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**NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM**

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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.

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**1. Name of Property**

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historic name James Coleman House  
other names/site number

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**2. Location**

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street & number 323 N. Main Street  
city, town Swainsboro (n/a) vicinity of  
county Emanuel code GA 107  
state Georgia code GA zip code 30401

(n/a) not for publication

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**3. Classification**

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**Ownership of Property:**

- private
- public-local
- public-state
- public-federal

**Category of Property**

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property:**

	<u>Contributing</u>	<u>Noncontributing</u>
buildings	2	1
sites	0	0
structures	0	0
objects	0	0
total	2	1

Contributing resources previously listed in the National Register: 0

Name of related multiple property listing: n/a

**4. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets the National Register criteria. ( ) See continuation sheet.

Elizabeth A. Lyon  
Signature of certifying official

3/16/92  
Date

Elizabeth A. Lyon  
State Historic Preservation Officer,  
Georgia Department of Natural Resources

In my opinion, the property ( ) meets ( ) does not meet the National Register criteria. ( ) See continuation sheet.

\_\_\_\_\_  
Signature of commenting or other official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency or bureau

**5. National Park Service Certification**

I, hereby, certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other, explain:
- see continuation sheet

Albena Byer 4/28/92

Albena Byer Signature, Keeper of the National Register 4/28/92 Date

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## 6. Function or Use

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### Historic Functions:

DOMESTIC:single dwelling

### Current Functions:

DOMESTIC:single dwelling  
COMMERCIAL:business

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## 7. Description

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### Architectural Classification:

LATE VICTORIAN:Queen Anne

### Materials:

foundation brick  
walls weatherboard  
roof asphalt  
other

### Description of present and historic physical appearance:

The Coleman House at 323 N. Main Street is located in the city of Swainsboro, Emanuel County, in southeast Georgia. The house is a two-story, wood-framed, Queen Anne style house with Neoclassical Revival details. It was built in 1904 as the home of a prominent businessman and state legislator.

The exterior retains its brick foundation, clapboard, brick chimneys, bay windows, a multi-gabled roof, pedimented gables, cornice dentils, and a widow's walk with decorative balusters and brackets. Central pedimented gables with second-floor porches project from three sides. A wrap-around porch extends across the front facade and along one side and the rear, with circular turrets at its three corners and turned posts and balusters (photographs 1-6). Original one-over-one windows and beveled glass and wood paneled entrance and balcony doors with transoms and sidelights remain.

The interior retains its central-hall plan on the first and second floors as well as in the attic. One of the most outstanding architectural features of the house is the original pine interior. The extensive craftsmanship is evident in the beaded-board wainscoting, walls, ceilings, a decorative hall screen, floors, doors, moldings, mantels, and stairway which have never been altered and remain in their original unpainted condition. Window and door moldings feature corner blocks with decorative wheat-leaf paterae. Interior transom windows, pocket and paneled doors, some with original hardware remain intact. Most of the rooms feature classically designed oak fireplace mantels with columns, colorful tile, overmirrors, and cast-iron fireboxes (photographs 7-13).

A one-story, brick hot house is located on the south side of the main house and is now used as a tool shed. Landscape elements include

United States Department of the Interior  
National Park Service

National Register of Historic Places  
**Continuation Sheet**

Section 7

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mature pecan and oak trees and hexagonal sidewalk pavers (photograph 1). A noncontributing metal, four-bay garage is located at the rear of the property. The property is surrounded by nonhistoric properties in an area of mixed-use development.

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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

**Period of Significance:**

1904

**Significant Dates:**

1904

**Significant Person(s):**

n/a

**Cultural Affiliation:**

n/a

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

n/a

National Register of Historic Places  
Continuation Sheet

Section 8

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**Significance of property, justification of criteria, criteria considerations, and areas and periods of significance noted above:**

**Narrative statement of significance (areas of significance)**

The Coleman House is significant under architecture as an excellent example of the combined Queen Anne and Neoclassical Revival styles. The Queen Anne influence is seen in the wrap-around porch, turrets, porch columns and balusters and bay windows. The Neoclassical Revival elements include the symmetrical layout, cornice dentils, and pedimented gables. Architectural craftsmanship is evident by the outstanding pine interior. Beaded-board ceilings, walls, and tongue-and-groove wood floors remain in their original unpainted condition. Wood wainscoting, moldings, paneled stairway, pocket doors, oak fireplace mantels, and a delicate wood hallway screen are all distinctive features. The Coleman House is also significant as the first house in Emanuel County to have indoor plumbing, and electricity. The house is an elaborate and intact example of a large Queen Anne/Neoclassical Revival house built in a small Georgia city for a prominent local citizen. The house retains its integrity and is significant as an excellent example of the turn-of-the-century combination of the two styles. Combining styles was fairly commonplace in Georgia towns at the turn-of-the-century, and the James Coleman house is an especially good example of this practice because the two styles are relatively distinguishable. The nominated property is also representative of the large houses which once lined North Main Street.

**National Register Criteria**

The property meets Criteria C because the house is an example of a eclectic combination of details from two popular national styles--the Queen Anne and Neoclassical Revival--commonly used in Georgia during the early 20th century. The house is designed with symmetrical massing, a front one-story, wrap-around porch with columns and turrets, bay windows, a widow's walk, and multi-gabled roof projections. This structure embodies many fine characteristics of American craftsmanship from its exterior design to its interior detailing including original oak mantels with overmirrors, tile, moldings, and a central hall screen with elaborate spindlework. The most striking feature of the house is the pine interior. Built by James Coleman, who owned a local sawmill, the ceilings, floors, and walls are all pine, with some boards measuring the entire length of the rooms. The house is also the first house in the county to have plumbing and electricity. The Coleman House is a excellent example of using elements from two different styles. This practice commonly occurred in Georgia communities during the early 20th century.

National Register of Historic Places  
**Continuation Sheet**

Section 8

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**Period of significance (justification)**

1904 - year the house was built.

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

2 contributing buildings - house, and hot house  
1 noncontributing building - garage

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**9. Major Bibliographic References**

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Horvath, Ronald and Karen. "James Coleman House." Historic Property Information Form. 1989. On file at the Office of Historic Preservation, Atlanta, Georgia.

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

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

Primary location of additional data:

- State historic preservation office
- Other State Agency
- Federal agency
- Local government
- University
- Other, Specify Repository:

Georgia Historic Resources Survey Number (if assigned):



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**10. Geographical Data**

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**Acreage of Property** 2.75

**UTM References**

A) Zone 17 Easting 374580 Northing 3607620

**Verbal Boundary Description**

The nominated property is the city lot upon which the building rests and the surrounding land which is historically associated with the Coleman House. The boundary is indicated by a heavy black line drawn to scale on the property plat map.

**Boundary Justification**

The proposed boundary follows the current legal boundary and consists of the city lot historically associated with the house.

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**11. Form Prepared By**

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**name/title** Lisa Raflo, National Register Specialist  
**organization** Office of Historic Preservation, Georgia Department of Natural Resources  
**street & number** 205 Butler Street, S.E., Suite 1462  
**city or town** Atlanta **state** Georgia **zip code** 30334  
**telephone** (404) 656-2840 **date** 3/9/92

(HPS form version 10-29-91)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Photographs

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**Name of Property:** James Coleman House  
**City or Vicinity:** Swainsboro  
**County:** Emanuel  
**State:** Georgia  
**Photographer:** James R. Lockhart  
**Negative Filed:** Georgia Department of Natural Resources  
**Date Photographed:** October 1991

**Description of Photograph(s):**

1 of 13: West (front) facade view, pecan trees, hexagonal sidewalk pavers; photographer facing east.

2 of 13: Front facade view; photograph facing northeast.

3 of 13: Front facade view; photographer facing northwest.

4 of 13: South facade, brick hot house; photographer facing north.

5 of 13: North and east (rear) facade; photographer facing southwest.

6 of 13: East facade; photographer facing west.

7 of 13: Interior main hallway, wood screen; photographer facing northeast.

8 of 13: Main hallway, stairway; photographer facing northwest.

9 of 13: North parlor looking into the dining room; photographer facing east.

10 of 13: South parlor; photographer facing south.

11 of 13: First floor bedroom; photographer facing southeast.

12 of 13: Second floor bedroom; photographer facing south.

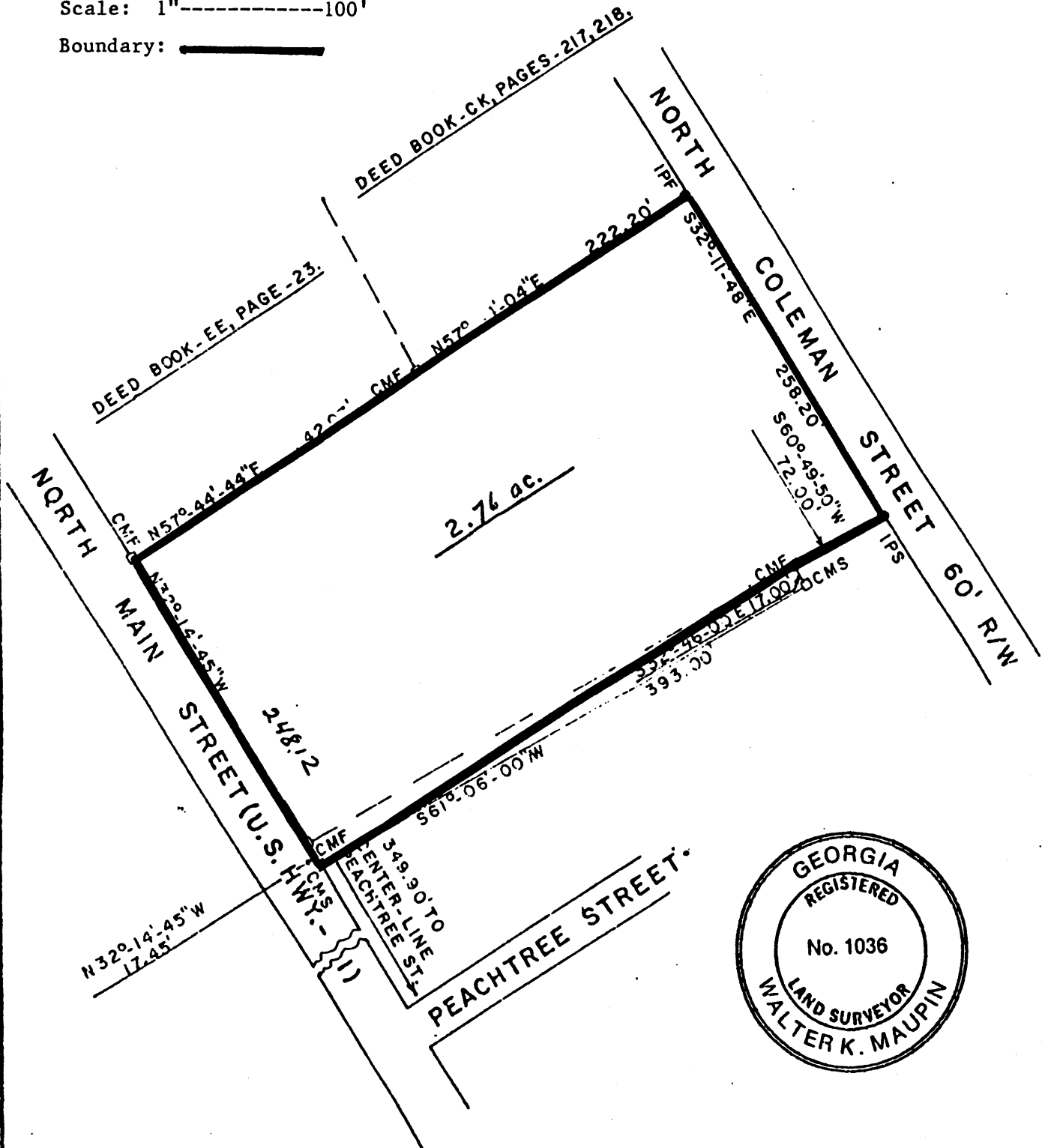
13 of 13: Second floor bedroom; photographer facing south.

James Coleman House, Swainsboro,  
Emanuel County, Georgia

Plat Map

Scale: 1"-----100'


Boundary: 

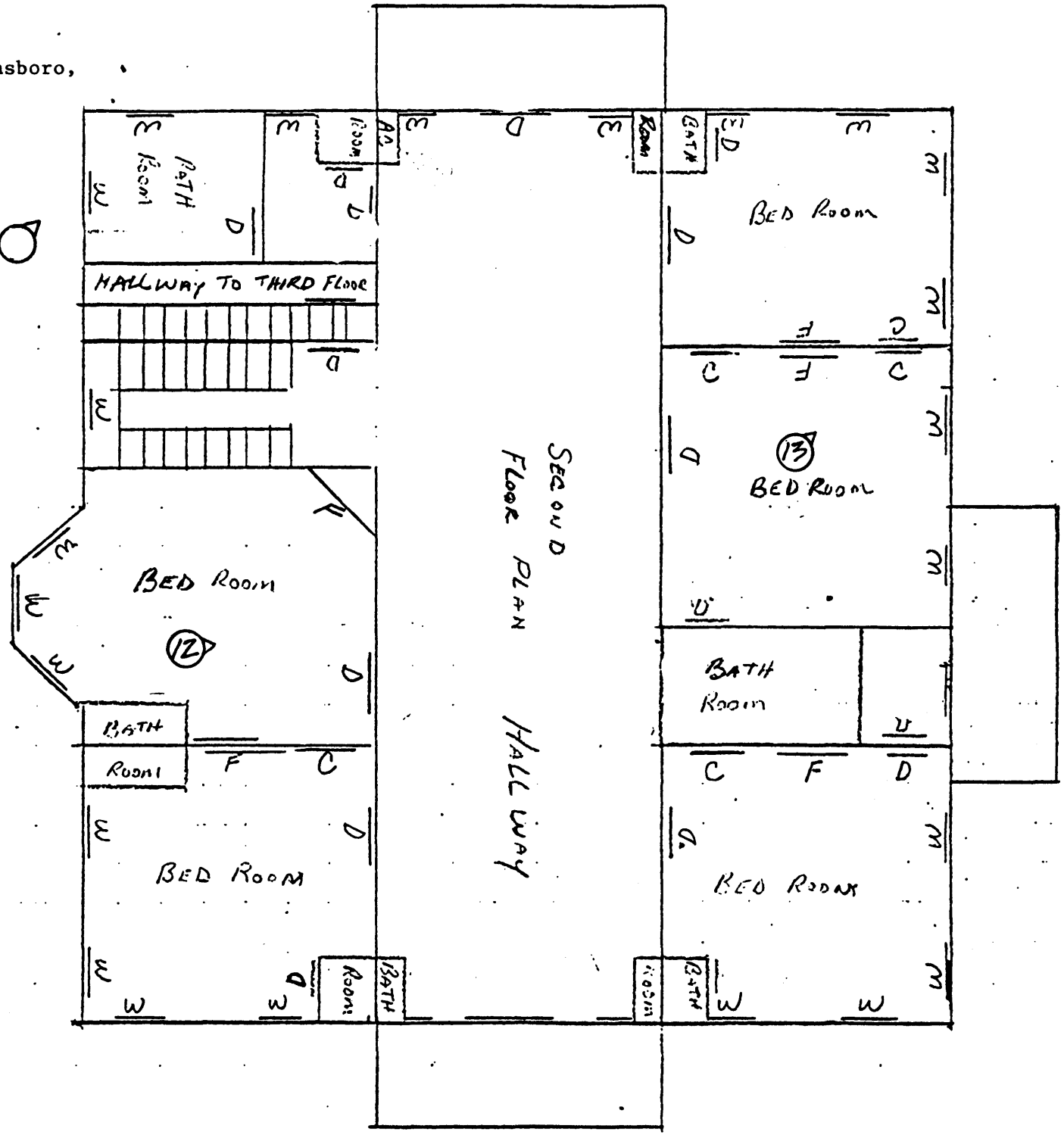
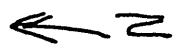


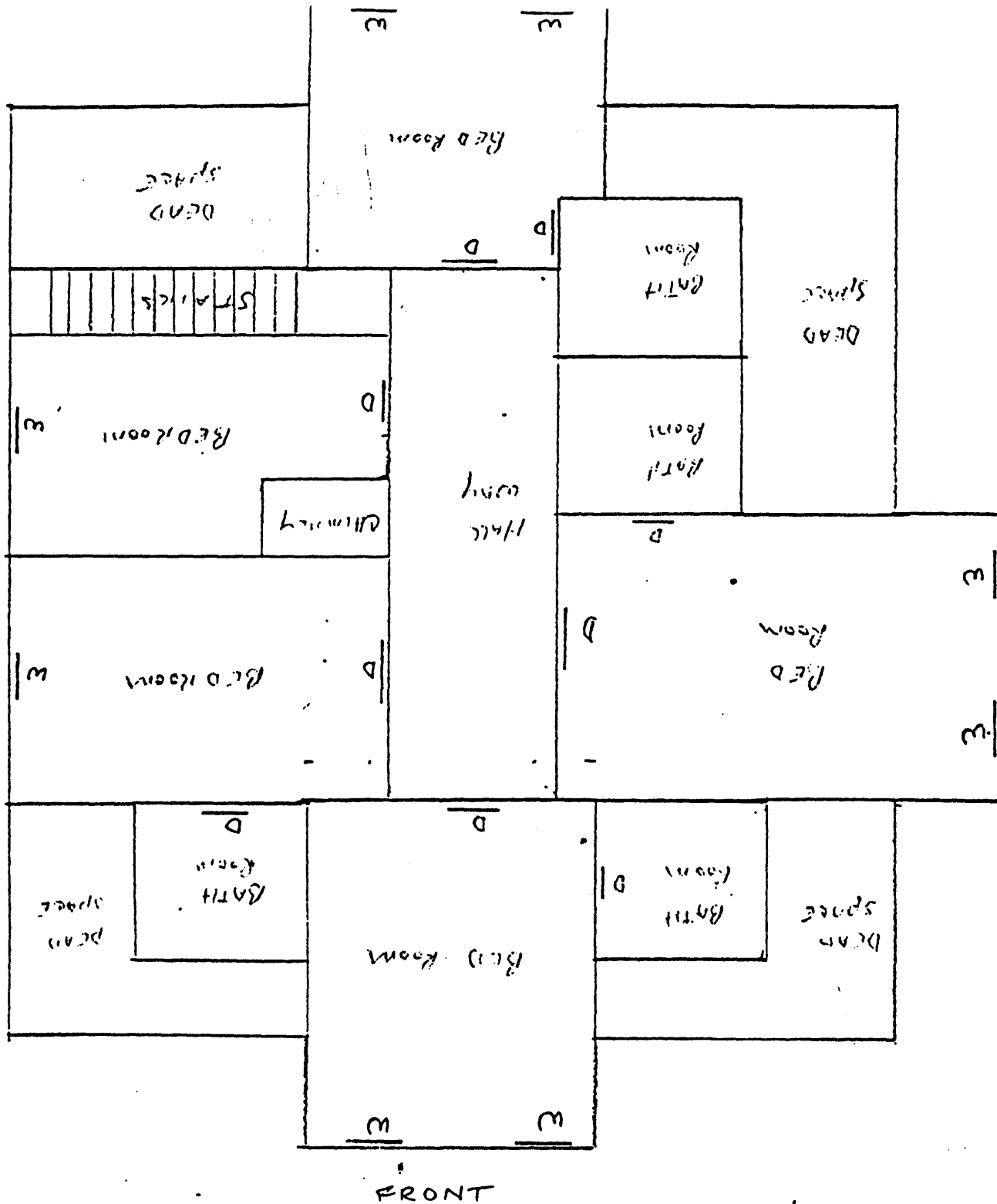
James Coleman House, Swainsboro,  
Emanuel County, Georgia

Sketch Map - 2nd Floor

Scale: none

Photographs indicated by: 





James Coleman House, Swainsboro,  
Emanuel County, Georgia

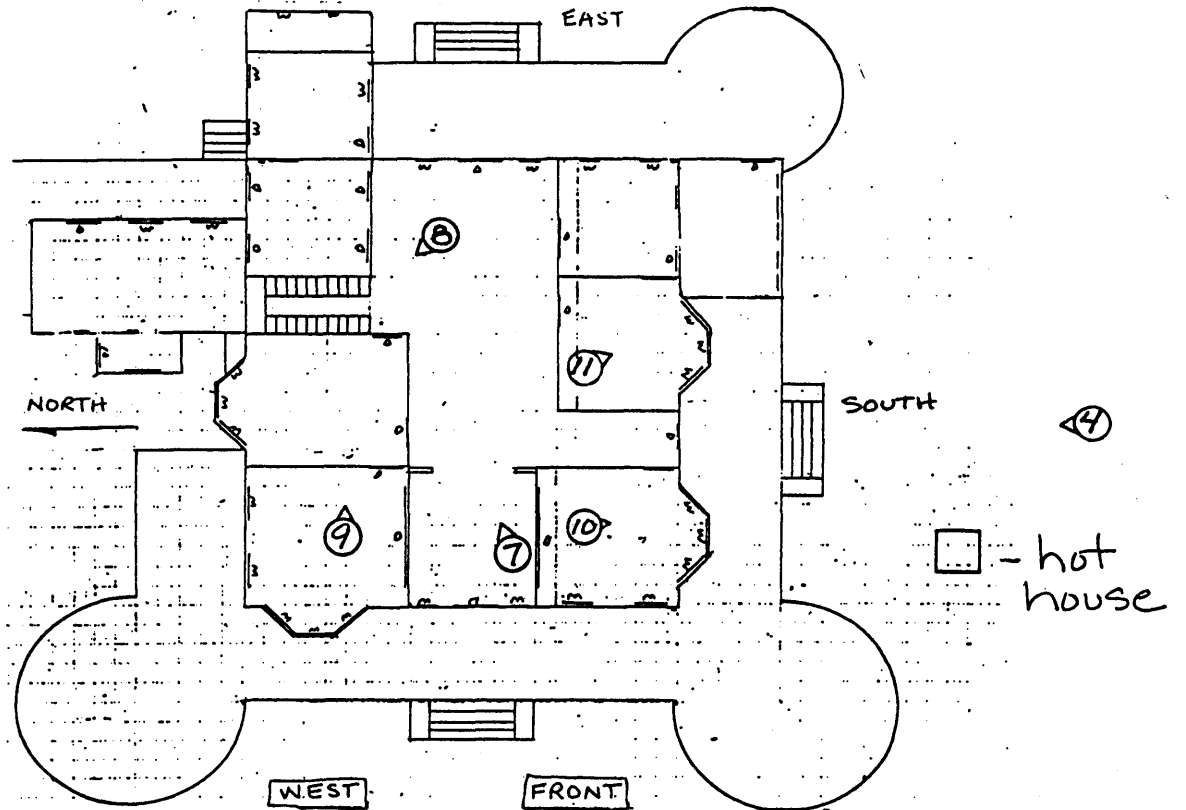
Sketch Map - 3rd Floor Attic

Scale: none

☒ - garage

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James Coleman House, Swainsboro,  
Emanuel County, Georgia

Sketch Map - 1st Floor

Scale: none

Photographs indicated by: ○

Noncontributing: ☒

③

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