

**United States Department of the Interior
National Park Service**

For NPS use only

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

received **MAR 26 1986**

date entered **MAY 5 1986**

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

1. Name

historic

and/or common Richland Historic District

2. Location

street & number North and South of Broad Street

N/Anot for publication

city, town Richland

N/Avicinity of

state Georgia

code 013

county Stewart

code 259

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input checked="" type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> <u>N/A</u> 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 checked="" type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Multiple Owners (more than 50)

street & number

city, town

vicinity of

state

5. Location of Legal Description

courthouse, registry of deeds, etc. Superior Court

street & number Stewart County Courthouse

city, town Lumpkin

state Georgia

6. Representation in Existing Surveys

See Continuation Sheet

Historic Structures Field Survey:

title Stewart County

has this property been determined eligible? yes no

date 1976

federal state county local

depository for survey records

Historic Preservation Section
Georgia Department of Natural Resources

city, town Atlanta

state Georgia

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input checked="" 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 checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

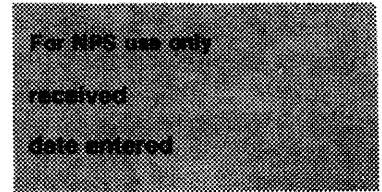
The Richland Historic District includes Richland's intact historic residential and commercial resources, three historic churches, two cemeteries, a railroad depot, an old city hall and waterworks, a school, and a non-historic park and peanut processing plant. The district is laid out on flat land with a modified gridiron plan. Two sets of Seaboard Coastline Railroad tracks intersect near the center of the district, one set running approximately north-south through town and the other set running northeast-southwest. Broad Street, the principal east-west street in town, bisects the district to the north and south. On Broad Street, near the center of the district, is Richland's commercial district. Running north and south near the west edge of the district is U.S. Highway 55 which separates the commercial area from a small residential area along the west end of Broad Street. A second small pocket of historic residential development is located on Main Street to the north of the commercial area. The largest residential area stretches out to the northeast, east, and southeast of the commercial area, with the eastern edge consisting of the intact portion of a black residential neighborhood.

The commercial area consists of one- and two-story brick buildings, some with party walls and others freestanding. These buildings, which date from the 1890s to the 1920s, are primarily modest late Victorian-style commercial structures. Segmental-arched window openings, corbeled cornices, and cast-iron columns are the most dominant exterior features. A few buildings in the district retain their original storefronts. The 1890 Richland Hotel and Bank (photos 1 and 14) is the largest and most elaborate commercial building in the district. With its round-arched and segmental-arched windows, corner bay window, heavily emphasized piers, and decorative pediments, the building borrows from both the Romanesque and Queen Anne styles. Located on Main Street is a rare example of an intact ca. 1900 livery stable/mule barn (photo 10) and several cotton warehouses. On the south side of Meyer Street at the edge of the district is a one-room brick calaboose in dilapidated condition. On the west side of Depot Street are the 1905 city hall (later used as a jail) and the 1907 city waterworks (photo 12). The 1913 brick depot (photo 1) is located on the south side of Broad Street at its intersection with Depot Street.

Spreading out in almost all directions from the commercial center are residential areas. Houses are located on varying size lots but are set back uniformly from the streets. The great majority of the houses are wood-framed with weatherboard siding; a few are veneered with brick. They range from very modest single- and double-pen structures to a few large two-story dwellings with considerable detailing. There are two antebellum houses in the district, the Audulf-Snelling-Meyer House on Broad Street and the Smith-Alston House on Ponder Street (photo 53), but the majority date from the 1890s through 1936. Styles represented include the Greek Revival, Victorian Eclectic, Neoclassical, and Craftsman/Bungalow. Houses with Victorian Eclectic styling are most common. These range from small vernacular houses with simple front porches and gable ends with small amounts of trim to two elaborate two-story houses (photos 4 and 17) with multi-gabled roofs, asymmetrical floor plans, balconies, and wrap-around porches detailed with sawn and turned trim. There are two fairly high style Neoclassical houses (photos 19 and 39) with two-story classical porticoes; a number of fine Craftsman/Bungalow houses (photos 5, 19, 20, 21, and 42) are typically characterized by low pitched gable roofs with exposed rafters and/or brackets, and heavy front porches often with

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brick supports. A very few brick English Cottage-style houses from the early 1930s are also located in the district. Churches include one simple wood-framed Greek Revival-influenced building (photo 49) from the 1890s and two brick structures from 1912 with simplified Victorian Gothic styling (photos 25 and 40). Richland's historic school is a one-story Georgian Revival-influenced building constructed in 1934 (photo 41).

Landscaping in the district consists, in the residential areas, of a few street trees and front yards informally landscaped with grass, shrubs, and shade trees. Two historic cemeteries (photos 11 and 49), one enclosed by a historic cast-iron fence, and a non-historic park provide open spaces in town. Non-contributing properties include a few recent commercial and industrial intrusions, a number of ranch houses and mobile homes, and a few non-historic houses and stores that are compatible with the district but not built within the period of significance.

Boundary

The district encompasses the contiguous, intact, historic commercial and residential resources in Richland. Groups of intrusions and non-historic developments determine the boundaries. To the south and east are a modern hospital and a preponderance of new homes and commercial buildings less than thirty years old. To the north are open fields, a few newer houses, and a modern lumber yard. To the northwest is a modern commercial strip with gas stations, cafes, and a motel.

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 checked="" type="checkbox"/> social/history
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	XXXXXXXXXX
<input checked="" type="checkbox"/> 1800-1899	<input checked="" 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 checked="" type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1830s - 1936 **Builder/Architect** Multiple

Statement of Significance (in one paragraph)

Richland Historic District is historically significant in terms of community planning and development, transportation, architecture, commerce, and social history. In terms of community planning and development and transportation, Richland is significant as an example of a Georgia town whose initial settlement came at the crossing of two roads and whose primary development came in conjunction with the arrival of the railroad. The town plan reflects the popularity of the gridiron format in Georgia and its necessary modification in Richland to conform to existing roads and rail lines. In terms of architecture, the district is significant for documenting representative late 19th- and early 20th-century residential, commercial, and institutional building types in central western Georgia. The Greek Revival, Victorian Eclectic, Neoclassical, and Craftsman/Bungalow styles are represented in the district along with a number of vernacular structures. In terms of commerce, the district is significant for containing the historic commercial center of Richland which served the community and the surrounding countryside as a retail, professional, and marketing center. In terms of social history, the district is significant for its associations with a wide variety of Richland's citizens who individually and collectively made contributions to the life of the community. These areas of significance support National Register eligibility under National Register criteria A, B, and C.

Community Planning and Development and Transportation

The first white settlement in the Richland area occurred in 1827 when Henry Audulf, a German immigrant, established himself near the crossroads where the Americus-Lumpkin road intersected with the Columbus-Albany road. Audulf built a cabin (still extant in an enlarged and altered condition) and began purchasing land lots in the area from their 1827 Land Lottery recipients. A few other settlers collected in the vicinity and in the 1830s two churches and a post office were established. In the years following the Civil War a small town developed around the crossroads with a commercial district located along both sides of the road to Americus (Broad Street). It was the construction of a railroad through town, however, that brought rapid and sustained development. In 1885 the Americus, Preston, and Lumpkin Railroad was completed through Richland, and in 1890 the Columbus Southern Railroad completed its track to connect with the existing east-west line. Richland became a junction town, and its growth for the next decades reflected that fact. The city of Richland was incorporated in 1889, and in about 1890 the Americus Investment Company, a joint stock company formed in nearby Sumter County, purchased large tracts of land from Richland's landowners, drew up a map for the city's future expansion, and built the Richland Hotel and Bank, the town's first major commercial building. The city never grew to the extent proposed on the map, and what development did occur honored existing roads and railroads and only partially followed the plat's strict gridiron. Nonetheless, growth was impressive. By 1908, the population was

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreeage of nominated property Approximately 200 acres

Quadrangle name Richland, Georgia

Quadrangle scale 1:24000

UTM References

A

1	6	7	2	1	3	0	0	3	5	5	3	4	4	0
Zone			Easting					Northing						

B

1	6	7	2	1	3	2	0	3	5	5	2	4	0	0
Zone			Easting					Northing						

C

1	6	7	2	0	5	0	0	3	5	5	2	1	2	0
Zone			Easting					Northing						

D

1	6	7	1	9	3	6	0	3	5	5	2	6	2	0
Zone			Easting					Northing						

E

Zone			Easting					Northing						

F

Zone			Easting					Northing						

G

Zone			Easting					Northing						

H

Zone			Easting					Northing						

Verbal boundary description and justification

The boundary, outlined with a heavy black line on the enclosed map, is described and justified in Section 7.

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

state	code	county	code
N/A			

11. Form Prepared By

name/title Carolyn Brooks, National Register Researcher
Historic Preservation Section
organization Georgia Department of Natural Resources date February 21, 1986
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 National Park Service.

State Historic Preservation Officer signature Elizabeth A. Lyon
Elizabeth A. Lyon

title Deputy State Historic Preservation Officer date 3/17/86

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I hereby certify that this property is included in the National Register

Dmy Schlager date 5/5/86
Keeper of the National Register

Attest: _____ date _____
Chief of Registration

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1,500. By 1913, the city had three banks, three hotels, approximately 25 stores, a cotton gin, a cotton oil mill, cotton warehouses, a guano factory, a Coca-Cola bottling plant, a garage, a city waterworks, a city hall, and electric street lights. In the 1910s the original city incorporated in 1890 was expanded by several small additions of land, primarily developed as residential areas. The prosperity generated by the railroads continued through the first two decades of the 20th century. The spread of the boll weevil, the Depression, and the advent of trucking as a mode of transport slowed the city's growth after the 1920s. By 1935 the city's historic fabric was virtually complete.

Richland is a good example of a southwest Georgia town whose initial settlement was related to its location at a major crossroads but whose principal development as an agricultural service and shipping center was triggered by the arrival of the railroad. It documents the late 19th-century role of private investment companies in the development of railroad towns. The extant depot and the railroad tracks that cross at the center of the district are important reminders of Richland's ties to the railroad.

Architecture

In terms of architecture, the Richland Historic District is significant for providing examples of the types of historic buildings found in small towns of central west Georgia. These structures reflect prevailing principles and practices of American architecture as they were interpreted by local carpenters/builders and one regionally prominent architect. Most of the structures feature typical building materials and construction techniques with load-bearing brick used in the commercial area and wood-framed construction with exterior weatherboarding used primarily in the residential areas. The majority of buildings date from the 1890s to 1936 and include a variety of building types including residences, churches, stores, banks, a hotel, a depot, a school, a calaboose, and a city hall. There are also two antebellum houses, one of which is individually listed in the National Register. Commercial buildings provide excellent intact examples of modest late Victorian commercial styling. Brick corbeling, parapet panels, round- and segmental-arched window openings, and cast-iron columns are frequently utilized period details. The 1890 Richland Hotel and Bank and a highly intact, ca. 1900 mule barn are two particularly significant structures in Richland's downtown commercial area. Residential buildings provide good examples of relatively high style as well as modest interpretations of the Victorian Eclectic, Neoclassical, and Bungalow/Craftsman styles. The two antebellum houses have simple Greek Revival styling. Thomas W. Smith, a Columbus, Georgia, architect of regional importance designed the Methodist Church. A group of modest vernacular house types including ones with single- and double-pen and saddlebag plans provide good examples of black workers' housing in Richland.

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Commerce

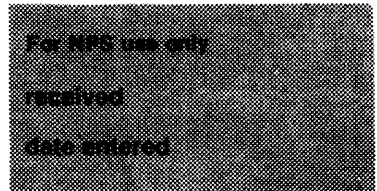
In terms of commerce, the district is significant for containing the principal commercial center for Richland and western Stewart County. This area served as the center of day-to-day commercial activities in the community and its surrounding agricultural countryside. These activities included wholesaling and retailing, banking, and professional services. Richland served as a shipping point for cotton and other agricultural products grown in the area. Its historic commercial structures, almost all constructed between 1890 and 1920, provide evidence of Richland's period of greatest prosperity and commercial growth.

Social History

In terms of social history, the Richland Historic District is significant for containing the homes of a wide variety of Richland's citizens who both individually and collectively made contributions to the community. A number of merchants and salesmen, three physicians, a dentist, a bank president, a sawmill owner, a fruit grower, two ministers, two carpenters, and a railroad laborer are among the citizens known to have been living in the district in 1900. Houses associated with Richland's upper, middle, and black and white working classes are located in the district, thus helping to document the historic life styles of all the citizens of the town.

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6. Representation in Existing Surveys

The Smith-Alston House, located within the district, was individually listed in the National Register on June 20, 1980.

9. Bibliographical References

Georgia State Gazetteer: Business and Planters' Directory, 1883-84. Savannah:
J.H. Estill, Charles F. Weatherbe, Publishers, 1883.

Georgia State Gazetteer: Business Directory, 1898.

Mahan, Joseph. "Historic District Information Form: Richland Historic District." August, 1984. On file at Historic Preservation Section, Georgia Department of Natural Resources, Atlanta.

Sanborn Fire Insurance Maps for Richland, 1908, 1913, 1922, 1934.

Scholes' Georgia State Gazetteer and Business Directory for 1879 and 1880. Atlanta:
A.D. Scholes & Company, 1879.

Terrill, Helen Eliza and Sara Robertson Dixon, ed. History of Stewart County. Columbus, Georgia: Columbus Office Supply Company, 1958.

Interviews conducted by Joseph Mahan on July 19, 1984, and August 2, 1984, with the following Richland citizens: Mrs. C.H. Dudley, Mrs. A.R. Sims, Mrs. Leon Strickland, Miss Eva Joines, Mr. and Mrs. Charles Gunnels.

RICHLAND HISTORIC DISTRICT
 Richland, Stewart County, Georgia

DISTRICT SKETCH MAP

Source: Lower Chattahoochee Area Planning

and Development Map

Scale: 0 ——— 300'

North: ↑

Contributing Building: □

Non-historic Building: ◻

Intrusion: ⊠

Vacant Lot: ∇

Photo Direction and Number: (2)

District Boundary: ———

