

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 Susie Agnes Hotel
other names/site number Bostwick Hotel

2. Location

street & number Main Street
city, town Bostwick () vicinity of
county Morgan code GA 211
state Georgia code GA zip code 30623

() not for publication

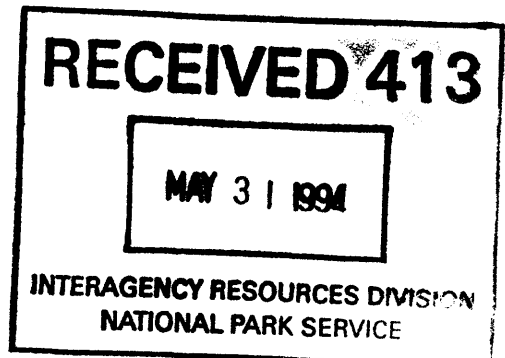
3. Classification

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	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 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

5/24/94
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

Edson H. Beall 7.1.94

() determined eligible for the National Register

() determined not eligible for the National Register

() removed from the National Register

() other, explain:

() see continuation sheet

for Entered in the
National Register

Signature, Keeper of the National Register Date

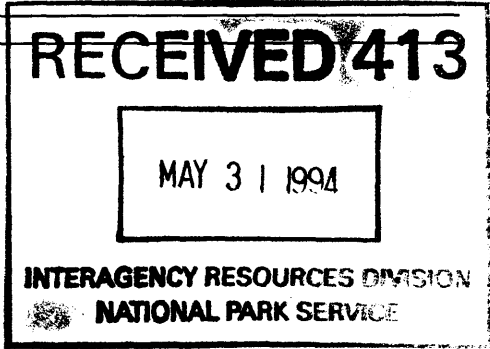
6. Function or Use

Historic Functions:

DOMESTIC: hotel
COMMERCE: department store

Current Functions:

VACANT



7. Description

Architectural Classification:

LATE 19TH- AND EARLY-20TH CENTURY AMERICAN MOVEMENTS: Commercial Style

Materials:

foundation Brick
walls Brick
roof Asphalt
other n/a

Description of present and historic physical appearance:

The Susie Agnes Hotel is located on Main Street (GA 83) in the small, rural community of Bostwick in Morgan County, Georgia (photo #1). The building is a two-story, common bond brick, commercial building constructed in 1902 with exterior brick load-bearing walls and an interior support system of square wooden posts and beams.

The building has Victorian Commercial stylistic features typical for a modest, turn-of-the-century commercial building, including segmentally arched windows and door openings, a stepped front, false parapet, and brick corbelling (photo #2). Six-over-six wooden windows remain intact throughout the building. The roof is gabled running perpendicular to the frontage and covered with asphalt shingles. There are six interior end, corbeled brick chimneys--three on each side.

The front facade has a two-level, wood-framed porch with shed roof supported by round wooden posts. This porch replaced the original porch of the same design around 1955. The first floor of the front facade has three entrances, two of which serve the first-floor commercial space and the other which serves the stairway to the second floor. The two entrances on the front facade have double wood-paneled and glass doors with two-light transoms and wood surrounds (photo #3). The side facade door is a wood paneled door with transom and wood surround. On the second floor, a central door with transom opens onto the upper porch.

On the first floor interior, the building is divided by a wooden partition wall and stairway into two large commercial spaces measuring 18' X 78'. The staircase approaches the second story from the central

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National Park Service

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door with access from both first-floor rooms. On the second floor, the floor plan is a central hallway with four hotel rooms along one side and five on the other (photo #4). The former kitchen/bath facilities are at the rear of the second floor--this area once served as the Masonic Lodge before being converted to living space. Interior plaster walls, simple wood moldings, the stairway, 3½" yellow pine wood floors, and beaded tongue-and-groove ceilings remain intact (photo #5). Four fireplaces remain with plaster-covered masonry and projecting surrounds and mantles.

The trim consists of plain boards for the window and door surrounds and the plank baseboards. Both the first and second floor baseboards have simple cap moldings. The hardware consists of decorative and plain brass and steel hinges and plain brass and ceramic knobs and brass plates. Doors are four-paneled with single-light glass transoms (photo #6). Outstanding details include intact shelves, counters, and cashier booth with paneled front and wire screen in the first floor northwest room (photos #7 and #8). There is a single, plank corner closet in one of the guest rooms and a simple wood rail and posts with chamfered balusters guarding the second-story stairwell (photo #4).

The building is currently vacant and used for storage. It is surrounded by open, overgrown alleys and service areas (photo #9). The access drive is on the southeast side. A loading dock and shed deck were located at the rear with additional loading areas on the northwest side, but they have been removed. There is a capped ground-level well at the northwest side of the building which was covered in 1990 by a wood well house from another site.

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
Commerce

Period of Significance:

1902-1944

Significant Dates:

ca. 1902 - construction date
1902-1910 - association with John Bostwick, Sr.

Significant Person(s):

John Bostwick, Sr. (1859-1929)

Cultural Affiliation:

n/a

Architect(s)/Builder(s):

W. D. Cavin

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

Narrative statement of significance (areas of significance)

The Susie Agnes Hotel is a 1902 brick commercial building that provided commercial and hotel space in the small, rural community of

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Bostwick and was constructed by the town's founder, John Bostwick, Sr.

The building is significant in architecture as an intact and good example of a turn-of-the-century commercial and hotel building typically constructed in a small Georgia community. These buildings, featuring ground-floor commercial or office space with the hotel rooms above, are multiple-use type hotels commonly built in the early 20th century. The two-story, brick building has segmentally arched window and door openings, a stepped front-facade parapet, and brick corbelling that are typical of the Victorian Commercial stylistic influences found on a modest commercial building from this period. The building is also significant as the work of W. D. Cavin, a local Morgan County architect/builder who designed several buildings in Bostwick.

In the area of commerce, the building is significant both for its use as commercial and hotel space in the community and for its association with original owner and builder, John Bostwick, Sr. (1859-1929). The building, originally a hotel and store, represents the economic potential of small rural communities such as Bostwick during the period of growing cotton prosperity and early railroad development in the state of Georgia. The hotel, later a store and residence, was one of the principal commercial features of Bostwick for much of the town's existence.

John Bostwick, Sr. was a successful cotton farmer and businessman and is recognized as the founder of the town of Bostwick. He owned much of the property where the community is located and started a small mercantile business in 1892 near the present site of the hotel. A post office was located in the Bostwick Supply Company in 1895. In 1901 Bostwick constructed a cotton oil mill and gin that became the Bostwick Manufacturing Company, and helped establish a railroad spur line to the community in the same year. In 1902, the town was incorporated, and Bostwick was elected as its first mayor.

Expecting the community to continue to grow and prosper, Bostwick constructed the Susie Agnes Hotel in 1902 to house the traveling salesmen, or "drummers," who came through town. The hotel was reportedly named for Bostwick's wife, Susie, and his sister, Agnes. Bostwick's prosperity declined in the 1910s as a result of the drop in cotton prices, and he was forced to sell some of his property, including the hotel. The building was originally used as both hotel and commercial space and as meeting space for the local Masonic Lodge. Over the years it was used as a residence/store and boarding house/store. The building was used as commercial space through the 1970s.

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Overall, the Susie Agnes Hotel charts the economic rise of smaller agricultural communities such as Bostwick, and their gradual decline during the early to mid-20th century. The Susie Agnes is representative of boosterish commercial interest of the locality, state, and southeast region during the late 19th- and early 20th-century, and of both an individual's and a community's aspirations for growth and development. The building itself is a good example of a turn-of-the-century commercial property and of a rural community hotel--one of few such examples in the region.

The hotel is also significant for its association with town's founder, John Bostwick, Sr., a local businessman who continuously worked for economic development in Morgan County. Bostwick also served on the Board of County Commissioners, pressing for road construction and school construction. He was the main proponent of the State Agricultural School in Morgan County and was eventually elected president of the Potato Growers Association of Georgia in 1922. Before his death in 1929, Bostwick also served as a member of the Georgia Legislature. The Susie Agnes Hotel remains as the most intact historic property directly associated with Bostwick's early 20th-century commercial activities in town.

National Register Criteria

The Susie Agnes Hotel is eligible under **Criterion A** for its significance in the commercial development of Bostwick, Georgia. The Hotel is eligible under **Criterion B** for its association with the town's founder John Bostwick, Sr. (1859-1929). It is also eligible under **Criterion C** as an intact example of a turn-of-the-century, rural, multiple-use type hotel with Victorian Commercial detailing built by local architect/builder, W. D. Cavin.

Criteria Considerations (if applicable)

n/a

Period of significance (justification)

The 1902-1944 period of significance reflects the historical significance of the Susie Agnes Hotel as one of the major commercial enterprises in Bostwick from its construction in 1902 to 1944, the fifty-year mark of historical significance, including the 1902-1910 period when John Bostwick owned the property.

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Contributing/Noncontributing Resources (explanation, if necessary)

n/a

Developmental history/historic context (if applicable)

The history of the hotel property is directly linked to the life of the hotel and town's founder, John Bostwick, Sr. Bostwick was born in 1859, the son of Green Berry Bostwick and Ann Frances Hester Bostwick, originally of Greene County, Georgia. The young John Bostwick was raised on his father's farm in Morgan county and educated at the Braswell rural school in the northern part of Morgan County. The school was located almost adjacent to his father's property near the border of Walton County. He attended the nearby University of Georgia, graduating in 1883 with a Bachelor of Engineering degree.

Upon graduation, John Bostwick accepted a job as school teacher at the Braswell School. He remained in this position for two years, also, as one of the area's first college graduates, he became increasingly involved in county affairs. He was elected Justice of the Peace in 1884, holding the position until 1896.

In 1885 Bostwick married Susie Green, the daughter of Henry Harden and America Malcom Green of adjacent Walton County. The same year Bostwick gave up teaching for farming, presumably taking over a family property in Morgan County. According to family tradition, he saved enough money as a teacher to buy a mule and was also able to purchase more land, which was then available at 2-3 dollars an acre. Bostwick was a successful cotton farmer, during a period of growing cotton wealth. On the basis of his success, he started a small mercantile business in 1892 on his property near the present site of the hotel. In 1901 he also constructed a cotton oil mill, which soon became known as the Bostwick Manufacturing Company. Some of the components of this enterprise remain in place just north of the hotel.

As part of his overall development scheme, Bostwick helped in 1901 establish a spur-line from the Central of Georgia Railroad. This connected his property with the Macon and Athens Branch at the nearby Morgan County community of Apalachee. The line, which became known as the Greene County Line railroad, eventually connected Bostwick with Monroe to the north, thereby tying Bostwick's various businesses into a regional transportation network.

The project for the hotel was a direct outcome of Bostwick's other business operations. A post office branch had been established in the Bostwick Supply Company, the area's basic "country store," in 1895; and in 1902 the town was incorporated by an act of the Georgia

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Legislature. John Bostwick was elected mayor of the small farm-based community. The hotel was generally symptomatic of the town's growth and also representative of Bostwick's rising expectations for local prosperity.

In more immediate terms, the hotel was necessary to provide temporary residence for the growing number of "drummers," or commercial salesmen, visiting the supply company, and also the oil press. According to one of Bostwick's daughters-in-law, Mrs. Dorothy Bostwick (Miss Dot), the senior Mrs. Bostwick had been expected to provide room and board for visiting salesmen--so much so "she hardly [knew] who she would have at her table every day." Bostwick provided a new house for his family to the northeast of the growing town center, replacing an earlier farmhouse located south of the hotel (the original building later was moved further to the south). Bricks for the hotel were made from clay from Bostwick's own property. W. D. Cavin, a local Morgan county architect-builder, was hired to design the building in the latest commercial style; Cavin had also designed Bostwick's house (ca. 1901) and shortly afterward (ca. 1905-10), both the Methodist and Baptist Churches.

The hotel followed the convention of smaller hotels of the era. Two-story in height, the building fronted directly on the main street or road, intended to form a single component in a urban row. The original configuration of the interior is not entirely clear. Apparently only the upper floor was used for hotel rooms. A central, straight-run staircase provides access from the street through a central doorway. Nine rooms open off the central hall. According to traditional accounts, Room 14 on the southeast side (with its fireplace) was used later as a communal sitting room, once the hotel business had evolved into a Depression-era rooming house. The original kitchen, dining area, and lobby were located on the ground floor along the northwest side. Additional rooms, apparently used for an apartment for the hotel manager and his family, were also at the ground level. Bathrooms were located at the rear (east side) on both the ground and upper floors. The rear of the second floor was devoted mainly to a Masonic Hall, which Bostwick, an active Mason, provided for the local lodge. A separate staircase provided access from the alley to the southeast, via an open exterior staircase with covered porch (both since removed).

The southeast side ground floor was used for commercial purposes from the beginning. The approximately 18 by 78 foot space consisted of a single long room, separated from the original hotel lobby, kitchen and dining room by a plank partition wall. The store was conceived of by Bostwick as a provision store--a use that continued under various owners through the 1970s. The northwest section, under later owners, was eventually fitted with built-in shelves and counters, and with

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rail-mounted ladders, most of which remain in place today. There was also a screened store office window, at one time located near the entrance to the northwest section, dating from approximately 1915 but now moved to the rear of the lower floor. There have since been some changes to the interior, including the opening up of the stairway to both ground-floor sections, and removal of portions of the partition walls. Otherwise, the building retains much of its original character and most original features, including wall surfaces, woodwork, doors and windows, and even some original gas fixtures.

Bostwick continued to run the store until 1910. As hoped, traveling salesmen stayed for a night, eating in the downstairs communal dining area and sitting around the front lobby. An apartment for the manager and his family was located at the rear of a ground floor space, possibly extending into the southeast side. The provision store existed in the southeast section, and this was another of Bostwick's enterprises. Local farmers received credit and paid bills in the store, a practice passed on to successive owners. Goods were brought into the store through the rear entrance, taken from railroad cars diverted to the siding directly behind the building. A shed eventually covered the loadings dock, providing shelter. A well to the north provided water, pumped by a small engine to a steel cistern above. Water was then supplied by gravity to both the floors of the adjacent hotel.

The hotel was merely one step in Bostwick's vision for his town. While other local farmers and businessmen competed for space in the prospering community, Bostwick managed to buy up much of the local property. His own farm eventually extended to over 380 acres, and Bostwick also acquired property to the south of the road, primarily through the purchase of lands of another resident, Robert R. Jones. Jones had once vied with Bostwick to be the town's founder and early maps indicate the early Jones properties. Jones had begun to subdivide portions of his lands south of the main street in the early 1900s. In 1908, after his own purchase of the Jones lands, Bostwick hired C. Olin Jones, a civil engineer from Greenville, South Carolina to undertake a complete survey of a large section of his property south of what was labeled the Main Street. A total of 122 lots were surveyed. All were intended for future residential development. A few existing properties were also incorporated in the grid-iron scheme. Additional commercial lots were surveyed along the frontage opposite the hotel and supply company. The post office, operated apparently by Mrs. Greene, and several other properties along Main Street remained in private hands. Otherwise, the town and its new hotel were essentially Bostwick's.

Bostwick's fortunes were reversed suddenly in the pre-World War I era, and were further compounded after the war with the sudden decline of

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cotton prices. Overextended like many other cotton farmers and processors, Bostwick was forced to sell off parts of his substantial commercial holdings. As early as 1910 a portion of his business, including the hotel property, was deeded to the Monroe Oil and Fertilizer Company as a result of the bankruptcy of Bostwick's development company.

Z.E. Betts and his wife purchased the only marginally successful hotel business in 1916 having apparently begun to operate the business three years earlier, around 1913. The deed, transferred from the Monroe Oil and Fertilizer Company, was held by Mrs. Mattie Betts. The Bettses altered the building to have a residence on the second floor and a grocery business on the ground floor. The Masonic Hall was converted to a kitchen by the Betts family, the front rooms, including what is now Room 14, became private sitting rooms. The hotel lobby was converted to a store and small credit business associated with the store business. Plumbing was provided for an upstairs kitchen. Apparently the small apartment remained at the rear of the ground floor, and this was leased, along with the Bostwick store space, to another provision business. The Betts hung a new sign out, "Z.E. Betts Grocery." They also screened in the upper gallery to provide for additional seating and a summer bedroom. An additional shed appears to have been added around this time to provide a place for a barbershop run by a Mr. Fitzpatrick, according to James Betts, the son of Z.E. Betts. The shed has since been removed.

In 1925 Zed Betts left the business, moving his wife Mattie and five children to Atlanta. The deed records show a transfer of the property from Mattie Betts to John S. Jackson in 1927. While Betts was apparently successful in running the business--mainly by providing credit to local farmers--the drop in cotton prices and the boll weevil epidemic severely undermined the local economy. The Jacksons continued to run the business, sometimes combining the stores and at times maintaining two stores, until 1933. Jackson also appears to have installed a gas pump for passing motorists, as shown in a ca. 1927 postcard of the property.

The hotel had a succession of renters in the late 1930s, including D.W. and B.H. Malcolm and James W. McGaughey. In 1934, one store was also rented to a Col. Herbert Grant. The Malcolms finally purchased the property in 1945 from Mrs. Idelle Jackson, John S. Jackson's widow. It was sold in turn to Lamar McDougal and his wife, Rosie, in 1946. The McDougals, who both ran a store and rented out one, held the property for 30 years, selling to Joseph Conrad in 1976. At various times the stores were known as the Rosie McDougal Grocery, the Williams Grocery, the Rice Greene store, and the Anderson Store. In the 1950s, John and Tommy Martin ran both stores, ostensibly adding the present arcade and veranda as a replacement of the original. The

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posts, decking and balusters were replaced; the shed porch roof appears to be original.) A gas pump , first installed in the 1920s, was upgraded and the store doubled as a filling station. The property continued to operate occasionally as a boarding house as well, with guests taking meals in the rear second-story kitchen and using a Room 14 as a common sitting room.

The store operations finally went out of business in the mid-1970s. The McDougals eventually rented out parts of a building for storage and as a used furniture store. Joseph Conrad, who purchased the building in 1977, considered using the building for an antique shop, but sold to Gene and Yvonne Meader in 1986. The Meaders, who live in nearby Lilburn, had also hoped to use the building as an antique store, but now wish to find another owner sympathetic to the old building. A local historical group headed by local residents have been raising funds to purchase or otherwise save the hotel.

The Susie Agnes Hotel was most recently used in the filming of My Cousin Vinny (1992) for which Marissa Tomei won an Oscar for Best Supporting Actress.

9. Major Bibliographic References

Chapman, William. "Susie Agnes Hotel," Historic Property Information Form, November 1990. On file at the Office of Historic Preservation, 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
- () 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):

Mg 72 - 1974 Morgan County Survey

10. Geographical Data

Acreeage of Property .228 acres

UTM References

A) Zone 17 Easting 267050 Northing 3735680

Verbal Boundary Description

The boundaries encompass the .228 acre lot on Main Street associated with the Susie Agnes Hotel, as indicated with a heavy black line on the enclosed plat map, drawn to scale.

Boundary Justification

The boundary follows the current legal boundaries of the property.

11. Form Prepared By

name/title Leslie N. Sharp, 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** May 25, 1994

(OHP form version 12-08-93)

United States Department of the Interior
National Park Service

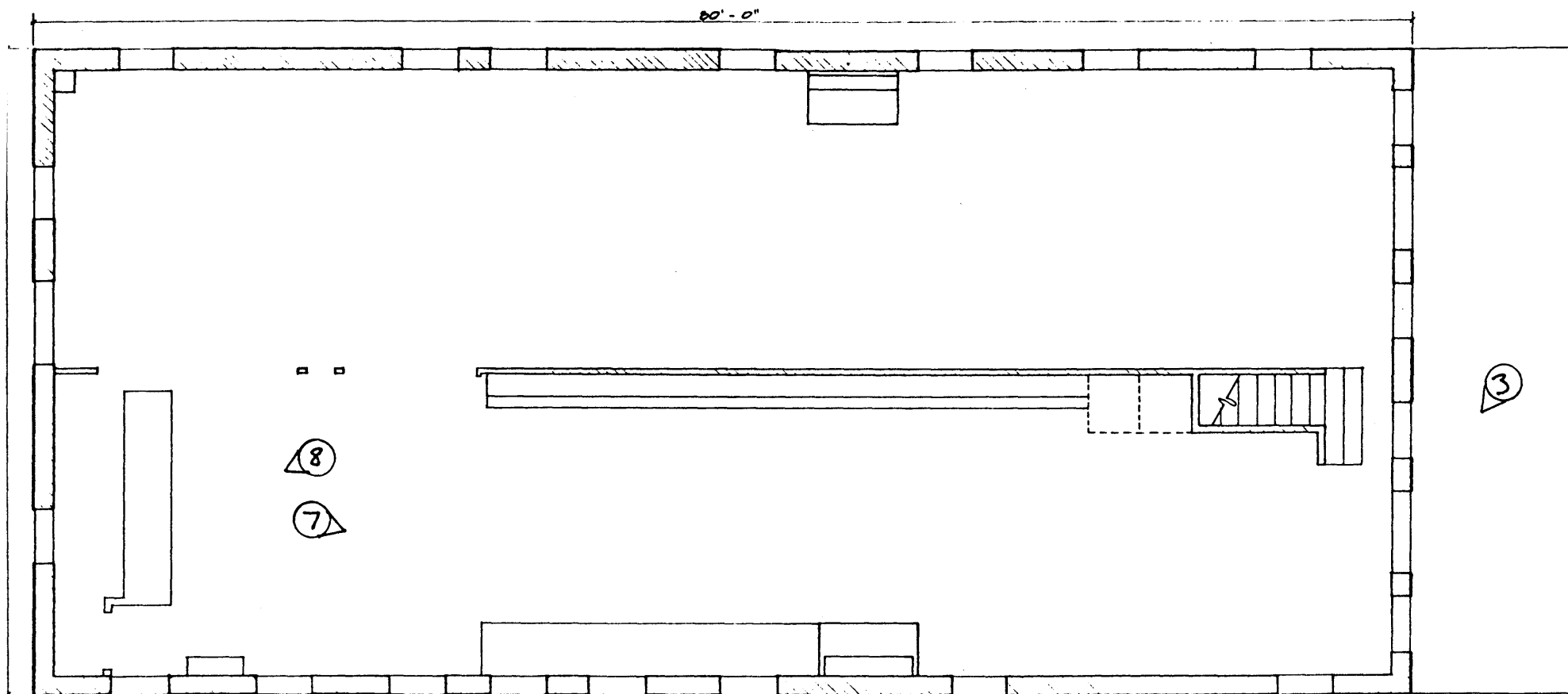
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Photographs


Name of Property: Susie Agnes Hotel
City or Vicinity: Bostwick
County: Morgan
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: March 1993

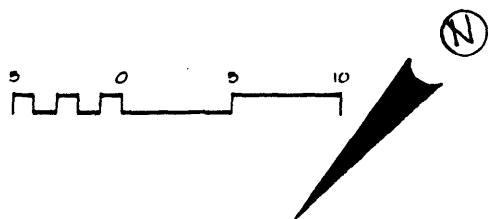
Description of Photograph(s):

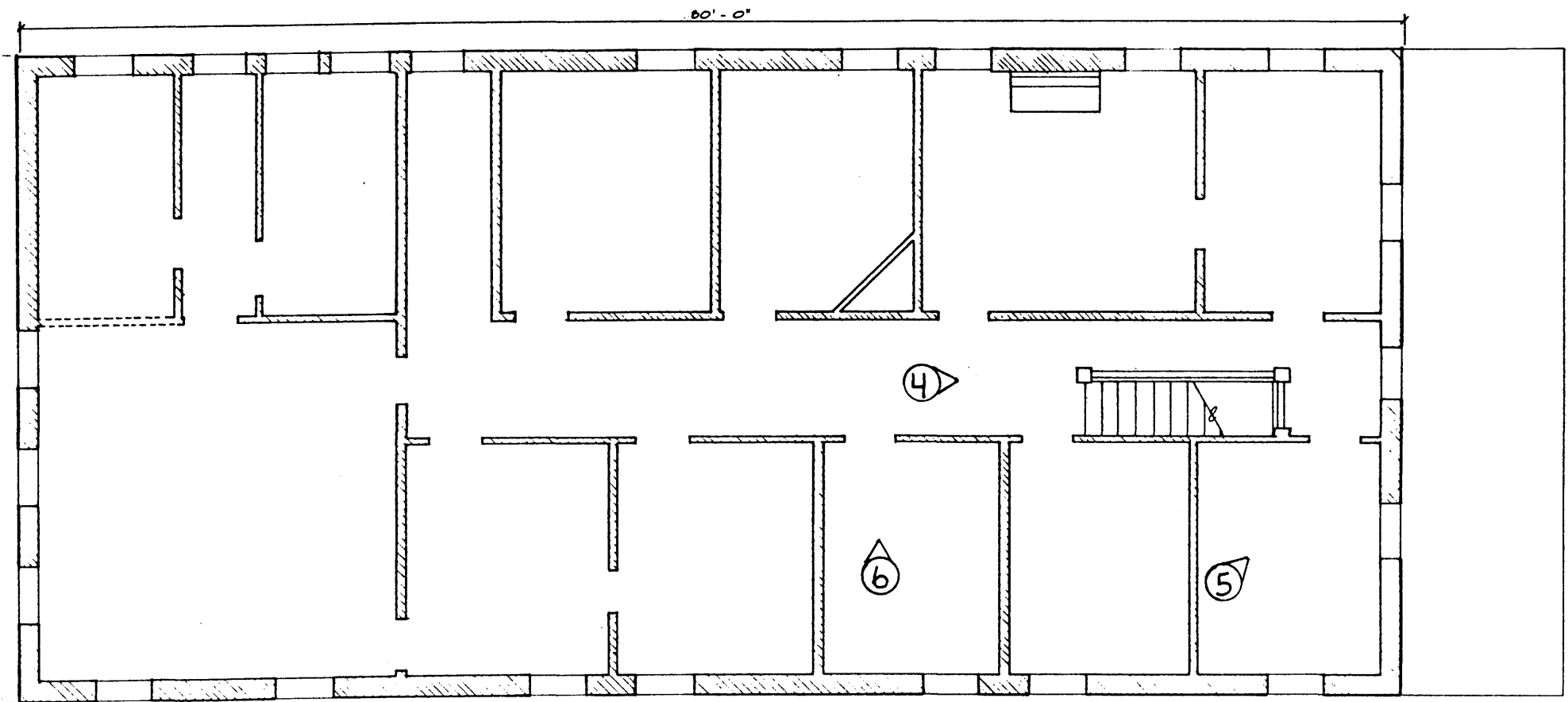
- 1 of 9: Susie Agnes Hotel, front facade and southeast side; photographer facing northwest.
- 2 of 9: Front facade and northwest side; photographer facing east.
- 3 of 9: First floor entrances; photographer facing north.
- 4 of 9: Second floor hallway; photographer facing southwest.
- 5 of 9: Upstairs, southwest corner room; photographer facing south.
- 6 of 9: Upstairs room, door detail; photographer facing southeast.
- 7 of 9: Shelves on first floor, northwest room; photographer facing west.
- 8 of 9: Cashier booth on first floor, northwest room; photographer facing north.
- 9 of 9: Rear facade and southeast side; photographer facing west.



First Floor Plan


Susie Agnes Hotel
 Morgan County, Georgia
 Floor Plan - First Floor
 Photograph/Direction of View: 
 Scale: 1" = 9'

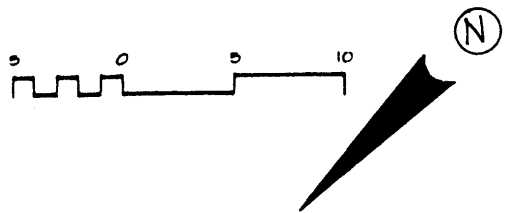


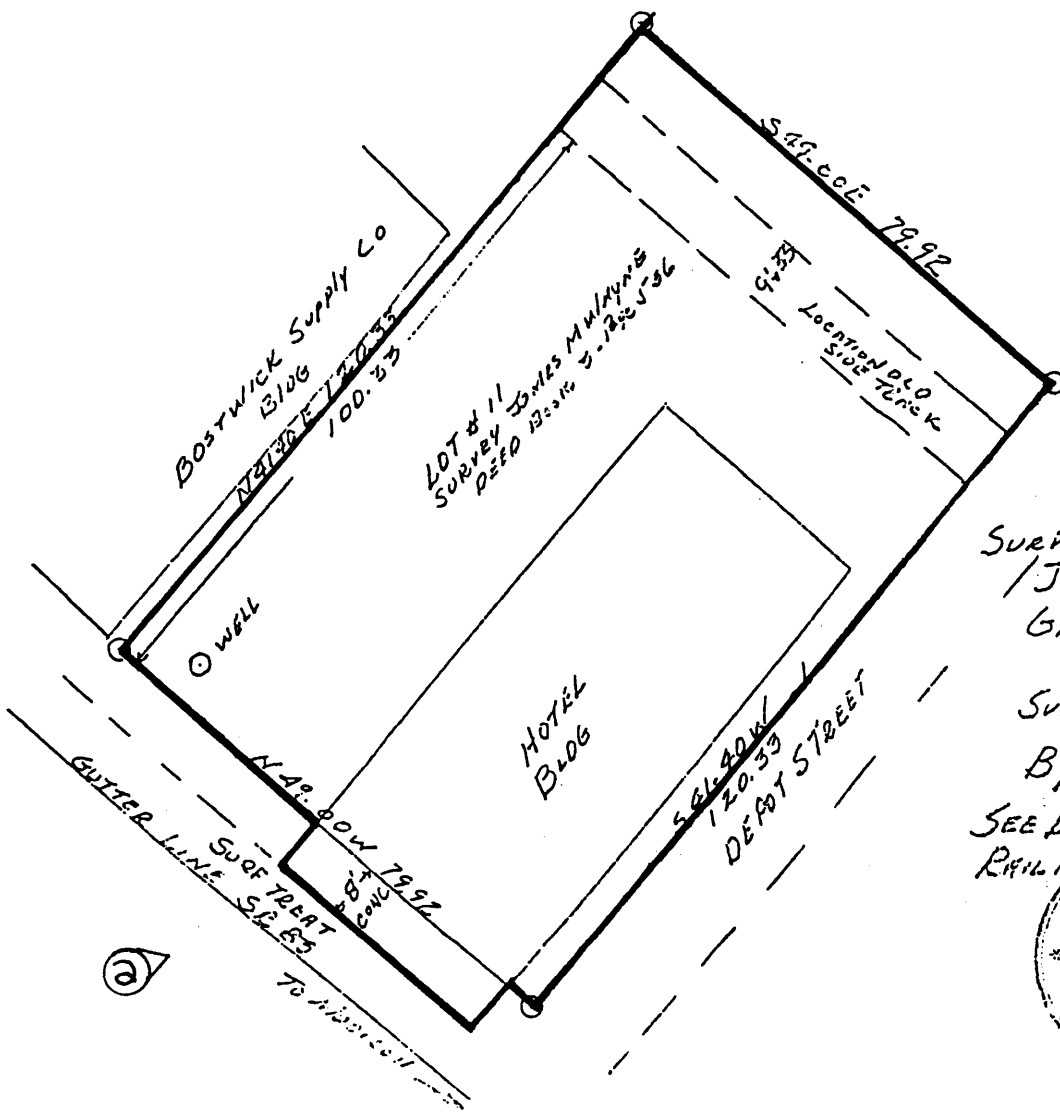


Second Floor Plan

Susie Agnes Hotel
 Morgan County, Georgia
 Floor Plan - Second Floor

Photograph/Direction of View: 
 Scale: 1" = 9'





SURVEY OF PROPERTY FOR
 JOSEPH B CONRAD
 GM. DEPT MORGAN CO. GA.
 SURVEYED DEC 23 1977
 By J. J. [unclear]
 SEE DEED BOOK 3 FOR
 RAIL ROAD PLO



Susie Agnes Hotel
 Morgan County, Georgia
 Plat Map
 National Register Boundary: ———
 Photograph/Direction of View: ◉
 Scale: 1" = 30'