant for the various families associated with it and their local and state connections both socially and economically. Mrs. Howard, the original owner and developer, was certainly a pioneer among Georgia women as a young widow to create her own mini-subdivision. She did not immediately remarry, as did many young widows of her day. Nothing has been learned about her later years. Mrs. Howard's social and political connections were numerous. She was a niece of Governor John Clark; her brother and brothers-in-law were state comptrollers general for several decades; other brothers-in-law were members of the state legislature and local relatives owned and operated several of the factories and the newspaper. The Ellis family, who purchased Lot 3 in 1857 and built the house, were involved in affairs in Columbus from the late-1830s when they moved to town from Connecticut until the late-1870s, when they moved to Atlanta. These four decades, two of which were spent in this house, find Davenport Phelps Ellis (1814-1886) always a partner in an auction house. After the Civil War, he and his brother Roswell were in business together and advertised "Auction Sales: administrators sales, houses, plantation sales," obviously placing them in touch with most everyone in the community. He and his second wife, Martha G. Osborne of Harris County, reared their children here, and local tradition recalls the house as where Osborne Ellis (1859-1927), one of their sons, lived. Roswell Ellis, the younger brother, born in 1823, was editor for a number of years of the Columbus Times and had a series of brief but prominent marriages. His last known marriage was to the famous Lizzie Rutherford in 1868. She was a daughter of A.S. Rutherford who lived next to Highland Hall and is best remembered for originating Confederate Memorial Day. A local chapter of the United Daughters of the Confederacy is known as the Lizzie Rutherford Chapter. But, like his earlier wives, she lived only a brief time, dying in 1873 at age thirty-nine. Roswell Ellis moved to Atlanta by 1878 and nothing further is known of him.

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet

Bibliography

Item number 9

Page 2

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Nichols, Frederick D. The Architecture of Georgia. Savannah: Beehive Press, 1976.

Telfair, Nancy. A History of Columbus, Georgia. Columbus, 1929

Thomas, Kenneth H., Jr. Personal inspection, November 3, 1979, and additional research.