

# 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 Hawkinsville Commercial and Industrial Historic District  
other names/site number N/A

## 2. Location

street & number Roughly bounded by Dooly, Broad, Houston, and 3<sup>rd</sup> streets.  
city, town Hawkinsville ( ) vicinity of  
county Pulaski code 235  
state Georgia code GA zip code 31036

( ) not for publication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	92	38
sites	1	0
structures	4	0
objects	1	2
total	98	40

Contributing resources previously listed in the National Register: N/A

Name of previous listing: Pulaski County Courthouse (9/18/80); Hawkinsville City Hall/Auditorium (3/01/73).

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.

*Rebecca Clowers*

*10.19.04*

Signature of certifying official

Date

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* *12/13/04*

*Ja*

Keeper of the National Register

Date

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## **6. Function or Use**

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### **Historic Functions:**

Commerce/Trade: business, professional, financial institution, department store, specialty store, restaurant

Government: city hall, courthouse, fire station

Agriculture/Subsistence: processing, storage

Landscape: natural feature

Transportation: rail-related

Recreation and Culture: theater, monument/marker

Social: meeting hall

Domestic: hotel, single dwelling

### **Current Functions:**

Commerce/Trade: business, professional, department store, specialty store, restaurant

Government: city hall, courthouse, fire station

Agriculture/Subsistence: processing, storage

Landscape: natural feature

Transportation: rail-related

Recreation and Culture: theater, monument/marker

Domestic: single dwelling

Vacant/Not in use: rail-related (depot)

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## 7. Description

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### **Architectural Classification:**

Late Victorian: Italianate, Romanesque

Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals: Classical Revival, Italian Renaissance, Colonial Revival

Modern Movement: International Style, Art Deco

Other: brick warehouse, wood-frame warehouse, metal-frame warehouse

### **Materials:**

<b>foundation</b>	Brick,
<b>walls</b>	Brick, Metal
<b>roof</b>	Asphalt
<b>other</b>	Wood

### **Description of present and historic physical appearance:**

The Hawkinsville Commercial and Industrial Historic District is located on bluff above the Ocmulgee River in Hawkinsville, the county seat of rural Pulaski County in central Georgia. The city was laid out in a gridiron plan. The downtown commercial district is centered on Commerce Street and industrial resources, which consist of cotton, peanut, and pecan processing and storage buildings and equipment, form a crescent around the city's north, south, and east sides with the largest concentration north of downtown. The two-block commercial district is defined by turn-of-the-20<sup>th</sup>-century one- and two-story attached brick buildings. The commercial buildings were built in a variety of styles, such as the Italianate, Classical Revival, Romanesque Revival, and Art Deco styles. The district's industrial resources were mostly built in the early 20<sup>th</sup> century for the cotton industry and in 1940s and 1950s for the peanut and pecan industries.

The site of the steamboat landing is located along the Ocmulgee River between the Commerce Street and Broad Street spans of the Roger H. Lawson Memorial Bridge (photo 16). Now called Riverfront Park, the site is a landscaped park that includes the Pulaski Veterans Memorial (not pictured). The three-part granite memorial is inscribed with the names of Pulaski County servicemen who died in past wars. The memorial is set on a circular base before an open grass lawn.

### **Commercial District**

Hawkinsville is laid out in a gridiron plan with Broad, Commerce, 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> streets trending east to west and Lumpkin, Jackson, Houston, and Florida streets running north to south. The plan of streets is distinguished as the Augusta plan in which the courthouse is sited along a main street rather than on a central square (photos 3-4). The Augusta plan is most common in towns, like Hawkinsville and its namesake Augusta, Georgia, that were founded before becoming seats of county government. The commercial district is centered on Commerce Street between Lumpkin and Houston streets. Most of the buildings that comprise the commercial district are late 19<sup>th</sup> and early 20<sup>th</sup>-century one- and two-story, brick buildings (photos 7-10). These were built in the Italianate, Classical Revival, Renaissance Revival, Romanesque Revival, and Art Deco styles.

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Most commercial buildings in the historic district feature three-part storefronts with a recessed entrance flanked by bulkheads and large plate-glass windows (photo 8). Cast-iron columns support the storefront and allow more area for display (photo 23). These one- and two-story buildings may include more than one storefront. Halstead's Feed and Seed Store at 15 North Jackson Street is an intact one-story building with a single three-bay storefront supported by cast-iron columns (photo 14, second from right). Second floors served as storage and office space. Brick was the most common building material. The Buff Building at 332 Commerce Street is an example of a façade built of marble (photo 6, third from right).

The Dortch Building/Odd Fellows-Masonic Hall, located at the northeast corner of Commerce and Houston streets is an excellent example of a downtown commercial building (photo 14, center). Built in 1880 for F. E. Dortch, a local businessman, the Dortch Building was among the first masonry commercial buildings in Hawkinsville. It is a large, two-story brick commercial building with a truncated hip roof. A grocery store occupied the first floor for most of the 19<sup>th</sup> and early 20<sup>th</sup> centuries. The second floor served as a meeting place for the Anderson Lodge No. 24 of the International Order of Odd Fellows in the 1880s and 1890s and as a Masonic Hall during the 1900s and 1910s.

Many commercial buildings in Hawkinsville include elements of one or more architectural styles. The Italianate style was the most common style (photos 23, 28). These buildings typically include segmental arched window molds, decorative brickwork, ornate parapets, ornate cast-iron elements, and stone details. The Hawkinsville Firehouse is an excellent example of an Italianate building (photo 24, right). Built on Broad Street in 1917, the firehouse features a single engine bay and quarters above for the fire chief and his family. The two-story, brick building features a low-pitched hip roof and paired arched windows; both are characteristic of the Italianate style.

The City Hall/Auditorium (Opera House), located on the northeast corner of Lumpkin and Broad streets, was designed by W. R. Gunn and built by J. L. Huggins in 1907 (photos 24-25). The front served as city hall from 1907 to 1954 and provided space for municipal offices, library, and public meetings. The rear contained the 600-seat auditorium. The building features eclectic design elements, such as cast-concrete window hoods, arched entrance, corbeled pilasters and cornice, and a rear stepped parapet.

The New Pulaski Hotel/Hotel Hawkinsville, located on the southeast corner of Commerce and Lumpkin streets, is the largest commercial building in the district (photos 4-6). It is a three-story, brick Renaissance Revival-style brick building with a rusticated lower level and tripartite windows, and pressed-metal cornice. Built in 1908 as a series of retail stores at ground level and office space above, the Huggins Building, as it was then known, was converted to a hotel as early as the 1910s. It operated as the Pulaski Hotel between the early 1910s through the 1940s and was later renamed the Hotel Hawkinsville, which operated until the 1950s.

Classical Revival-style buildings in the historic district feature symmetrical facades, heavy, pedimented porticos supported by classical columns, and details based on the architecture of

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ancient Greece and Rome. The Pulaski County Courthouse was built in the Italianate style in 1874 and then rebuilt in the Classical Revival style in c.1897 (photos 3-4). The courthouse is distinguished by its colossal Ionic portico, Palladian windows, and octagonal clock tower. In 1910, a two-story rear addition was constructed. Located on the grounds of the courthouse is the Confederate Monument, which was erected in 1907 (photo 3). It is an obelisk surmounted by the figure of a Confederate infantryman. The figures of Robert E. Lee and Thomas "Stonewall" Jackson form the base of the monument. A smaller granite veterans monument, erected in 1996 by the Hawkinsville Veterans of Foreign Wars Post 6077, is located in the northwest corner of the courthouse square.

The Pulaski Banking Company at 315 Commerce Street is another example of the Classical Revival style (photo 7). It features a recessed, arched entrance framed by colossal columns. The Colonial Inn, currently the Clark Funeral Home, is a two- and one-half story, frame dwelling built in the Classical Revival style (photo 2). The Inn sits opposite the courthouse on Commerce Street and features a classical portico supported by colossal columns. Several Craftsman-style bungalows are located among the commercial buildings in the district.

The only Romanesque Revival-style building in the district is 204 Commerce Street, built between 1895 and 1904 (photo 12, center). It features an asymmetrical façade with a square tower, round-arched windows, and elaborate terra-cotta ornament.

The United States Post Office in Hawkinsville is located on the northwest corner of Commerce and North Dooly streets (photo 1). It is a rectangular, one-story Colonial Revival-style building with a symmetrical five-bay façade pierced by arched windows and a center classical entrance surround. The smooth planar walls are laid in Flemish bond and a cupola surmounts the low-slung hip roof. The interior, like the other roughly three dozen New Deal-era post offices built in Georgia, is organized around a large workroom with an ornate public lobby for counter service and post office boxes. A mural was not commissioned for the lobby.

Building in the commercial district slowed beginning in the decade before World War II. A few modern buildings were constructed downtown. These include the Art Deco style Thompson Theater at 327 Commerce Street (photo 7, center left). The building, which was altered at the street level, retains its stepped relief ornamentation and fluted pilasters on the upper level. The modern city hall that was built behind the City Hall/Auditorium in 1954 is an excellent example of the International Style because of simple rectangular geometric form, flat roof, ribbon windows, and lack of traditional architectural ornament. City hall is among the few International Style building in the historic district (photo 24, center).

### Industrial District

The industrial area is located on the north, south, and east sides of downtown Hawkinsville, with the largest concentration of buildings and equipment located in the block north of downtown. The industrial district's picturesque skyline is formed by the roughly one dozen elevators, the tallest

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structures in Hawkinsville. The area, once occupied by a variety of industries, such a brick kiln, carriage factory, cotton seed oil plant, and lumber mills, now consists of gins and warehouses for processing and storing cotton, peanuts, and pecans. Small houses that were located throughout the area in the 1920s have been demolished. Especially notable was a row of shotgun houses on Lumpkin Street between 2<sup>nd</sup> and 3<sup>rd</sup> streets.

Industrial complexes in the district typically include a processing building, such as a peanut mill or cotton gin, and a warehouse for storage. Elevators move peanuts from the truck and mills to the warehouses and silos. Truck scales record the weight of each delivery. Most of the warehouses in the district that were built during the 1940s and 1950s are brick buildings and wood-frame buildings clad in sheet metal. These warehouses are covered with standing-seam roofs and entered through truck bays at both ends. Several feature stepped parapets on the façade and rear elevations. Secondary buildings include offices.

The industrial district is devoted to processing two principal crops: cotton and peanuts. Cotton gins receive unprocessed cotton from trucks that deliver the cotton to a covered structure attached to the cotton gin. The cotton is vacuumed into flexible tubes that send it to be dried and cleaned of sticks and other impurities and then sent to the gin, which separates the lint from the seeds. The cotton is then pressed into 500-pound bales and sent to the warehouse to await shipment to textile mills. Cottonseed oil, a valued byproduct of the ginning process, is often milled in adjacent buildings. Peanut processing, like cotton, begins with trucks that deliver the nuts to a covered shed attached to the warehouse. The nuts are loaded onto an elevator that uses a series of gravity chutes to direct the peanuts to warehouses and silos. Peanuts are dried on the farm but most are taken to mills to be cured, cleaned, stored, and processed for various uses, such as oil production, roasting, and peanut butter production. Peanuts may be shelled or processed for in-shell consumption.

The Heart of Georgia Peanut and Gin Company on Second Street is the largest industrial complex in the district (photos 37-41). Located at 2<sup>nd</sup> and Houston streets, the Heart of Georgia complex located on the site of the once sprawling Crane-Haynes Lumber Company. The Heart of Georgia complex includes three historic warehouses and six nonhistoric warehouses. The earliest building is the framed peanut mill with a monitor roof and the adjoining silos, both built in the 1930s (photo 38). In the 1950s, a hip-roofed warehouse and a gable-roofed warehouse (not pictured) were built (photos 39-40). The complex also features six large metal-framed warehouses that were built in the 1960s, 1970s, and 1980s (photos 34, center, 40, left). Most of the warehouses are covered with corrugated metal and include covered delivery sheds and distribution elevators. Located among the 2<sup>nd</sup> Street among the warehouses are several small offices and stores (photos 39-40).

A massive peanut warehouse, built in the 1940s, is located on Lumpkin Street in the northwest corner of the historic district (photo 42). Located opposite the Union Passenger Station, the warehouse is a large brick building with a stepped gable-end parapet. The complex includes three steel silos, also built in the 1940s, and a distribution elevator that rises from the center of the building. Another complex, the Young Pecan Shelling Company, is a series of buildings located on North Houston Street between 1<sup>st</sup> and 2<sup>nd</sup> streets (photos 29-30, 36). Built from the 1930s through

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the 1950s, the complex includes four brick-and-frame warehouses, three elevators, three clusters of silos, a Quonset hut (not pictured) that serves a warehouse, and a gable-front office building and wholesale.

The Union Passenger Station, built c.1910s, is a one-story frame building that fronts Lumpkin Street (photo 42). The double-pitched hip roof is supported by brackets and is covered with terra-cotta tiles. The upper portion of the wall is covered with stucco and the rest is sheathed in weatherboard. The upper window ashes feature diamond panes. The interior, which is divided into waiting, office, and baggage areas, is currently used as offices and storage. A truck scale was installed in front of the ticket window.

The Rock Warehouse Company (Pecan Shelling and Ginning), located on South Houston Street in the southeast corner of the historic district, is among the oldest buildings in Hawkinsville (photos 16-20). The two-story stucco tower and the portions of the original warehouse survive in form of uncoursed rubble walls and brick buttresses. Sanborn insurance maps from 1885 identified the complex, which occupies half a city block, as the Rook Warehouse Cotton and Guano Company. In 1895 and 1906, it was called the Rock Warehouse and Compress Company. By 1926, the complex served as a planing mill and lumber storage yard. During the 1930s and 1940s, when the property was first used for pecan processing and storage, much the rock warehouse was rebuilt with brick and tile. Numerous additions were built on the west end along North Houston Street, including a massive two- and three-story frame peanut warehouse which is clad in corrugated sheet metal, a small masonry store on the north side of warehouse, and small masonry office building and truck scale on the south side (photo 20).

The Consolidated Supply Corporation, located opposite the rock warehouse on Broad Street, is a complex of three, large brick peanut warehouses (photos 20-22). Probably built during the 1930s, the complex occupies much of the block bounded by Commerce, Broad, Jackson, and Houston streets. The two warehouses along Broad Street feature stepped parapets and gable roofs. The smaller of the two includes a truck scale. The large warehouse located in the center of the block features a monitor roof. A flat-roofed brick warehouse on Broad Street (photos 21, left) and a gable-roofed warehouse on Houston (photo 20, center left), now used as a grocery store, may have been part of the peanut storage complex.

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## 8. Statement of Significance

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**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  
Industry  
Community Planning and Development  
Politics/Government

**Period of Significance:**

c.1830-1954

**Significant Dates:**

c.1830 – Hawkinsville officially incorporated  
c.1836 – Hawkinsville becomes county seat of Pulaski County.  
c.1868 – Macon and Brunswick Railroad built through Hawkinsville.  
c.1879 – Fire devastates commercial district along Commerce Street  
c.1902 – Oconee and Western Railroad, is built through Hawkinsville.  
c.1904 – Hawkinsville Cotton Mill established.

**Significant Person(s):**

N/A

**Cultural Affiliation:**

N/A

**Architect(s)/Builder(s):**

A. V. Bryan & Co (architect), Pulaski County Courthouse

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Burch, E. A. (architect), Dortch Building/Odd Fellows-Masonic Hall  
Gunn, W. R. (architect), City Hall/Auditorium  
Huggins, J. L. (contractor), City Hall/Auditorium, New Pulaski Hotel/Hotel Hawkinsville  
Keel, J. C. (builder), Dortch Building/Odd Fellows-Masonic Hall  
Simon, Louis A. (Supervising Architect of the Treasury)

**Statement of significance (areas of significance)**

The Hawkinsville Commercial and Industrial Historic District is significant because it represents the city's importance as a regional center of commerce and industry from the post-bellum period to the middle of the 20<sup>th</sup> century. Situated on the bluffs above the Ocmulgee River, Hawkinsville developed into an important river port for south central Georgia during the early 1830s and was made the county seat of Pulaski County in 1836. Continued prosperity came with two rail lines that enabled the city to receive raw materials in bulk and then quickly send processed goods to market. The city's fortunes turned during the 1920s and 1930s with the economic devastation brought by the boll weevil and the Great Depression. The city's fortunes rebounded after World War II. Hawkinsville's intact commercial and industrial areas represent city's rise as a regional commercial center, its dependence on cotton, its economic decline in the 1920s, and its transition to peanut processing after World War II.

The Hawkinsville Commercial and Industrial Historic District is significant in the area of architecture because the styles and types of commercial buildings are representative of buildings built in prosperous Georgia cities from the end of the 19<sup>th</sup> century through the middle of the 20<sup>th</sup> century. Late 19<sup>th</sup>- and early 20<sup>th</sup>-century commercial buildings are typically one- and -two stories supported by load-bearing brick walls and covered with flat roofs concealed behind decorative brick parapets. These commercial buildings incorporate one or more storefronts across the façade. In many cases, the cast-iron storefront remains intact. These buildings were designed in several academic styles, such as the Italianate, Queen Anne, Romanesque Revival, and Commercial styles. Community landmark buildings include the Pulaski County Courthouse rebuilt in the Classical Revival style (c.1897), the Colonial Revival-style United States Post Office (1938), Renaissance Revival-style New Pulaski Hotel/Hawkinsville Hotel (c.1908), Queen Anne-style Opera House (c.1907), the Italianate-style Hawkinsville Fire House (1917), and the International Style Hawkinsville City Hall (1954). The historic district is also significant because of its industrial buildings associated with the processing of cotton and peanuts. These buildings include processing buildings that contain gins and processing equipment, warehouses, elevators, and offices. Some buildings were constructed of brick but many of wood frame with metal cladding.

The Hawkinsville Commercial and Industrial Historic District is significant in the area of commerce because Hawkinsville served as a regional center of commerce for over one-hundred years. During the antebellum period, Hawkinsville grew steadily as a trade center and river port. Boat lines brought supplies from coastal town of Darien. Cotton and other crops from surrounding counties were carried down river by barge to the coast. During the 1870s, a substantial commercial district consisting of mostly wood-frame buildings developed along both sides of Commerce Street between

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North Jackson and Houston streets. Cotton sheds and warehouses, such as the Old Rook Cotton and Guano Warehouse (Rock Warehouse) built in c.1870s, lined the riverfront. In 1879, a devastating fire nearly destroyed the entire commercial section, which began to reflect its current form after merchants began rebuilding and replacing the remaining wood commercial buildings with brick during the 1880s. These are mostly one- and two-story attached buildings designed in a variety of popular revival styles. In many cases, cast-iron columns support large, plate-glass storefronts. Several of the city's most important and recognizable community landmarks and public buildings were built during this period of unparalleled prosperity, including the new Pulaski Hotel/Hotel Hawkinsville, the City Hall/Auditorium, Union Passenger Station, and the Hawkinsville Fire House.

The Hawkinsville Commercial and Industrial Historic District is significant in the area of industry because the district includes industrial buildings associated with the processing, storage, and transportation of cotton from c.1870 to through 1930s and peanuts after World War II. With the construction of the Macon and Brunswick Railroad through Hawkinsville in 1868, the city developed as a regional center for the cotton trade as a result of the town's increased accessibility to markets along the coast and the interior of the state. Several manufacturing facilities were established in Hawkinsville, including several cotton seed oil and cotton gin operations, cotton warehouse companies, and saw and grist mills. Light manufacturing and the cotton industry continued to drive the local economy through the 1890s and early 1900s. In 1902, a second railroad, the Oconee and Western Railroad, was built through Hawkinsville, spurring growth in the city's manufacturing and commercial quarters. The devastating effects of the boll weevil on cotton crops throughout Georgia and the South during the 1920s and the economic downturn of the Great Depression in the 1930s marked the end of Hawkinsville's reliance on cotton as its principal crop. (Cotton and lumber remained an important part of the local economy.)

Along with the establishment of a notable lumber industry during the 1910s and 1920s, the pecan and peanut industry revived the local economy during the 1930s, 1940s, and 1950s. Beginning with the establishment of the Rock Warehouse Peanut Shelling and Gin Company during the 1930s and the establishment of the Heart of Georgia Peanut and Gin Company during the 1940s, the processing, storage, and sale of peanuts and pecans became the dominant industry in Hawkinsville in the decades before the middle of the 20<sup>th</sup> century. Industrial buildings constructed north of 1<sup>st</sup> Street associated with the peanut and pecan industry include brick and metal warehouses, ginning equipment, storage silos, sheds, and offices. A cotton gin and several warehouses were built in the 1940s and 1950s. Roughly 850 cotton gins remain in operation in Georgia, down from its peak of 1,500 to 2,000 gins.

The district is significant in the area of community planning and development because its gridiron plan, known as the Augusta plan, features the courthouse set on a major street rather than in the center of a courthouse square. The Augusta plan was common when a courthouse was added to an existing town plan. The original c.1830 gridiron plan featured three east-west streets, Liberty, Broad, and Commerce streets, and four north-south streets, Houston, Jackson, Lumpkin, and Dooley streets. Most of the commercial buildings were built on Commerce Street between the courthouse

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and the Ocmulgee River bluff. The gridiron plan features many narrow commercial lots on Commerce with larger parcels north of 1<sup>st</sup> to accommodate industrial enterprises. The original c.1830 gridiron plan, as extended to accommodate growth, served as the physical framework for the commercial and industrial development throughout Hawkinsville's history.

The Hawkinsville Commercial and Industrial Historic District is also significant in the area of politics/government because Hawkinsville was the center of political and governmental activity in Pulaski County as represented by Hawkinsville City Hall, the Pulaski County Courthouse and the United States Post Office. The city hall, built in 1954, and the courthouse, the third courthouse in Pulaski County, represent local government from 1874 to the present. The post office, built in 1938, represents the federal government in Pulaski County. The post office is one of roughly three dozen post offices that were built in Georgia during the New Deal-era. The Hawkinsville Fire House, built in 1917, represents efforts of the city government to provide for the safety of its citizens and their property. The new City Hall, built in 1954, represents efforts by the city to meet the growing needs of the residents.

**National Register Criteria**

A and C

**Criteria Considerations (if applicable)**

N/A

**Period of significance (justification)**

The period of significance begins in c.1830, when the city was incorporated and laid out in the gridiron street plan that has served as the physical framework for the city's development, and ends in 1954, when the International Style Hawkinsville City Hall was constructed behind the City/Hall Auditorium.

**Contributing/Noncontributing Resources (explanation, if necessary)**

Contributing resources in the historic district are those constructed between c.1830 and 1954 that are significant for the themes of architecture, commerce, industry, community planning and development, and politics/government and which retain historic integrity. This includes commercial, industrial, and community landmark buildings in the historic district. Contributing commercial buildings will remain largely intact and unobscured by false facades. Although the storefronts may have been reconfigured, the brick frame, which includes the sides and upper parapet, must survive. Free-standing community landmark buildings, such as the courthouse and post office, will retain their historic design, materials, and craftsmanship. Especially important is the retention of the principal facades and in the case of the courthouse the three major facades. Contributing industrial buildings must retain their structural framing and overall form, though it is not expected that the historic

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equipment or exterior sheathing remain.

The four contributing structures are gridiron plan of streets that was laid out when the town was founded in the early 1830s and three clusters of historic metal silos (see National Register boundary maps). The one contributing site is the bluff on the Ocmulgee River located between the Commerce Street and Broad Street spans of the Roger H. Lawson Memorial Bridge. The site was used to load and unload steamboats on the Ocmulgee River and was later occupied by the Hawkinsville Lumber and Manufacturing Company. The site, now Riverfront Park, is buttressed with rocks to prevent erosion.

Three objects are located in the historic district. The Confederate Monument, which was erected in 1907, contributes to the significance of the district. The Pulsaski Veterans Monument in located in Riverfront Park and the Hawkinsville Veterans of Foreign Wars monument on the courthouse square do not contribute to the historic district.

The noncontributing buildings were built after 1954 or have lost sufficient historic integrity so that they no longer convey their historic significance. This includes several commercial buildings in which stucco coverings obscure the historic facades (photos 10, right, and 11, far right). The historic district includes only a few buildings constructed after the period of significance (photos 2, far right, and 27).

**Developmental history/historic context (if appropriate)**

**\*\*Note:** The following history was compiled by Robert A Ciucevich, preservation planner for the Middle Georgia Regional Development Center, in August 2002. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.

Hawkinsville, located on a bluff above the Ocmulgee River, was an important south Georgia river port during the 19<sup>th</sup> century. The city was incorporated in 1830 and in 1836, the county seat was moved from Hartford, which was located in less-healthy bottomlands, to Hawkinsville. The original courthouse, built in Hartford in 1812, was moved to Hawkinsville where it remained until a new courthouse was built in 1874.

During the antebellum years, Hawkinsville grew steadily as a trade center and river port. Boats lined the Ocmulgee River with supplies brought up river from the coastal town of Darien. Cotton and other crops from the surrounding counties were carried down river by barge. By 1845, Hawkinsville had experienced modest but consistent growth. It boasted six stores, two churches, two hotels, and a population of 175.

Hawkinsville developed into a major regional center for the processing, storage, and transportation of cotton following the end of the Civil War. The construction of the Macon and Brunswick Railroad through Hawkinsville in 1868 increased the town's accessibility to markets along the coast and the

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interior of the state. As a result, the town prospered. A new brick courthouse was completed in 1874, and by the end of the 1870s the commercial section of the town extended along both sides of Commerce Street between Jackson and Houston streets. Cotton sheds and warehouses lined the bluff. Nearly all the buildings in town were built of wood. In 1879, Hawkinsville experienced a devastating fire that nearly destroyed the entire business district. Starting in C. M. Bozeman's Cotton Warehouse on North Jackson Street, the fire spread to several buildings on Commerce Street.

In response to the fire, Hawkinsville's civic leaders to created the volunteer fire department. Merchants eventually replaced their frame buildings with ones constructed of masonry. Many buildings were built of brick produced by the Henley and Jetter Brick Yard, established in Hawkinsville in 1882. Several of the one- and two-story commercial buildings located along Commerce and North Jackson streets were built during this period. One of the earliest surviving brick commercial buildings in Hawkinsville is the Dortch Building, also known as the Odd Fellows Building. Built in 1880, the upper floor served as a meeting hall between 1880-1930 and a wholesale grocery occupied the first floor in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.

Hawkinsville's railroad and steamboat lines made possible the growth of manufacturing facilities, which further established the city as a regional center for the cotton industry. Several cotton warehouses were built in Hawkinsville. The Hawkinsville Oil Company, later the Lathrop Oil Mill and Ginnery Company, was among the city's most important manufacturing enterprises. Organized in 1882, the Hawkinsville Oil Company, which was located at the current site of the Heart of Georgia Peanut and Gin Company at corner of North Houston and Third Streets, became one of the best-equipped plants in the area. During this period, Hawkinsville boasted four cotton warehouse companies during this time: the Rook Cotton and Guano Warehouse (later the Rock Warehouse and Compress Company) on North Houston Street, the R. W. Anderson Cotton Warehouse (non-extant) on North Jackson Street, the Lone Star Warehouse (non-extant), and the McCormick and Bridges Cotton Warehouse (non-extant). Because some farmers traveled over 50 miles to bring their cotton to market, R. W. Anderson provided a camp house and wagon yard where farmers could sleep overnight. By 1890, Hawkinsville was among the most important commercial and transportation centers in south central Georgia. The 1888-1889 Georgia State Gazetteer Business and Planter's Directory described Hawkinsville's prosperity:

Population 2,500 with three white, Baptist, Methodist, Episcopal, churches, two academies, two white and colored common schools, two banks, three warehouses, two weekly papers – The Hawkinsville News and Hawkinsville Dispatch – an oil mill, steam variety works, steam brick manufactory, with a capacity of 20,000 bricks per day, and several saw and grist mills, operated both by steam and water powers. During the busy season small boats convey large quantities of farm products to the coast. The exports consist of cotton, 25,000 bales, cotton seed oil, wool, bricks, turpentine, etc.

Light manufacturing and the cotton industry continued to drive Hawkinsville's economy through the 1890s and early 1900s. By the 1890s, the commercial district along Commerce and North Jackson

**National Register of Historic Places Continuation Sheet**

**Section 8—Statement of Significance**

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streets were firmly established. In 1897, W. W. Thomas established the city's first ice plant. The Pate Brothers Wagon Repair Shop, formerly L. B. Wilcox & Company Carriage, Buggy and Wagon Manufacturing Plant) thrived on the corner of North Houston and 1<sup>st</sup> streets. In 1897, the city built a light and water plant and telephone service was established.

Hawkinsville prospered in the first decade of the 20<sup>th</sup> century. In 1902, the city's second railroad, the Oconee and Western Railroad, joined the Hawkinsville with the Central of Georgia railroad line. As a result of the city's transportation network, its manufacturing base grew and diversified. In 1904, the Henry Cotton Mills, later the Hawkinsville Cotton Mill, was established on the banks of the Ocmulgee River along Broad Street. The mill, located south of the historic district, was an important local industry for most of the 20<sup>th</sup> century. The Watson Lumber Company on North Florida Street (demolished) represents the beginning of lumber industry.

The city's prosperity is seen downtown with the construction of major commercial and civic buildings. In 1908, H. L. Huggins, a local builder and businessman, built a three-story commercial building at the corner of Commerce and Lumpkin streets. During the 1910s, the building served as the New Pulaski Hotel and later, the Hotel Hawkinsville. In c.1907, the city built a large, Queen Anne-style City Hall and Auditorium. Located at the corner of Lumpkin and Broad streets, the building housed municipal offices, the library, and a 600-seat auditorium. Other public buildings include the construction of an addition to the Pulaski County Courthouse in 1910, the Hawkinsville Fire House in 1917, and the new city hall, built in 1954.

By 1926, the lumber industry was established as an important part of Hawkinsville's economy. These included the sprawling Crane-Haynes Lumber Company (demolished), the Watson Lumber Company (demolished), the Hawkinsville Lumber and Manufacturing Company (demolished), and the Rock Warehouse Cotton and Compress Company, Hawkinsville's oldest cotton warehouse, which was converted into a planing mill. Four cotton storage and processing companies remained in Hawkinsville despite the devastating effects of the boll weevil on Georgia's cotton crop. These cotton companies included the Hawkinsville Cotton and Compress Company on the corner of 1<sup>st</sup> and North Lumpkin streets (non-extant), A. T. Cochran Sons Cotton Gin on North Jackson Street (non-extant), the Planters Gin Company on the corner of North Houston and 1<sup>st</sup> streets (partially extant), and the Hawkinsville Cotton Mill (extant but not in the historic district).

During the Great Depression, scores of Hawkinsville shopkeepers closed their doors and major local industries went out of business. The second largest enterprise in Hawkinsville, the Crane-Haynes Lumber Company, closed in the early 1930s. The collapse of the cotton industry forced Hawkinsville and other Georgia cities develop diversified economies. Hawkinsville benefited from the lumber industry as early as the 1910s and later the peanut and pecan industries. During the 1930s, one of the first businesses to reflect the shift toward the pecan and peanut industry was the Rock Warehouse Peanut Shelling and Ginning Company, located partially in the Rock Warehouse. A large frame peanut warehouse was built in 1930s as part of the rock warehouse complex on North Houston Street. The rock warehouse served both the cotton and peanut industries.

**National Register of Historic Places Continuation Sheet**

**Section 8--Statement of Significance**

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In the 1940s, the Heart of Georgia Peanut and Gin Company complex was begun on the site of the Lathrop Cotton Oil Company/Crane-Haynes Lumber Company at the corner of North Houston and 2<sup>nd</sup> streets. The complex includes a large, frame peanut warehouse facing 2<sup>nd</sup> Street, brick and metal warehouses, ginning equipment, storage silos, sheds, and other buildings associated with the peanut and cotton industries. In addition, several brick warehouses were built opposite the Rock Warehouse Company on the corner of Broad and North Houston streets.

The processing and storage of peanuts, pecans, and cotton remained the principal industry in Hawkinsville throughout the 1960s and 1970s. Two large manufacturing plants located in the city and existing plants expanded. Hawkinsville's population rose from 4,077 in 1970 to 4,372 in 1980. The economic recession of the 1980s resulted in the closing of several local plants and Hawkinsville experienced a 17% loss in population by the end of the decade. The city's population continued to decline through the 1990s and in 2001, the city's largest employer, Hawkinsville Division of Opelika Industries, closed after almost 100 years of operation.

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## 9. Major Bibliographic References

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Cuicevich, Robert A. Historic District Information Form. Hawkinsville Downtown Commercial District. On file at the Georgia Department of Natural Resources, Historic Preservation Division, Atlanta, Georgia, 2002.

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Roth, Darlene. Georgia Community Development and Morphology of Community Types. 1989. On file at the Historic Preservation, Georgia Department of Natural Resources, Atlanta, Georgia.

White, George. Statistics of the State of Georgia. Savannah: W. Thomas Williams, 1849.

**Previous documentation on file (NPS): (X) 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:**
- 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**

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## 10. Geographical Data

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**Acreege of Property**      Approximately 60 acres.

### **UTM References**

A)	Zone 17	Easting 267890	Northing 3574750
B)	Zone 17	Easting 268080	Northing 3574100
C)	Zone 17	Easting 267530	Northing 3574130
D)	Zone 17	Easting 267340	Northing 3574290
E)	Zone 17	Easting 267420	Northing 3574850

### **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 intact and contiguous historic resources associated with commerce, industry, and politics and government in Hawkinsville. The historic district is mostly composed of downtown commercial buildings and industrial complexes to the north, south, and east. The district also includes community landmark buildings, such as the Pulaski County Courthouse, the City Hall/Auditorium, and the post office. The bluff that was the site of the riverboat landing is in Riverside Park, which is included in the district. The Hawkinsville Commercial and Industrial Historic District is bounded to the north by residential neighborhoods and undeveloped lowlands, to the south by nonhistoric commercial and industrial buildings, to the east by the Ocmulgee River, and to the west by residential neighborhoods and nonhistoric development.

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**11. Form Prepared By**

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**State Historic Preservation Office**

**name/title** Steven H. Moffson, Architectural Historian  
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**Consulting Services/Technical Assistance (if applicable)** ( ) not applicable

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**telephone** (478) 751-6160  
**e-mail** N/A

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

**Property Owner or Contact Information**

**name (property owner or contact person)** Karen Bailey, Better Hometown Coordinator  
**organization (if applicable)** City of Hawkinsville  
**mailing address** P.O. Box 447  
**city or town** Hawkinsville **state** GA **zip code** 31036  
**e-mail (optional)** N/A

National Register of Historic Places **Continuation Sheet**

Photographs

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**Name of Property:** Hawkinsville Commercial and Industrial Historic District  
**City or Vicinity:** Hawkinsville  
**County:** Pulaski  
**State:** Georgia  
**Photographer:** James R. Lockhart  
**Negative Filed:** Georgia Department of Natural Resources  
**Date Photographed:** March 2003

**Description of Photograph(s):**

Number of photographs: 42

1. United States Post Office--Hawkinsville, Commerce Street, photographer facing north.
2. Commerce Street, photographer facing northwest.
3. Pulaski County Courthouse, Commerce Street, photographer facing west.
4. Commerce Street with courthouse and Confederate Monument (right), photographer facing east.
5. Lumpkin Street, photographer facing northeast.
6. Commerce and Lumpkin streets with New Pulaski Hotel/Hotel Hawkinsville (right), photographer facing southeast.
7. Commerce Street, photographer facing northwest.
8. Commerce Street, photographer facing north.
9. Commerce and Houston streets, photographer facing northeast.
10. Commerce Street, photographer facing northeast.
11. Commerce Street at Houston Street, photographer facing west.
12. Commerce Street at Houston Street, photographer facing southwest.
13. Commerce Street at Houston Street, photographer facing southeast.
14. Commerce Street, photographer facing northwest.

National Register of Historic Places **Continuation Sheet**

Photographs

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15. Gas Station, Commerce Street, photographer facing north.
16. Bluff above Ocmulgee River, photographer facing northwest.
17. Rock warehouse (right), photographer facing northwest.
18. Rock warehouse, detail of rubble wall, photographer facing west.
19. Rock warehouse, photographer facing northeast.
20. Houston Street north of Broad Street, photographer facing north.
21. Warehouses, Broad Street, photographer facing north.
22. Warehouses, Broad Street, photographer facing north.
23. Jackson Street, photographer facing northwest.
24. Hawkinsville City Hall/Auditorium (left), Hawkinsville Firehouse, photographer facing northwest.
25. Hawkinsville City Hall/Auditorium, photographer facing east.
26. Lumpkin Street, photographer facing north.
27. Lumpkin Street, photographer facing northwest.
28. Jackson Street, photographer facing west.
29. Young Pecan Shelling Company, office (left), photographer facing northwest.
30. Young Pecan Shelling Company, detail of warehouse, photographer facing north.
31. Coca-Cola Bottling Plant (center), Houston Street, photographer facing northeast.
32. Heart of Georgia Peanut and Gin Company, warehouse (background), photographer facing northeast.
33. Heart of Georgia Peanut and Gin Company, peanut mill and silos, photographer facing east.
34. Heart of Georgia Peanut and Gin Company, warehouses, photographer facing north.
35. Heart of Georgia Peanut and Gin Company, warehouses (left), houses, photographer facing northeast.

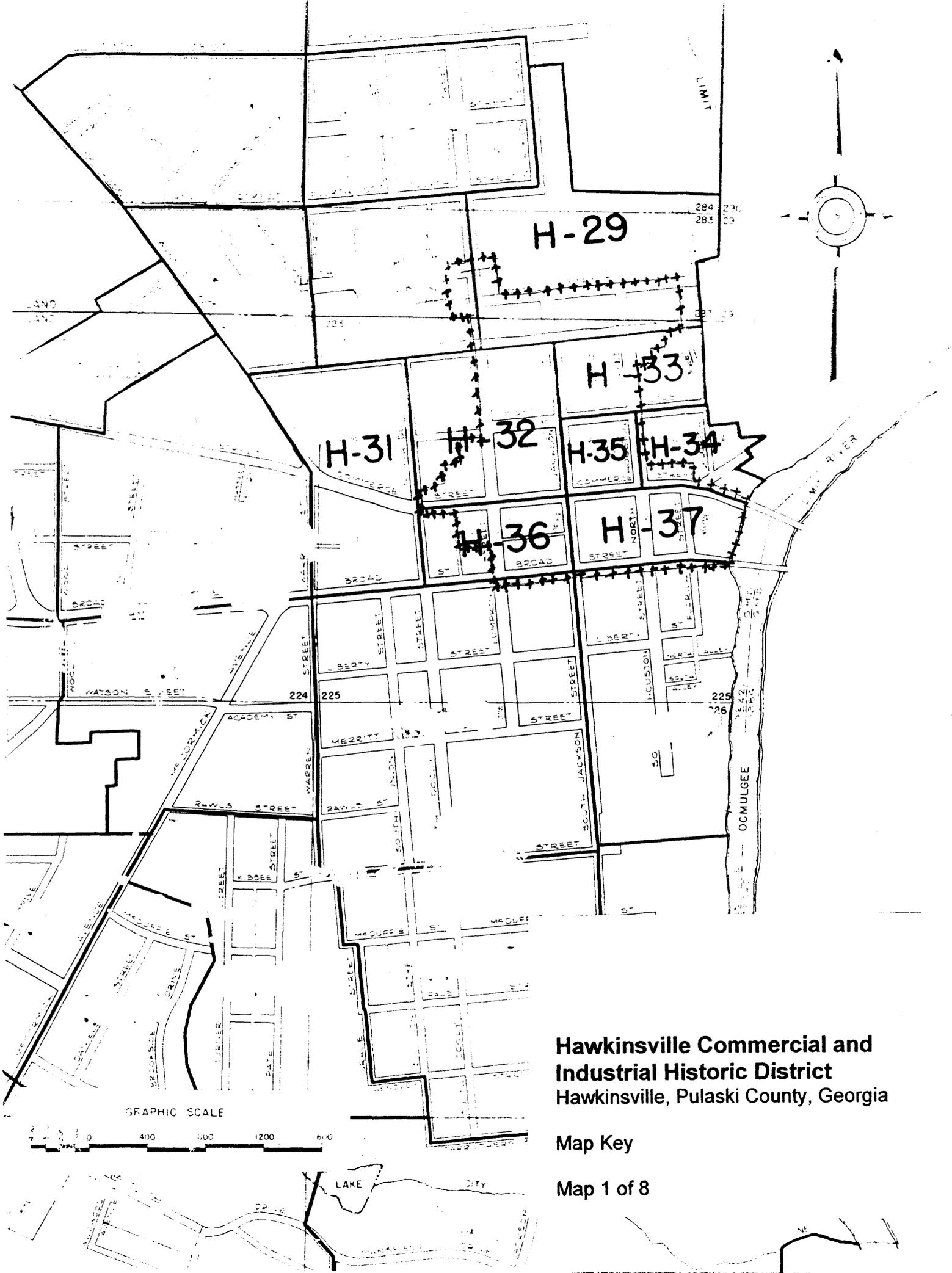
**National Register of Historic Places Continuation Sheet**

**Photographs**

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36. Young Pecan Shelling Company, warehouse, photographer facing west.
37. Heart of Georgia Peanut and Gin Company (center), photographer facing north.
38. Heart of Georgia Peanut and Gin Company, peanut mill, photographer facing northeast.
39. Heart of Georgia Peanut and Gin Company, warehouses (left), stores, photographer facing northwest.
40. Heart of Georgia Peanut and Gin Company, warehouses and office, photographer facing northwest.
41. Lumkin Street with warehouse, photographer facing south.
42. Cotton warehouse (left) and Union Passenger Depot, photographer facing northwest.

(HPD WORD form version 11-03-01)



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H-32

H-35

H-34

H-36

H-37

**Hawkinsville Commercial and Industrial Historic District**  
 Hawkinsville, Pulaski County, Georgia

Map Key

Map 1 of 8

GRAPHIC SCALE

