

United States Department of the Interior
National Park Service

NATIONAL
REGISTER

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 Newnan Commercial Historic District
other names/site number

2. Location

street & number In downtown Newnan, Court Sq., East/West Washington St., East/West Broad St. and LaGrange, Greenville, Jackson, and Jefferson Streets.
city, town Newnan (n/a) vicinity of
county Coweta code GA 077
state Georgia code GA zip code 30264

(n/a) not for publication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:

	<u>Contributing</u>	<u>Noncontributing</u>
buildings	90	23
sites	00	00
structures	01	00
objects	01	00
total	92	23

Contributing resources previously listed in the National Register: 1
Coweta County Courthouse

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.

Elizabeth A. Lyon
Signature of certifying official

2/6/90
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 3/20/90
 - 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:

COMMERCE:business, professional, financial institution
GOVERNMENT:governmental office, courthouse
EDUCATION:library
RELIGION:religious structure
RECREATION:theater
TRANSPORTATION:gas station

Current Functions:

COMMERCE:business, professional, financial institution
GOVERNMENT:governmental office, courthouse
RELIGION:religious structure

7. Description

Architectural Classification:

LATE VICTORIAN:Italianate, Gothic Revival
LATE 19TH AND EARLY 20TH C. AMERICAN MOVEMENTS:Commercial Style
LATE 19TH AND 20TH C. REVIVALS:Classical Revival, Late Gothic Revival,
Spanish Revival, Craftsman, Art Deco

Materials:

foundation brick
walls brick, stone
roof asphalt, tile
other terra cotta, copper, cast iron

Description of present and historic physical appearance:

The Newnan Commercial Historic District is the historic downtown business district of Newnan and includes a commercial core of nine square blocks with a central courthouse and intact historic buildings in surrounding blocks. The majority of commercial buildings in the district are one- and two-story attached, brick buildings constructed during the late 19th and early 20th centuries. Many of these buildings have elaborate brick, stone, pressed-metal, terra-cotta, and cast-iron details. The 1904 Classical Revival courthouse dominates the commercial area. Other landmark buildings include the 1939 Municipal Building, the 1903 former Carnegie Library, and the former Virginia House Hotel built in 1868. A small, historically black commercial row, three historic churches, two historic service stations, a historic cotton warehouse, and other freestanding commercial buildings are also located in the district.

Newnan is situated in the gently rolling countryside of the lower Georgia piedmont, approximately 40 miles southwest of Atlanta. It is the county seat of Coweta County, a formerly rural county now undergoing significant development. Principal streets in the district include Jackson, Madison, Jefferson, Washington, Spring, Broad, Perry,

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 7

Greenville, Brown, and LaGrange Streets. Lots are generally laid off in long, narrow rectangles from the streets.

The commercial district is laid out in a "Washington-type" plan with lots divided into squares of equal size. It is characterized by a central square with principal streets entering at right angles at the corners. The concentration of attached commercial structures forms the district core, an eight block grid surrounding the central courthouse square. The eight surrounding commercial blocks are predominately attached brick, one- and two-story buildings constructed flush to the sidewalk and covering the entire block. Beyond the nine squares the historic district also includes a historic black commercial area along East Broad Street and further commercial development to the north and south of the square.

The commercial buildings are of brick construction with the common front facade features of building cornice, upper double-hung windows, storefront cornice, transoms, large display windows, recessed entrances, and bulkheads. As is typical for this type of commercial structure, storefront modernizations have been made on many of Newnan's commercial buildings, yet a large majority retain the decorative details that define their upper facades, and some original storefronts remain. Common facade details include corbeled brick cornices, brick piers, pressed metal cornices, pilasters, arched windows with metal and brick hoods, and terra-cotta detailing. The district's commercial buildings provide a good example of the range of small-town commercial design prominent from the late 19th to the early 20th century. The 19th century Italianate and Vernacular Commercial stylistic influences and the 20th century Classical Revival and Art Deco influences are the major architectural styles found in the commercial area.

Examples of Italianate commercial style can be seen in the 1883 Reese Opera House, currently the Bank of Coweta, as well as several buildings along North Court Square, East Court Square, and Greenville Street. Identifying features include decorative brackets, hood moldings, transoms, lintels, elaborate brick work, and terra cotta ornamentation (photographs 16, 20, 21, 22, 23, 24). The historic district includes several examples of the Vernacular Victorian Commercial style of modest architectural detailing (photographs 9, 10, 11).

The Virginia House Hotel built in 1868 is a two-story brick utilitarian commercial style building with a parapet roof, and a simple decorative brick cornice. The foundation of this hotel was the former Golden Star Hotel and dates from the mid-19th century. The 1903 Carnegie Library is an example of the Classical Revival style and is the first Carnegie Library built in Georgia (photograph 19).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7

Constructed out of tan brick and stone the building's classical detailing includes brick pilasters, Ionic capitals, and arched surrounds above the lower windows and main entrance. The building is now used for county offices.

Government buildings in the district are represented by the Coweta County Courthouse, and the Municipal Building. A courthouse has dominated the town square since 1829. The present building was constructed in 1904 and designed by J. W. Golucke (photograph 21). This symmetrically designed three-story red brick structure has two-story portico facades on all four sides with Ionic columns. Exterior building materials used were red brick in a Flemish bond, poured concrete, and copper for the cornices, pediments, and other ornamentations. A large dome rests on an octagonal base above the main rectangular part of the building. Crowning the dome is an open, columned cupola. The courthouse is surrounded by low walls, trees and sidewalks. The 1939 Municipal Building designed by R. Kennon Perry, is a three-story, tan colored brick building designed in a classical style with Art Deco influences (photograph 13). The front facade features a symmetrical design with four stone pilasters, geometric patterned motifs, and metal doors highlighted by Greek key fretwork.

Three historic churches exist within the district. All of the churches are similar in design--all are of brick or stone with square corner towers, pointed or round arched windows and entrances, and decorative stained glass. The 1872 Presbyterian Church (photograph 8) is an example of the Gothic Revival style with Romanesque influences due to its round arched windows. The 1898 Central Baptist Church (photograph 19) and the 1928 First United Methodist Church (photograph 7) are examples of the Late Gothic Revival trend in religious architecture at the turn-of-the-century and early 20th century. The early 20th century red brick Parish Hall located next to the Methodist church was formerly the Masonic Hall.

The 1895 Murray Warehouse Block, a former cotton warehouse (photograph 4) is a rectangular red brick, two-story structure with white trimmed dentil molding, granite beltcourses, brick piers, and cast-iron storefronts. The 1920, one-story, red brick building with a garage door located along Salbide Avenue was Newnan's first Coca-Cola Bottling Plant.

Two former gas stations are also within the historic district. A one-story, Spanish Revival-influenced brick building with a deck-on-hipped, tile roof is located on the corner of Madison Street and Jackson Street. The second service station is functionally designed with a Craftsman influence and includes wide overhanging eaves and a covered service area (photograph 1).

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 7

An early 20th century, red brick, Classical Revival style house with a two-story, full facade front porch is located along Jefferson Street and now serves as the Newnan Bank.

The dominant landscape elements in the district are areas around the courthouse square and the church yards. A late 19th century statue of a Civil War soldier is located on the east side of the courthouse. Due to increased automobile traffic during the 1920s, the statue was moved from the center of Jefferson Street by sliding it along blocks of ice to its current location. A few hexagonal sidewalk pavers remain in front of the Carnegie Library and granite curbing still exists along some streets. Two early 20th century Coca-Cola signs are also located within the historic district. One c. 1905 is located on the side of an appliance store (photograph 6) and the other c. 1920 is located on the side of the Coca-Cola Bottling Plant on Salbide Avenue.

Noncontributing buildings include both post-1939 construction and historic buildings that have been extensively altered.

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
commerce
community planning and development

Period of Significance:

1828-1939

Significant Dates:

1828

Significant Person(s):

n/a

Cultural Affiliation:

n/a

Architect(s)/Builder(s):

Architects

J. W. Golucke - Coweta County Courthouse
R. Kennon Perry - Municipal Building
Butt and Morris - Carnegie Library
Rev. Charles M. Lipham - First United Methodist Church

Builders

R. D. Cole Company - Coweta County Courthouse

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 Newnan Commercial Historic District is significant as the historic commercial center of the small, west-central Georgia city of Newnan. The district was laid out in 1828 with the founding of the town and has continued to develop up to the present. It is significant in the areas of architecture, commerce, and community planning and development.

ARCHITECTURE

The district is significant in the area of architecture for its intact collection of a variety of downtown buildings including attached commercial buildings, many with fine details in a variety of materials; landmark buildings such as the courthouse, former library, and municipal building; and three large churches. A number of these buildings are the work of architects R. Kennon Perry, Butt and Morris, J. W. Golucke, and the Rev. Charles M. Lipham. R. D. Cole Company, a local contracting company, was responsible for building many of the downtown commercial buildings as well as the Coweta County Courthouse. Stylistic influences represented include Italianate, Vernacular Commercial, Gothic Revival, Late Gothic Revival, and Classical Revival. The attached, one- to three-story, brick, commercial development focuses mainly along a eight block square surrounding a central courthouse. Development has expanded to the east, north, and south of this area. These commercial buildings are an excellent representation of the evolution of small-town commercial architecture from the late 19th to the early 20th century. Their design follows the pattern of the small-town commercial building type with a first floor storefront and upper floor office or storage space distinguished by row of windows and topped with a cornice. The upper facade is generally emphasized by stylistic features that range from simple cornices to elaborate cornice, window, and storefront details. The district is also significant for the work of various architects. The former Carnegie Library is the first Carnegie endowed library built in Georgia. Designed by the architectural firm of Butt and Morris, the tan colored brick building illustrates a Classical Revival style with a corner entrance, stone pilasters, Ionic capitals, and arched window surrounds. The Colonial Revival style is illustrated by the Newnan Bank located within an early 20th century house. The building is a "residential survivor" in an otherwise commercial area. This is not unusual for historic commercial districts to include some adaptive reuse of residential structures. The 1939 Municipal Building designed by R. Kennon Perry is an example of a project partially funded by the

National Register of Historic Places
Continuation Sheet

Section 8

Federal Public Works Administration (FPWA). The building reflects classical detailing with Art Deco influences. The triple metal door entrance opens to a lobby with a mosaic-type stone floor, a curved stairway, and circular chrome light fixtures. The First United Methodist Church was designed by its pastor, the Reverend Charles M. Lipham in 1929. Using a Late Gothic Revival style, this church utilizes the pointed-arched windows and decorative stained glass of the early 20th century gothic revival trend in religious architecture. Newnan's commercial building stock represents architectural types, styles, and construction materials and techniques that characterize historic buildings in the downtown areas of small Georgia towns from the late 19th century and early 20th century.

COMMERCE

In terms of commerce, the district is significant as the historic downtown business district that served Newnan and the surrounding county as the principal retail and service center for an agricultural (corn and cotton) and industrial (textile) based economy. Newnan was established as the county seat in 1828 and has always been the largest city in the county. Its downtown has been the major commercial center for the entire county. Commercial development in the district included retail, professional, service, and warehouse enterprises. Examples of businesses within this district during the late 19th and early 20th century included general stores, banks, merchandise stores, groceries, cotton warehouses, a chinese laundry, a daguerreotype gallery, a school of telegraphy, and a bottling plant. Entertainment and accommodations also were provided by the historic restaurants, hotels, opera house, and movie theaters. The district also includes a historic black commercial section along East Broad Street which is a rare survivor of the once common segregation of black and white commercial areas. Examples of typical businesses that served the black community were groceries, barber shops, funeral homes, and billiard halls. The 1868 Virginia Hotel operated for over 90 years and is now used for commercial offices. During the late 19th century the Murray Warehouse Block conducted a cotton trading business and a printing business. The Alamo Theater at 19 West Court Square was built c. 1880 as a commercial building but derives its significance from its conversion to and use as a theater during the late 1920s. Newnan's commercial establishments continue to be retail and service oriented and have filled the needs of the community for over 100 years.

**National Register of Historic Places
Continuation Sheet**

Section 8

COMMUNITY PLANNING AND DEVELOPMENT

In the area of community planning and development the district is significant as the intact central area of the 1828 county-seat town plan. The town's original grid plan provided a business district of nine square blocks with a central courthouse square and additional commercial blocks surrounding this core. The district is an example of the "Washington-type" plan in Georgia which includes a grid layout with wide major avenues and a public square. It is characterized by a central square with principal streets entering at right angles at the corners. The town square is the central focus for the commercial district and remains so to the present. In addition, Newnan's nine square blocks represent one of the few remaining aspects of Newnan's early 19th century commercial history.

National Register Criteria

The Newnan Commercial Historic District is eligible under National Register Criteria A for its associations with the founding and commercial development of the city's central business district. The district is eligible under Criteria C for its intact concentration of historic commercial, governmental, religious, and service-related buildings that together make up the city's downtown.

Criteria Considerations (if applicable)

The three religious structures within the historic district are significant as integral parts of the downtown business district. They represent the presence of religious institutions in central business districts that is typical in many Georgia cities. The churches are also significant architecturally as examples of Gothic Revival and Late Gothic Revival styles with rectangular sanctuaries and front facade towers.

Period of significance (justification, if applicable)

1828 - Town plan established
1939 - 50 year cut-off period

**National Register of Historic Places
Continuation Sheet**

Section 8

Contributing/Noncontributing Resources (explanatory notes)

Vacant lots were not included in the resource count.

Contributing

90 buildings
1 structure (town plan)
1 object (statue)

Noncontributing

23 buildings

9. Major Bibliographic References

Shapiro, Georgia. "Historic District Information Form - Newnan Commercial District." 1988. On file at the Georgia Department of Natural Resources.

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

- (x) 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):
n/a

10. Geographical Data

Acreage of Property approx. 25 acres

UTM References

- A) Zone 16 Easting 704520 Northing 3695060
- B) Zone 16 Easting 704900 Northing 3695040
- C) Zone 16 Easting 704820 Northing 3694450
- D) Zone 16 Easting 704440 Northing 3694480

Verbal Boundary Description

The nominated district is marked with a heavy black line on the enclosed site plan/sketch map.

Boundary Justification

The proposed district includes the intact historic development in Newnan's central business district. Residential areas are located to the north and west of this district. Industrial development is located to the east and modern commercial development is located to the south.

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** February 5, 1990

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Photographs _____ Page 1

Newnan Commercial Historic District

Newnan, Coweta County, Georgia

Photographer: James R. Lockhart

Negative: Filed with the Georgia Department of Natural Resources

Date photographed: April 1989

Description:

1 of 24: Former gas station, northwest corner of Madison and Jackson Street; photographer facing northwest.

2 of 24: Streetscape view of Jackson Street, south of Madison Street; photographer facing southwest.

3 of 24: Murray Warehouse Block 1895, former cotton warehouse, corner of Brown and W. Washington; photographer facing northeast.

4 of 24: Streetscape view of W. Washington, east of Brown Street; photographer facing east.

5 of 24: Early 20th century office building on the southwest corner of Broad and Brown Street; photographer facing north.

6 of 24: Streetscape view of LaGrange Street and the c. 1905 Coca Cola sign, north of Spring Street; photographer facing northwest.

7 of 24: First United Methodist Church (1928) and Parrish Hall (former Masonic Hall), northwest corner of Greenville Street and Salbide Avenue; photographer facing northwest.

8 of 24: Presbyterian Church (1872), northeast corner of Greenville Street and Salbide Avenue; photographer facing northeast.

9 of 24: Streetscape view of Perry Street south of East Spring Street; photographer facing northeast.

10 of 24: Streetscape view of Perry Street north of E. Spring Street; photographer facing northwest.

11 of 24: Streetscape view at the northwest corner of E. Broad Street and Perry Streets; photographer facing northwest.

12 of 24: Streetscape view at the intersection of W. Washington and Perry Streets; photographer facing northwest.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number _____ Photographs _____ Page ² _____

13 of 24: Municipal Building (1939) along Jefferson Street, north of Wesley Street; photographer facing east.

14 of 24: Intersection of Madison and Jefferson Streets; photographer facing northwest.

15 of 24: Streetscape view of Jefferson Street at the E. Washington Street intersection; photographer facing north.

16 of 24: Streetscape view of North Court Square commercial buildings; photographer facing northwest.

17 of 24: Streetscape view at the intersection of North Court Square and Jackson Street; photographer facing northwest.

18 of 24: Streetscape view of West Court Square commercial buildings; photographer facing southwest.

19 of 24: Southwest corner of W. Broad Street and LaGrange Street, former Carnegie Library (1903), Central Baptist Church (1897) on the right along W. Board Street; photographer facing southwest.

20 of 24: Streetscape view of the west side of Greenville Street, north of Spring Street; photographer facing northwest.

21 of 24: View of the court square and the 1904 Coweta County Courthouse; photographer facing northwest.

22 of 24: Streetscape view of E. Broad Street, west of Perry Street; photographer facing southwest.

23 of 24: Southeast corner view at the intersection of E. Broad Street and Greenville Street; photographer facing southeast.

24 of 24: Streetscape view of the East Court Square commercial buildings; photographer facing northeast.

NEWMAN COMMERCIAL HISTORIC DISTRICT
Newnan, Coweta Co., Georgia

Historic District Map

North:

Scale: 150'

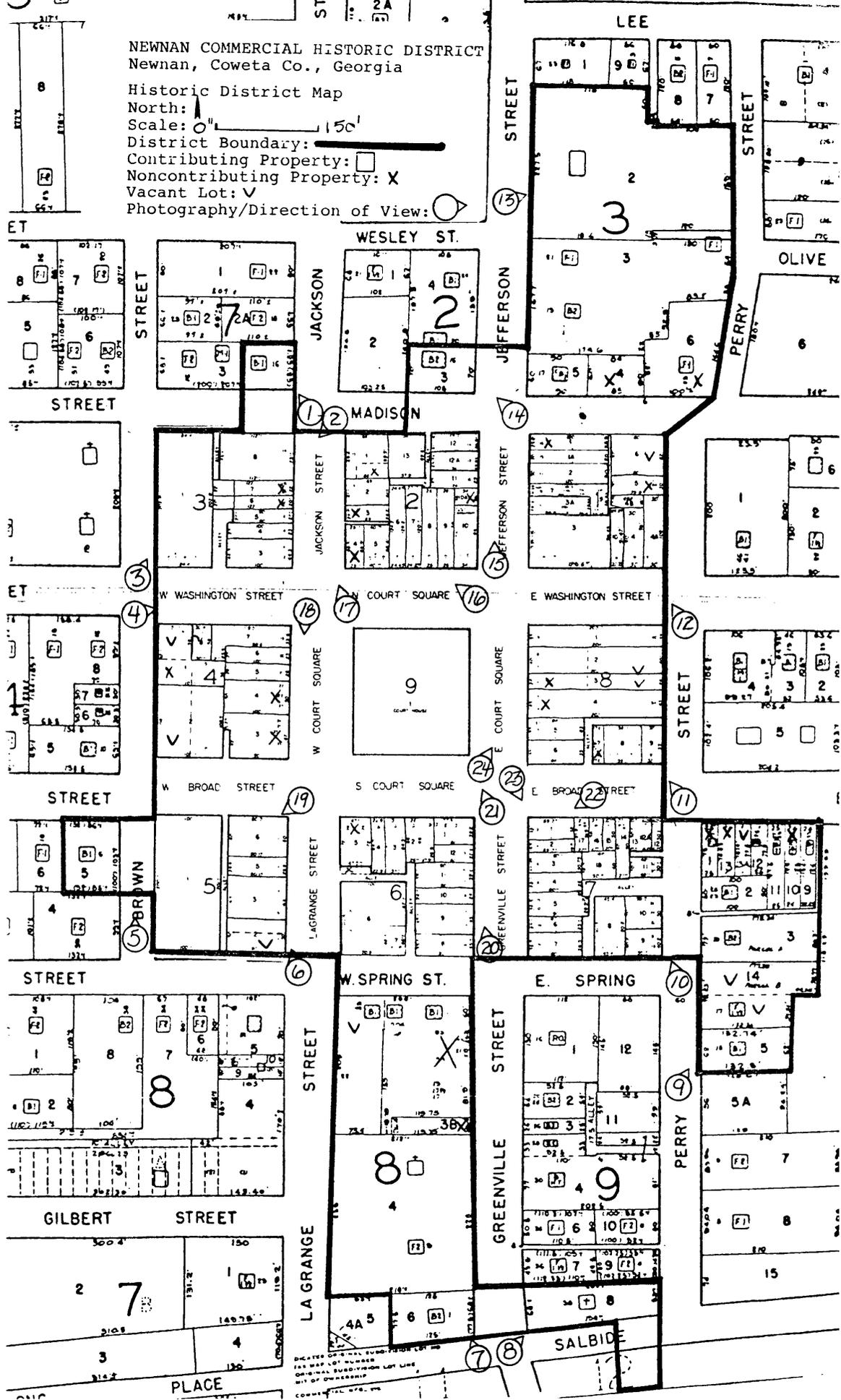
District Boundary:

Contributing Property:

Noncontributing Property:

Vacant Lot:

Photography/Direction of View:



INDICATES CONTRIBUTING PROPERTY LOT LINE
ON THE LOT NUMBER
ORIGINAL SUBDIVISION LOT LINE
BY OF OWNERSHIP
COUNTY RECORDS