

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

1215

historic name Sullivan-Hillyer House
other names/site number

2. Location

street & number 309 East Second Avenue
city, town Rome
county Floyd code GA 115
state Georgia code GA zip code 30161

() vicinity of

() not for publication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	1	0
sites	0	0
structures	0	0
objects	0	0
total	1	0

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

Name of previous listing: N/A

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.

Richard Clowes

9.4.02

Signature of certifying official

Date

er 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

Daniel J. Vivian *10/21/02*

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other, explain:

see continuation sheet

for _____
Keeper of the National Register Date

6. Function or Use

Historic Functions:

DOMESTIC/SINGLE DWELLING

Current Functions:

COMMERCE/TRADE/PROFESSIONAL/LAW OFFICE

7. Description

Architectural Classification:

LATE VICTORIAN/ITALIANATE

Materials:

foundation	Brick
walls	Brick
roof	Asphalt
other	Wood

Description of present and historic physical appearance:

The Sullivan-Hillyer House is located in an historically residential neighborhood north of downtown Rome. It is on the western edge of, but not in, the Between the Rivers Historic District, listed in the National Register of Historic Places on June 9, 1983. The Sullivan-Hillyer House, constructed between 1860 and 1869, is a brick gabled ell house with Italianate characteristics. The house features two-story height, a low-pitched, hipped roof with wide overhanging eaves supported by decorative brackets, one-over-one double-hung-sash windows, and a partial-width front porch. At the rear of the house there are a second-story addition, an enclosed porch, and a one-story addition that includes the kitchen, all of which were completed by 1926.

In plan a gabled ell house is T-shaped and it usually, but not always, has a gabled roof. The gabled ell house consists of a gable-front at one end of a recessed wing that is parallel to the façade. The front door, located in the recessed wing, may lead into a hallway or directly into the room in the wing. The gabled ell cottage is fairly evenly distributed across Georgia and was popular in both rural and urban areas, however the gabled ell house is far less common with most examples built in the last quarter of the 19th century for well-to-do occupants in Georgia's towns and cities.

The front façade (south façade) of the Sullivan-Hillyer House (photographs 1 and 2) is symmetrical with a central door with a transom and sidelights (photograph 4). A one-story porch covering the recessed portion of the front façade was removed in the early 1990s due to deterioration. The French doors on the first floor of the projecting portion of the façade replaced a window (photograph 2).

National Register of Historic Places **Continuation Sheet**

Section 7--Description

The east façade of the house (photograph 2, at right) is symmetrical with two one-over-one double-hung-sash windows on each floor and an additional window on the first floor reflecting the placement of a bathroom. Also visible is the side of the porch that was enclosed in the 1920s.

The rear façade (north façade) of the house (photograph 3) is dominated by the 1920s additions and porch enclosure, although a portion of the original second story façade is visible. The additions feature brick similar to the original portion of the house and different windows. The first floor addition contains the kitchen while the second story addition contains a bathroom and storage. The porch enclosure is used as a storage area and rear entrance to the house.

The west façade of the house (photograph 3) reflects the evolution of the house with the c.1920s additions plainly visible.

The interior arrangement of the Sullivan-Hillyer House features an irregular floor plan on the first and second floors with the original T-shaped gabled ell plan still clearly evident. The intact historic interior details include the original hardwood floors, trim, windows, ceilings, and built-in furniture. Finishes and trims have been maintained where possible or replaced with like materials. In the late 1940s, the house was converted into a three-unit apartment building. Much of the alteration was temporary in nature, covering rather than removing, ceilings, wood floors, trim and windows. The recent rehabilitation uncovered original ceilings, floors and trims, repaired and/or replaced deteriorated finishes, and restored the Sullivan-Hillyer house to what is believed to be its an earlier floor plan.

On the first floor, the front door leads into the entry hall (photograph 5). The open west wall of the entry hall, with its flanking columns on paneled bases, is believed to date from the 1920s remodeling. The west parlor, now used as a reception area (photographs 7 and 8), features a plain fireplace (no longer operational), built-in cabinets, wide baseboards, and crown molding. The east parlor, now used as an office (photograph 6), features French doors leading to the front porch, a brick fireplace (no longer operational), wide baseboards, and substantial trim. The rear east room, now used as a conference room (photograph 9), features a simple fireplace mantle (fireplace no longer operational) and wide baseboards. The 1920s rear first floor addition (photograph 10) features a butler's pantry with built-in cabinets and houses the updated kitchen. The entry hall (photograph 11) features the stairwell with a square newel post and turned balusters. During the c.1920s rear first-floor and second-floor additions the stairs appear to have been moved a few feet towards the rear of the entry hall.

On the second floor, the hallway, a portion of which is part of the c.1920s addition, is utilized as office space (photograph 12) and a rear door leads to a 1990s balcony constructed on the 1920s kitchen addition. The front west room, now used as an office (photograph 13) features wide baseboards. The rear east room, now used as an office (photograph 14) features a simple fireplace mantle (fireplace no longer operational), wide baseboards, and crown molding.

Landscaping on the property is minimal. The remaining historic landscaping consists of the front yard, which includes a concrete walkway connecting the house to the sidewalk, foundation plantings, and a grass lawn. Behind the house there is a nonhistoric parking lot. A walkway connects the house to the sidewalk, and an asphalt driveway to the west of the house leads to the rear parking lot

National Register of Historic Places **Continuation Sheet**

Section 7--Description

(photograph 15). The Sullivan-Hillyer House is surrounded by some remaining residential properties and nonhistoric commercial development.

The Sullivan-Hillyer House received final certification from the Tax Incentive Program, Technical Preservation Branch, National Park Service on August 28, 1999. The Sullivan-Hillyer House currently serves as offices for a law firm.

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

Period of Significance:

c.1868-1952

Significant Dates:

c.1868-Construction date of the house

Significant Person(s):

N/A

Cultural Affiliation:

N/A

Architect(s)/Builder(s):

unknown

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

Statement of significance (areas of significance)

The Sullivan-Hillyer House is significant in architecture as an excellent example of a gabled ell house built in the Italianate style. Italianate-style houses are relatively rare in Georgia because of the popularity of the Greek Revival style and because of the effect of the Civil War on housing construction in Georgia during the time when the Italianate style was most popular nationally. The significant character-defining features include the two-story height, hipped roof, wide overhanging eaves supported by decorative brackets, and tall, narrow, one-over-one windows. The significant interior features include the irregular floor plan, floors, ceilings, baseboards, doors, windows, trim, and built-in furniture. The occurrence of the gabled ell house type was limited to cities and towns and was far less common than the gabled ell cottage in Georgia. According to the Georgia Historic Resources Survey, of the over 57,000 recorded resources, only 258 of those are gabled ell houses. Most of these examples were constructed in the last quarter of the 19th century and appear in cities and towns as opposed to rural areas.

National Register Criteria

The Sullivan-Hillyer House is eligible for listing in the National Register of Historic Places under Criterion C as an excellent example of a gabled ell house constructed in the Italianate style during the mid -19th century.

Criteria Considerations (if applicable)

N/A

Period of significance (justification)

The period of significance for the Sullivan-Hillyer House begins c.1868, the approximate construction date of the house, and ends in 1952, the end of the historic period.

Contributing/Noncontributing Resources (explanation, if necessary)

The Sullivan-Hillyer House is the one contributing resource on the nominated property. There are no noncontributing resources on the property.

Developmental history/historic context (if appropriate)

****NOTE: The following history was compiled by Janet A. Hackett, Historic Preservation Consultant, September, 1999. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.**

In 1834, the City of Rome, Georgia was founded in a river valley encircled by three rivers, the Etowah, Oostanaula and Coosa. The heart of the young city is now the Between the Rivers Historic District, listed on the National Register, which contains many of the oldest commercial and residential

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

buildings in the city. The Sullivan-Hillyer house was constructed sometime between 1860 and 1869 by Arthur T. Sullivan or, more likely, Dr. Eben Hillyer on what was then Howard Street (now East Second Avenue). Both Arthur Sullivan and Dr. Eben Hillyer are listed as early pioneers of Rome in George M. Battey's 1922 book A History of Rome and Floyd County.

By the time of the Civil War, Rome was a rapidly growing city. According to All Roads to Rome, the Tri-Weekly Courier of August 8, 1860, reported the population of Floyd County as 4,441 in 1840 and 15,233 in 1860. Unfortunately, a great deal was lost during the Civil War, when many residential and commercial buildings were destroyed during occupation of Rome by General William T. Sherman in 1864. The Sullivan-Hillyer house was most likely built during the period of Reconstruction following the war.

The earliest recorded owner of the property on Howard Street (now 309 East Second Avenue) was Jeremiah R. Davidson, who sold it to Arthur T. Sullivan in 1860. Little is known about either Davidson or Sullivan. When Sullivan sold the property to Dr. Eben Hillyer and his wife, Georgia, in 1868, the deed records the sale of land and a brick building, i.e., "that part of the lot/Coosa Division, #162, on which said A.T. Sullivan lives." The brick building mentioned in the deed could have been the existing house.

However, a subsequent deed of August 24, 1869, from Charles T. Samuel to Dr. Eben Hillyer and Georgia for part of adjacent lot #161 described the property as "from the center line of lot #162, where he has lately erected a brick residence." In addition, a historic photograph of the house was obtained from a Hillyer family album that is inscribed on the back, "The home on Howard Street built by Eben and Georgia Hillyer shortly after the Civil War." It seems likely that the Sullivan-Hillyer house was built by the Hillyers.

Members of the family of Dr. Eben Hillyer, a physician, and his wife, Georgia, occupied the house for almost 50 years. The Hillyers were one of Rome's finest families, active in the business and social life of the city of Rome. According to family records, Georgia Hollis Hillyer was the niece of Martha Harper Baldwin, who married Colonel Alfred Shorter, founder of Rome's Shorter College and one of Rome's most outstanding and influential citizens.

Georgia Hillyer was the daughter of Hollis Cooley, who brought his family to Rome in 1848 from Auburn, Alabama, according to reminiscences of her brother from a family album: "I remember when we moved to Rome in 1848, I was about nine or ten -- traveling in our own carriages and wagons -- quite a train of them, including servants and cattle. Father had talked much of the beautiful mountains we were to live among. With what enthusiasm we welcomed their blue misty outlines as they first appeared in the distance."

Dr. Eben and Georgia Hillyer moved into a residence on East Third Avenue sometime between 1880 and 1883, when the Rome City Directory shows their daughter, Ethel Hillyer Harris and her husband, Thomas, a lawyer, as residents of the house on Howard Street. Ethel H. Harris was a famous resident of Rome in her own right. According to All Roads to Rome, she was a well-known writer who managed a special edition of the local Tribune-Herald when Teddy Roosevelt visited Rome in 1910.

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

The Rome City Directory records that Ethel H. Harris's daughter, Maud, and her husband, Ben C. Yancey, were living in the house at 309 East Second Avenue in 1913. Ben C. Yancey was a lawyer, insurance broker and early Mayor of Rome, recognized in Batthey's History as probably the only native Roman who served as Mayor. He was the son of Hamilton Yancey, an influential Rome businessman and property owner whose residence was at 308 East Second Avenue, across the street from the Sullivan-Hillyer House. After the death of Georgia Hillyer in 1913, the house became the property of Maud Harris Yancey (granddaughter of Dr. Eben and Georgia Hillyer) and Ethel Harris Brown (daughter of Dr. Eben and Georgia Hillyer) who sold it out of the Hillyer family to A.W. and Mamie Wall in 1916.

The Sullivan-Hillyer House changed hands several times until the early 1920s. A.W. & Mamie Wall utilized the house as a residence according to the 1919 City Directory. Little is known about the Walls, except that A.W. Wall was an auditor. They sold the house to J.E. S. Angle in 1919. James and Beulah Angle were residents of the house in the 1922 City Directory. According to the directory, Angle was owner of the Angle Cotton Company, 115 Broad Street. The Angles sold the house to Mrs. Concettina (Anthony) Victor in 1923. Both the Rome City Directory and deed records show Mrs. Victor as the sole resident at 309 East Second Avenue. Anthony Victor was owner of Victor's Confectionary Shop on Broad Street. Mrs. Victor sold the house to W.E. Salmon in 1946. The c.1920s additions to the house were undertaken during the residency of either the Angles or the Victors.

W.E. Salmon did not live in the Sullivan-Hillyer House. City Directories from 1950 and 1952 show the house as an apartment building having multiple residents, so it can be assumed that the major alterations that converted the house to an apartment building were made by Mr. Salmon, who sold the apartment building to Marion & Wilhelmina Morris in 1952.

Mr. and Mrs. Morris lived in the house and also rented the apartments. Mr. Morris was in management with several local hotels during his career. During the period of their ownership, the house was allowed to seriously deteriorate. By the time the Morris's sold the house to Home Federal Savings and Loan, the house was in serious disrepair.

Home Federal Savings & Loan probably purchased the house to tear it down for parking, however, in the interim its owner, State Mutual Insurance Company, sold the bank and the Sullivan-Hillyer House to First Floyd Bank. During its ownership of the house, Home Federal Savings & Loan stabilized the building, removed two fireplaces and the front porch roof, which had collapsed. Subsequently First Floyd Bank tore down the badly deteriorated garage behind the house.

The current owners bought the house in 1998 and rehabilitated it for use as a law office, the current use of the building.

9. Major Bibliographic References

Georgia Department of Natural Resources. Georgia's Living Places: Historic Houses in Their Landscaped Settings. 1991.

Hackett, Janet A. Historic Property Information Form. September, 1999. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia. With Supplemental Information.

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: August 28, 1999
- 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

10. Geographical Data

Acreage of Property 1 acre

UTM References

A) Zone 16 Easting 668377 Northing 3791198

Verbal Boundary Description

The proposed boundary of the nominated property is indicated on the attached map by a heavy black line.

Boundary Justification

The proposed boundary of the nominated property includes the Sullivan-Hillyer House and the intact portion of land historically associated with the house.

11. Form Prepared By

State Historic Preservation Office

name/title Holly L. Anderson, National Register Historian
organization Historic Preservation Division, Georgia Department of Natural Resources
mailing address 156 Trinity Avenue, S.W., Suite 101
city or town Atlanta **state** Georgia **zip code** 30303
telephone (404) 656-2840 **date** September 5, 2002
e-mail holly_anderson@mail.dnr.state.ga.us

Consulting Services/Technical Assistance (if applicable) () not applicable

name/title Janet A. Hackett
organization The Smith & Hackett Agency
mailing address 607 Broad Street, Suite 110
city or town Rome **state** Georgia **zip code** 30161
telephone (706)291-4381
e-mail

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

Property Owner or Contact Information

name (property owner or contact person) Charles Gregory Price, S. David Smith, and Sidney Phelan Wright
organization (if applicable) Smith, Price, & Wright
mailing address 309 East Second Avenue
city or town Rome **state** Georgia **zip code** 30161
e-mail (optional)

National Register of Historic Places **Continuation Sheet**

Photographs


Name of Property: Sullivan-Hillyer House
City or Vicinity: Rome
County: Floyd
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: April, 2000


Description of Photograph(s):

Number of photographs: 15


1. Front (south) façade and west façade; photographer facing northeast.
2. Front façade and east façade; photographer facing northwest.
3. Rear (north) façade and west façade; photographer facing southeast.
4. Front entrance; photographer facing northeast.
5. Interior, first floor, front entrance hall; photographer facing southeast.
6. Interior, first floor, office; photographer facing south.
7. Interior, first floor, reception area into entrance hall; photographer facing east.
8. Interior, first floor, reception area; photographer facing north.
9. Interior, first floor, conference room; photographer facing east.
10. Interior, first floor, storage area (butler's pantry) into kitchen; photographer facing northeast.
11. Interior, first floor, stairway leading to second floor; photographer facing northeast.
12. Interior, second floor, hallway; photographer facing northeast.
13. Interior, second floor, office; photographer facing southwest.
14. Interior, second floor, office; photographer facing east.
15. Front façade; photographer facing northeast.

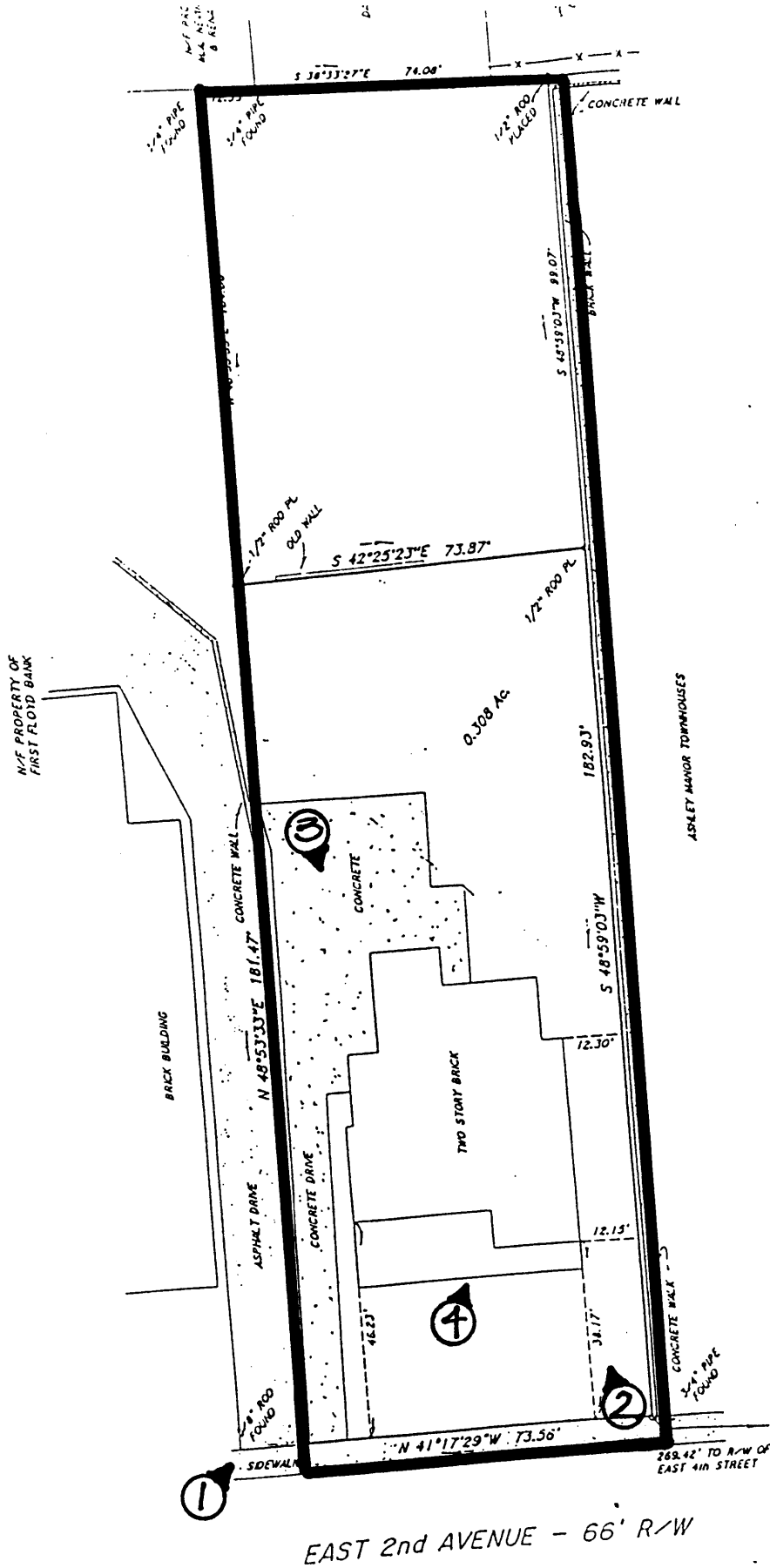
Sullivan-Hillyer House
 Rome, Floyd County, Georgia
 Site Plan

National Register Boundary: 

Photograph Direction/Number: 

Scale: On map

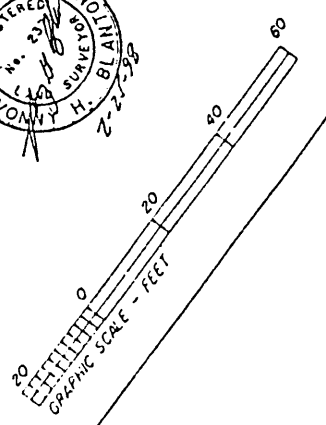
North: 



NOTES:
 1. EQUIPMENT USED:
 TOTAL STATION AND LEVEL
 2. FIELD DATA CHECKED
 PLAN IS BASED ON
 2011 ADJUSTED
 3. ALL ANGLES
 4. ALL DISTANCES

FLOOD HAZARD NOTE:
 THIS PROPERTY IS LOCATED ON "FIRM"
 SHEET 13-1-1, DATED NOV. 14, 1984
 AND IS NOT SHOWN TO BE IN AN AREA
 REQUIRING SPECIAL FLOOD HAZARDS

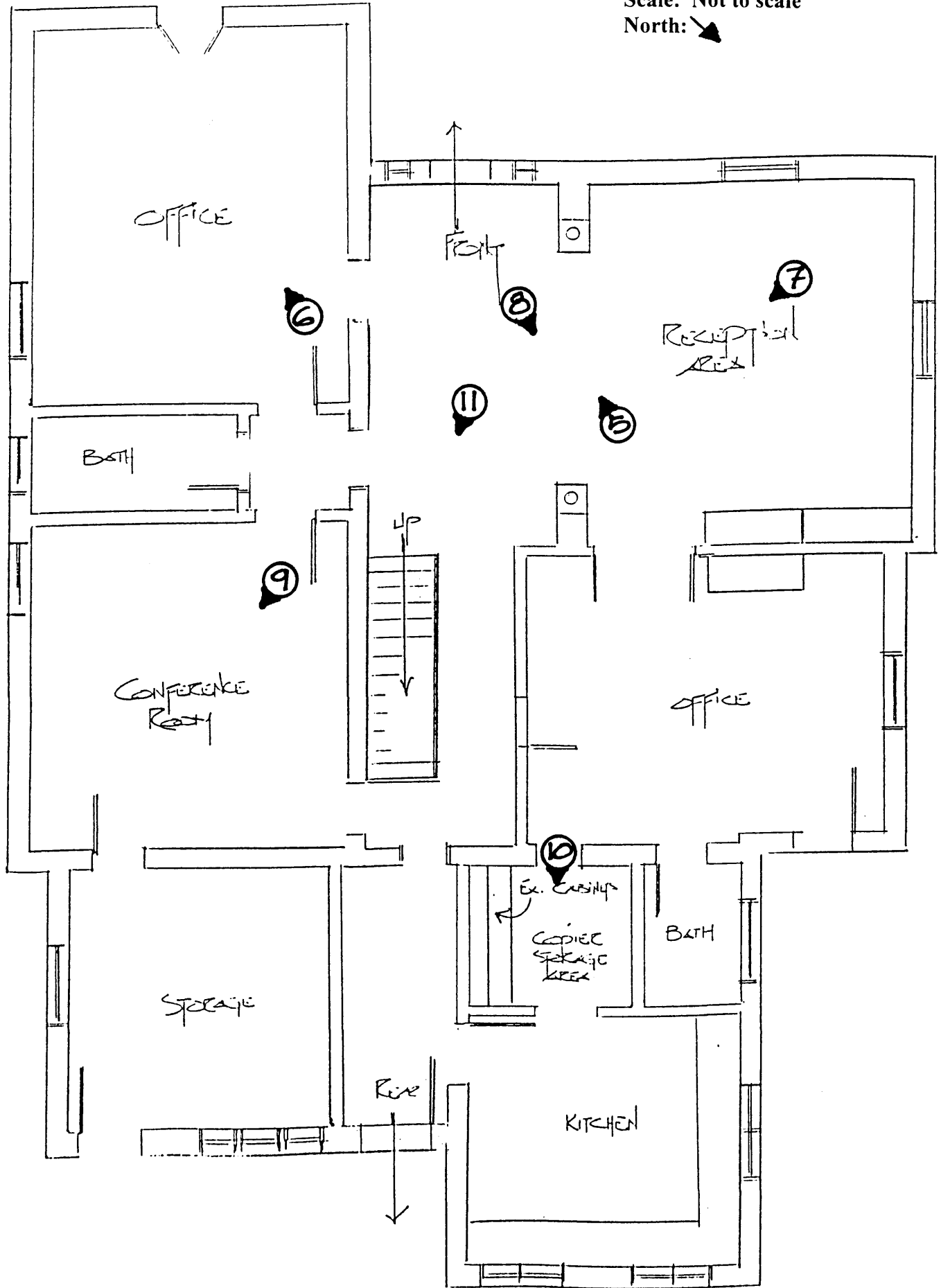
LEGEND
 DENOTES WIRE FENCE
 DENOTES WOODEN FENCE
 DENOTES ORIGINAL L.I.
 DENOTES ALIQUOT



EAST 2nd AVENUE - 66' R/W

SKETCH MAP
 UN-LABELED

Sullivan-Hillyer House
Rome, Floyd County, Georgia
First Floor Plan
Photograph Direction/Number: ①
Scale: Not to scale
North: ↙



Sullivan-Hillyer House
Rome, Floyd County, Georgia
Second Floor Plan

Photograph Direction/Number: ①

Scale: Not to scale

North: ↓

