

JUL 25 1989

United States Department of the Interior
National Park Service

NATIONAL
REGISTER

1155

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 n/a
other names/site number East Main Street Commercial Historic District

2. Location

street & number East Main Street (Georgia Highway 24) between Siebald and Oak Streets
city, town Statesboro (n/a) vicinity of
county Bulloch code GA 031
state Georgia code GA zip code 30458

(n/a) not for publication

3. Classification

Ownership of Property:

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

Category of Property

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

Number of Resources within Property:

	<u>Contributing</u>	<u>Noncontributing</u>
buildings	16	0
sites	0	0
structures	0	0
objects	0	0
total	16	0

Contributing resources previously listed in the National Register: 0

Name of related multiple property listing: Historic Resources of Downtown Statesboro, Bulloch County, Georgia

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

7/19/89
Date

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

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

Signature of commenting or other official

Date

State or Federal agency or bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register

Andrew Byers 9/6/89

() determined eligible for the National Register

() determined not eligible for the National Register

() removed from the National Register

() other, explain:

() see continuation sheet

[Signature] Signature, Keeper of the National Register Date

6. Function or Use

Historic Functions:

COMMERCE/specialty store
COMMERCE/financial institution
RECREATION/theater

Current Functions:

COMMERCE/specialty store
COMMERCE/business

7. Description

Architectural Classification:

Commercial Style
Italianate
Beaux Arts
Moderne

Materials:

foundation	brick
walls	brick, concrete
roof	unknown
other	metal (cornices)

Description of present and historic physical appearance:

The East Main Street Commercial Historic District is located in the small southeastern Georgia town of Statesboro, which is the Bulloch County seat. The district is located on level terrain, southeast of the county courthouse on East Main Street (Georgia Highway 24), and is bounded by Siebald Street on the west and Oak Street on the east.

The district includes sixteen buildings constructed on relatively small downtown lots of unequal size. They have uniform setbacks and are flush with the sidewalk. Most of the buildings in the district are single-story structures and were constructed of brick during the early 20th century. The street, formerly tree-lined, now exhibits planter boxes and concrete sidewalks as the only landscape features within the district.

Small-town Victorian details are common to the commercial buildings along East Main Street. An Italianate influence can be seen on two of the properties which feature round-arched second-floor windows. Most of the buildings have retained their decorative cornices of corbeled brick or pressed metal. Recessed doorways and display windows, which were popular on commercial buildings of the period, remain intact on many of the structures.

Outstanding buildings in the district are the Bank of Statesboro and the Georgia Theatre. The Bank of Statesboro is a three-story, Beaux Arts-style building at the corner of East Main and Siebald,

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immediately east of the Bulloch County Courthouse. Ionic columns at the main entrance and Corinthian pilasters that extend from the second to the third floors were incorporated onto the exterior of the building. Other facade details include sections of poured concrete and round-arched windows with keystone lintels on the first and third floors. A metal cornice tops the structure. The Art Moderne Georgia Theatre (1936) was the last building constructed within the district and it features a concrete facade over brick. It shows the shift of interest away from applied ornamentation toward "pure" design and the integration of space, mass, and surface which was popular among modern architects of the period.

Only a few of the storefronts have had major alterations in recent years. Even so, the upper stories have retained most of their historic features. Recent renovation of the interior and exterior of the Bank of Statesboro will contribute to the integrity and the economic vitality of the historic district and the downtown as a whole. The boundaries of the district have been drawn to include all of the commercial structures in the East Main Street area that have retained their historic integrity.

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):

commerce
architecture

Period of Significance:

1895-1936

Significant Dates:

n/a

Significant Person(s):

n/a

Cultural Affiliation:

n/a

Architect(s)/Builder(s):

Bergen, Cletus W.
McKenzie, C. F.
Franklin, A. J.
Sargent, J. B.
Rogers, S. A.
Alderman, Osman

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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 East Main Street Commercial Historic District played an important part in the historical development of downtown Statesboro and is eligible for nomination to the National Register of Historic Places, as a part of the Downtown Statesboro multiple property listing, under criteria A and C. In support of the criteria, the district is significant in the area of architecture for being the largest concentration of intact, historic, commercial buildings in downtown Statesboro. East Main Street is also significant in the area of commerce for its reflection of the economic expansion and activity which occurred in Statesboro during the late 19th and early 20th centuries.

The district is significant in the area of commerce because it reflects the commercial activity and expansion which occurred in response to the town's early 20th-century economic prosperity. Statesboro was founded in 1802, but its physical development did not commence until 1889 with the coming of the railroad. With its commerce tied to the Sea Island cotton market, Statesboro prospered from 1890 until the Great Depression of the 1930s. The East Main Commercial Historic District developed between the county courthouse and the railroad and was among the first commercial sections of downtown Statesboro to fully develop with an array of brick buildings. Businesses within the district include the Bank of Statesboro, the first financial institution in the community, and the Georgia Theatre, which provided entertainment for the small town. Since the early 20th century, commercial structures in the district have housed various businesses. Because Statesboro is the county seat, the district has continued to serve the retail, service and entertainment needs of both the community and the county.

In the area of architecture, the district is significant for being the largest concentration of intact, historic, commercial buildings in downtown Statesboro. Because of its developmental history, it also contains some of the oldest commercial buildings in Statesboro as well as its newest historic commercial building. Several developers have been given credit for building within the district, including Cletus W. Bergen of Savannah (Georgia Theatre), C. F. McKenzie of Augusta, A. J. Franklin, J. B. Sargent, S. A. Rogers, and Osman Alderman. The buildings in this district are typical of the small-town commercial architecture that was popular in the late 19th and early 20th centuries in Georgia and elsewhere. They are storefront-type buildings of utilitarian design with corbeled brickwork or decorative

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pressed-metal cornices above a brick facade. The lingering influence of the Italianate style can be seen in the round-arched second-floor windows in two of the structures. Of special architectural significance are the 1936 Art Moderne Georgia Theatre and the Renaissance Revival style Bank of Statesboro. The Bank of Statesboro is one of the most architecturally significant buildings within the multiple property listing. Exterior features have not been altered or modernized since its construction in 1911 and because of recent renovations and plans for adaptive use, the structure will be an important factor in the revitalization of downtown Statesboro. Several of Statesboro's commercial structures were remodeled during the Great Depression, but the Georgia Theatre is the only building in the downtown area that was constructed during the 1930s. It remains as a good example of Art Moderne architecture in a small town setting and was the first building in Statesboro constructed using a steel frame.

National Register Criteria

Because of its association with the commercial expansion and activity experienced by Statesboro during the early 20th century and its continued importance as a retail center for the small, south Georgia city, the district meets National register Criteria A. Because the district exhibits architectural design features common to small-town, commercial structures of the early part of the 20th century, the district meets National Register Criteria C.

Criteria Considerations (if applicable)

n/a

Period of significance (justification, if applicable)

1895-1936: period of growth and development in district

9. Major Bibliographic References

Brown, Robin. "East Main Street Commercial District." Historic District Information Form, August 3, 1984. On file at the Historic Preservation Section, Department of Natural Resources, Atlanta, Georgia.

Previous documentation on file (NPS): (x) 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:

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

Georgia Historic Resources Survey Number (if assigned):

n/a

10. Geographical Data

Acreage of Property approximately 1.5 acres

UTM References

A) Zone 17 Easting 426490 Northing 3590260

Verbal Boundary Description

The East Main Street Commercial Historic District is located on East Main Street, between Siebald Street on the west and Oak Street on the east. The boundary of the district is described by a heavy black line drawn to scale on the attached tax maps.

Boundary Justification

The boundaries of the district include all of the intact extant properties historically associated with commercial development on East Main Street in downtown Statesboro. The district is immediately bordered to the north, west, and south by new commercial development or vacant lots and to the east by vacant lots, new commercial development, and a mix of historic and nonhistoric commercial and industrial development. Adjacent to the district to the northwest is the historic Bulloch County Courthouse, individually listed in the National Register; adjacent on the southeast is the Jaekel Hotel, also individually listed in the National Register.

11. Form Prepared By

name/title Janice E. Adams, National Register Researcher, and Richard Cloues, National Register Coordinator

organization Historic Preservation Section, Georgia Department of Natural Resources

street & number 205 Butler Street, S.E., Suite 1462

city or town Atlanta **state** Georgia **zip code** 30334

telephone 404-656-2840 **date** July 12, 1989

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Photographs

Name of Property: East Main Street Commercial Historic District
City or Vicinity: Statesboro
County: Bulloch
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: August 1987

NOTE: Photographs taken in August 1987 were field-checked during the spring of 1989. These photographs convey an accurate impression of the photographed buildings and structures in downtown Statesboro.

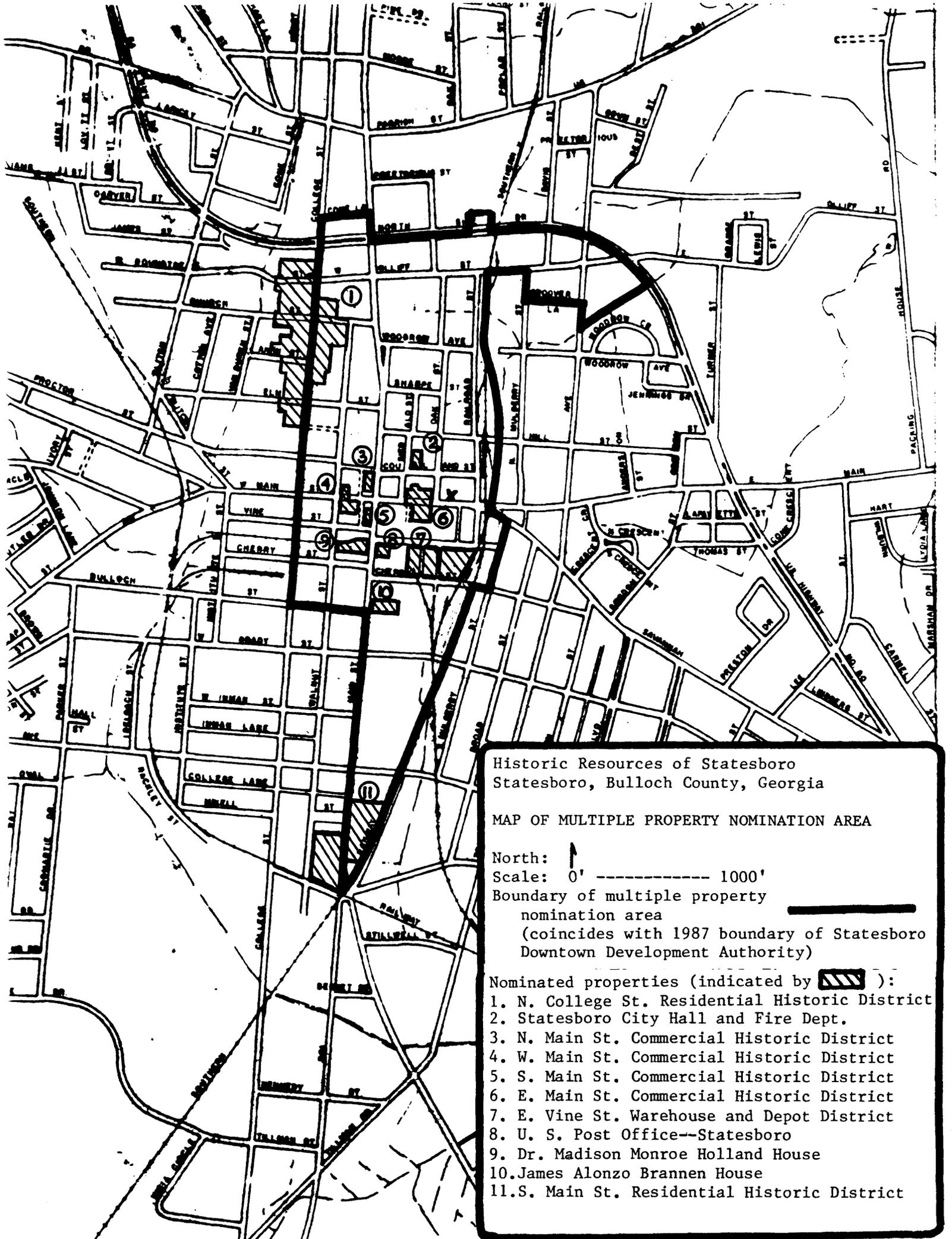
Description of Photograph(s):

1 of 4. North side of East Main Street, east of courthouse square; photographer facing northeast.

2 of 4. North side of East Main Street, west of Oak Street; photographer facing northwest.

3 of 4. East Main Street, from courthouse square; photographer facing east.

4 of 4. West edge of district along East Main Street, east of courthouse square (in background); photographer facing northwest.

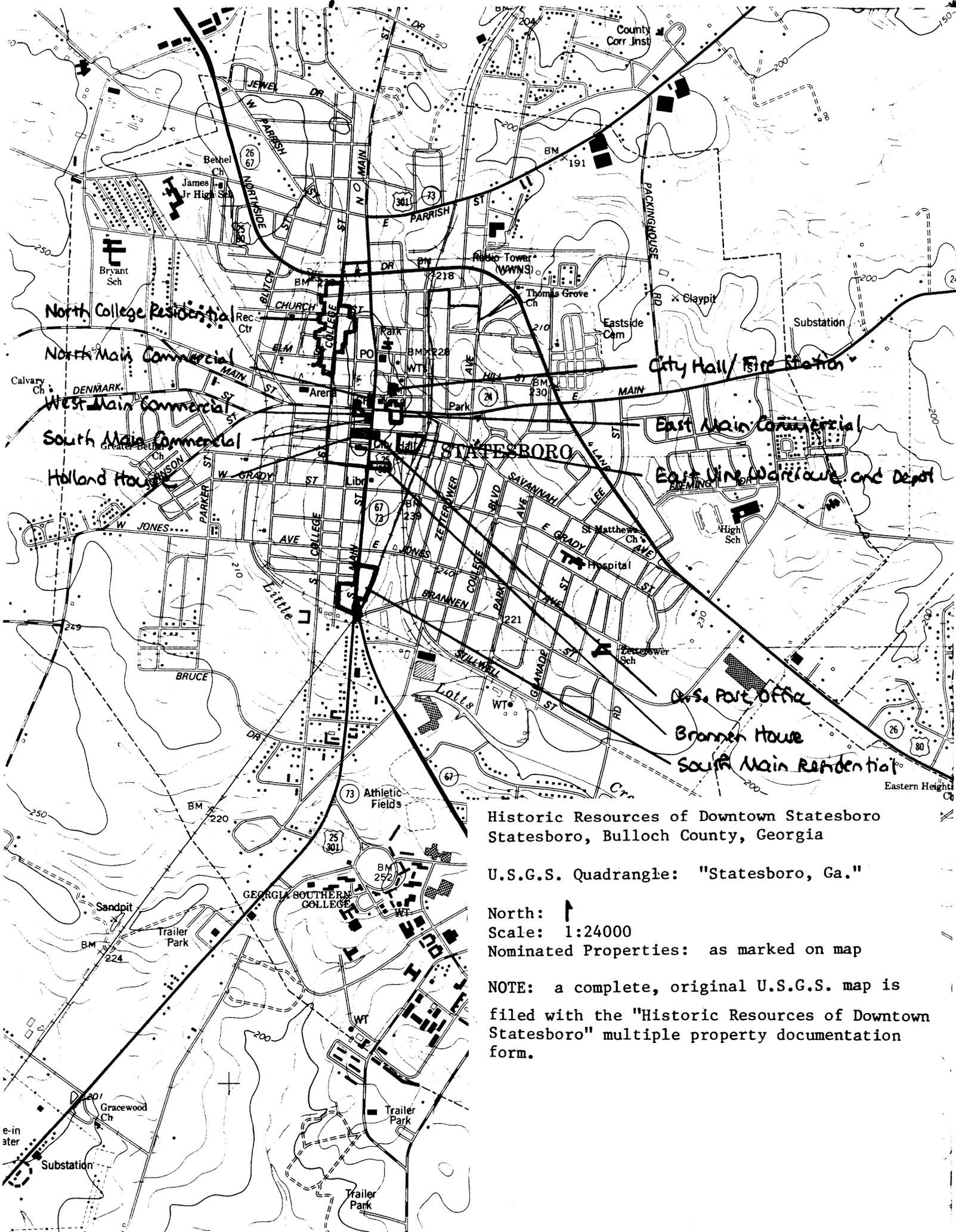


Historic Resources of Statesboro
Statesboro, Bulloch County, Georgia

MAP OF MULTIPLE PROPERTY NOMINATION AREA

North: ↑
 Scale: 0' ----- 1000'
 Boundary of multiple property nomination area 
 (coincides with 1987 boundary of Statesboro Downtown Development Authority)

- Nominated properties (indicated by ):
1. N. College St. Residential Historic District
 2. Statesboro City Hall and Fire Dept.
 3. N. Main St. Commercial Historic District
 4. W. Main St. Commercial Historic District
 5. S. Main St. Commercial Historic District
 6. E. Main St. Commercial Historic District
 7. E. Vine St. Warehouse and Depot District
 8. U. S. Post Office--Statesboro
 9. Dr. Madison Monroe Holland House
 10. James Alonzo Brannen House
 11. S. Main St. Residential Historic District



**Historic Resources of Downtown Statesboro
Statesboro, Bulloch County, Georgia**

U.S.G.S. Quadrangle: "Statesboro, Ga."

North: ↑
 Scale: 1:24000
 Nominated Properties: as marked on map

NOTE: a complete, original U.S.G.S. map is
 filed with the "Historic Resources of Downtown
 Statesboro" multiple property documentation
 form.