

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 additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Manchester Community Building
other names/site number N/A

2. Location

street & number 105 E. Second Ave.
city, town Manchester () vicinity of
county Meriwether **code** GA 199
state Georgia **code** GA **zip code** 31816

(N/A) not for publication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	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.

Ricardo Couros
Signature of certifying official

12.18.01
Date

for W. Ray Luce, Division Director and
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

Elson R. Beall 1.28.02

determined eligible for the National Register _____

determined not eligible for the National Register _____

removed from the National Register _____

other, explain: _____

see continuation sheet

John
Keeper of the National Register

Date

6. Function or Use

Historic Functions:

EDUCATION/library
GOVERNMENT/other/community building
RECREATION AND CULTURE/auditorium; sports facility

Current Functions:

GOVERNMENT/other/community building

7. Description

Architectural Classification:

LATE 19TH AND 20TH CENTURY REVIVALS/Colonial Revival

Materials:

foundation	brick
walls	brick
roof	asphalt shingles
other	n/a

Description of present and historic physical appearance:

The Manchester Community Building is a two-story, brick building in the Colonial Revival style with the main entrance on the west facade containing the only decorative elements. (Photos 1 and 2.) The west entrance contains a Palladian-inspired entrance portico, of brick with cement quoins. (Photo 2.) There are single horizontal cement panels over the flanking side entrances. The quoins on the main west facade are also accented by being in cement. (Photo 2.) Inside the portico, there is a theater-type ticket window. (Photo 5.) The second or main floor is a large open space for athletic events and public meetings with a stage and dressing rooms. (Photos 8 and 10.) There are steel beams supporting the roof, bleachers on two sides (photos 9 and 11), and an entry vestibule with a refreshment counter. (Photo 7.) The first floor (basement level) contains office spaces and some open space as well as restrooms. (Photos 13 and 14.) The athletic floor is tongue-and-groove oak. (Photo 11.) There are plaster walls and celatex ceilings throughout. Changes to the building include repairs after a 1950 fire and adding a door on the left front in 1959 for a library entrance and now the entrance to the first floor (basement) space. (Photo 1.) Another exterior door was added in 1975 to provide access to the Recreation Director's office. There are minimal grounds, since the building sits on a corner lot within downtown Manchester, one block south of the downtown business district. There is some side parking and no outbuildings.

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
POLITICS AND GOVERNMENT
RECREATION

Period of Significance:

1935-1952

Significant Dates:

1935

Significant Person(s):

n/a

Cultural Affiliation:

n/a

Architect(s)/Builder(s):

Daniell and Beutell, of Atlanta.

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National Park Service

National Register of Historic Places Continuation Sheet

Section 8--Statement of Significance

Narrative statement of significance (areas of significance)

The Manchester Community Building is significant in architecture because it was designed and built in the Colonial Revival style to be a community all-purpose building during the New Deal era when many civic buildings were being built across Georgia. The building retains its large open space for athletic and cultural events with its polished oak floor (open area) and a stage for theatrical productions and other events. The original floors, steel beams, and built-in bleachers all remain. The important exterior details are the Palladian-inspired brick entrance portico with corner cement quoins which contrast with the red brick exterior. It is also a good example of the work of Daniell and Beutell, a major Atlanta-based architectural firm of two Georgia-born architects who are noted for the variety and durability of their works from homes to schools and other civic buildings such as this one.

The building is also significant in politics and government and recreation because it was built in 1935, in the midst of the Depression and the New Deal programs, to combat the effects of the Depression, as a government building built using Federal Emergency Relief Administration money. It has served a variety of uses from 1935 to the present including initially for City Council meetings, a polling place for all elections for forty years, and as a site for public hearings. Local teams played here on the basketball court, and Boy and Girl Scout events were held here. Local civic clubs met here, and during World War II it was headquarters for the local USO. On many Veteran's Days, it was the scene of public ceremonies and speeches. The building also served as the city and regional library for over thirty years and as a kindergarten for several outlying towns. It has continued in this community multi-use capacity until recent times and is awaiting renovation and rebirth.

National Register Criteria

The Manchester Community Building meets National Register Criterion A because as a community building it fits in to the center of American history as a focal point for all sorts of local, community activities, from being the library and the USO headquarters, to being the place for local sporting events, graduations, civic meetings, educational sessions, anything and everything that the community could use it for. The building also meets Criterion C because it is a good intact example of the use of the Colonial Revival style during the Depression/New Deal era to spark pride in a local landmark building. The building retains its front facade with cement quoins and Palladian-style facade, its stage and bleachers, and gymnasium floor.

Criteria Considerations (if applicable)

n/a

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Section 8--Statement of Significance

Period of significance (justification)

The period of significance runs from the completion of the building in 1935 until the end of the historic era (1952) because the building continued to be used during this entire time as the local community building.

Contributing/Noncontributing Resources (explanation, if necessary)

There is only one contributing resource, the Manchester Community Building. There are no other resources on the nominated property.

Developmental history/historic context (if appropriate)

ORIGINS OF THE CITY OF MANCHESTER FROM THE 1959 CELEBRATION OF ITS 50TH ANNIVERSARY. (Quoted verbatim from the 1959 pamphlet, no author cited, with some updates for clarity.)

Early in the twentieth century, when a railroad was being laid out that would connect the coal and iron fields of Alabama with the Atlantic Coast, it became apparent to those responsible for the project that such a road should also have contact with Atlanta, center of the transportation and freight industry in the southeast. They realized that the junction point of such a road would be destined to become an important town.

Builders of the Atlanta, Birmingham and Atlantic Railroad, desirous of building soundly from the beginning, approached Mr. Fuller E. Callaway, Sr., of LaGrange, Georgia, already recognized as a master planner and builder, and solicited his aid. In substance they said "You are the man. Take these red hills and forests and start building another Georgia metropolis. You will not labor alone for long; your well-known ability, honesty, and fairness will attract others of the same type. Build broadly and anticipate the future needs of this splendid dream city. We want you because we know you will do it in a spirit of service to mankind, rather than for profits; that you will build broadly and soundly."

An agreement was reached, and a site chosen. Mr. Callaway bought from Mr. Tom Johnson and Mr. Frank Boykin, prominent land owners, 1029 3/4 acres, a total of about two square miles. It was hilly and rugged land, not such land as would normally be chosen for building a town. But the founders did not simply follow the line of least resistance. Their dreams were worth their tireless effort if they were to be realized.

The first tract of land was divided into 200 lots which sold for \$75.00 each. Chances on the lots were sold and lots were drawn by the purchasers at a big barbecue held in front of what in 1959 was the Manchester Hotel.

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Section 8--Statement of Significance

Many of the original purchasers improved their lots; others sold their's for handsome profits or held out for greater enhancement. Some lots changed hands at from \$300 to \$750. After the original land sale, purchases were made through the newly organized Manchester Development Company.

The city was incorporated in August, 1909.

Early visitors to the area recall that there were at first no buildings, only woods and broom sedge. Mr. J. A. Perry, one of the founders, recounts in an article: "Well does the writer remember some of the earlier events in the development of Manchester: among them a trip there with Captain (P. G.) Awtrey, when there was not a single building there and we took dinner with John Cahill, engineer in charge of the work of surveying and grading. Another with Messrs. Fuller Callaway and Roy Dallis, through the country by team, 35 miles. Arriving at midnight we found the only cottage crowded, the railroad boarding house not completed; and finally all three crowded into a bed together at the grader's camp...Again when Mr. Dallis laid out the mill site - waist high in broom sedge then, but one of the most attractive mills and villages in the state now [year unclear]."

Mr. Alex Bonnyman and Mr. Roy Dallis were experts on engineering and building, and it was their direction that gave shape and form to the newly planned city, and to the construction of the railroad shops, yards, and mills. Mr. John Cahill was in charge of surveying and grading for the railroad, and Mr. William Burgess and Mr. L. S. Svendson were others who helped with the engineering and construction. Mr. Hatton Lovejoy served as legal counselor for the project.

The name Manchester was selected as the name for the new town, taken from the English town of the same name, because of its intended destiny as an industrial center. It was the third Georgia town to be named "Manchester" and the only one that remains named that today.

The depression years (c. 1930s-early 1940s) left their mark, as on most of the country, but Manchester's achievements during this period demonstrate undaunted courage. With the help of the Federal government under the Works Progress Administration (WPA) [sic, Federal Emergency Relief Administration], a new building program was begun. It was about this time that future President Franklin D. Roosevelt (who was then Governor of New York), who had been coming to nearby Warm Springs since he contracted polio in the 1920s, decided to build the house in nearby Warm Springs that in 1933 became known as the Little White House, thus focusing national attention on the area.

Outstanding among the new building achievements was the completion--in 1935--of a new Community Building, accounting for an expenditure of \$15,000 from the city treasury and matched by the Federal government, a total of \$30,000. A new jail and fire station were also completed. 175,000 trees were planted, a concrete dam was erected, and a 200,000 gallon reservoir later added to the city property.

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Section 8--Statement of Significance

An earlier civic project had begun in 1928 when the municipally owned library was organized. At that time, 100 books were borrowed from the State Extension Service and housed in the police station. This library, later to become headquarters for library service to four counties, in 1959 housed more than 45,000 books, as well as other library materials, with a total capital investment of approximately \$130,000. It was located in 1959 in the Community Building on the basement floor.

[It was at that time that a separate, direct, entrance was created on the front of the building to give direct access to the public to the library in the basement.]

During World War II (1941-1945), the local U. S. O. (United Service Organization), organized in Manchester under the direction of Dr. J. A. Johnson Sr., was one of the more pleasant associations of these years of conflict. The Community Building became the headquarters, where sleeping quarters, home cooked meals, birthday celebrations, and other entertainments provided a "home away from home" for hundreds of service men who passed through the section.

An Armed Forces Center was maintained by Callaway Mills to keep in touch with their employees and employees' children who were in service. Miss Willie Smith, principal of the Callaway school, wrote thousands of letters to these service men, informing them about home town activities.

In 1946 the Memorial Field, high school football field, was dedicated to the memory of the men who lost their lives in the conflict. (This field is not on the nominated property.)

In the early 1950s, the City of Manchester became involved in working toward winning awards that were being offered. When Community Achievement awards became available, they were being sought by towns throughout the state. Manchester was able to capture the much coveted title of Champion Home Town of 1953. This award was dramatic evidence of the worthy objectives that were accomplished when citizens worked together in an atmosphere of harmony and mutual benefits. As part of the Home Town competition, beautification plans were realized by 12 local garden clubs, including six Negro organizations. The local cemetery was transformed from an unattractive stone yard to a beautifully landscaped and planned burial park. A circular drive and gate were made at the entrance, and walkways and bulb beds were laid out.

Business houses were remodeled and their "faces lifted". Sewage facilities were expanded, and a well planned sanitation program got under way, resulting in Manchester becoming one of the few cities with the distinction of having 100 percent of the homes with modern indoor toilets.

The citizens, always mindful of the youth among them expanded the existing recreational facilities to include a swimming pool, teenage building, and park.

The Community Building has really lived up to its name, and in 1992, City Clerk Nancy Thompson prepared a list of the many activities that have taken place in the building. The following are a synopsis of those activities.

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The Community Building has been utilized over the years for all types of educational projects. In the 1940s it housed a kindergarten program that not only served Manchester but also small surrounding communities such as Raleigh, Chalybeate, Warm Springs, and Woodland. The only public library in a three county area was housed here for approximately thirty years. From this building a library program went out in bookmobiles to residents in several counties such as Meriwether, Talbot, and Harris. A wide range of educational classes have been taught in the building for over fifty years. These classes include literacy, first-aid, physical education, and dance.

In 1954 International Latex opened a division here in Manchester and the Community Building was used to hold a training program for their operators until their building was ready for occupancy. Again in 1964 the Community Building was used by H. Goodman & Sons as their operation site while their new plant was completed. These two plants employed approximately 2200 people.

When the building was completed in 1935 it became the meeting place for the City Council. In 1948 the Community Building was designated as the "polling place" for all local, state, and federal elections. Elections were held in the building for over 40 years until it was deemed unsuitable for public use in 1989. All types of public hearings were held on subjects such as tax equalization, traffic problems, zoning, property condemnations, etc. The Georgia Department of Labor used the building to hold training sessions for the unemployed in the area.

The many uses of this building over the years reflect the varied interests of all the citizens. Popular events such as the Tri-County Basketball Tournament, Boy Scout Jamboree, Girl Scout Cookie Drive, and the Red Cross Blood Drive were all held here for many years. Local civic clubs such as the Jaycees and Kiwanis held their meetings in the building. In the 1940s the Community Building became the headquarters for the USO, where sleeping quarters, home cooked meals, birthday celebrations provided a "home away from home" for hundreds of service men. The building also served as the meeting place for several generations of teen groups. For many years the school children marched from the schools to the Community Building on Veteran's Day (November 11) and there joined the community citizens for patriotic programs honoring the men and women who served our country in the armed forces. Any and all events that touched this community centered around and in this [Manchester's] "Community Building."

9. Major Bibliographic References

The Draft Historic Property Information Form, written by Agnes Broxton in 1992 was submitted in 1997 with additional materials submitted through Lynne Miller, the Historic Preservation Planner serving the region. The detailed bibliography below lists all the sources used in the original and supplemental submissions:

Architectural Plans:

Community Building - Existing Lower Level, [Basement Level] December 1995 by W. Lane Greene, Architect, Atlanta, Georgia.

Plan of First Floor, & Plan of Basement, [2 pages] Daniell and Beutell of W. C. Caye & Company, c. 1935.

Proposed Changes to Community Center, Manchester, Georgia, (First Floor and Basement), Wilfred L. Keel, A.I.A., Architect, Atlanta, 1953. [These changes were not implemented.]

City Histories:

Manchester, Georgia, Golden Jubilee, The Manchester Story, May 3-5, 1959, Souvenir Program, authored by the Manchester Golden Jubilee Committee. On file at Manchester City Hall.

City Records at City Hall:

Manchester City Council Minutes, 1935 through 1989.

Manchester City Audit Records, 1935 through 1991.

Deed and property-related records, 1923 through 1935.

County Records at County Courthouse:

Warranty Deed, dated 6 February 1935, conveying Lots 25, 26, 27 and 28 in Block 11, City of Manchester from A. J. Sauls to the Manchester Civic Center, Inc, Meriwether County Deed Book 26, Page 511.

Warranty Deed, dated 26 June 1935, conveying Lots 25, 26, 27 and 28 in Block 11, City of Manchester, from the Manchester Civic Center, Inc. to the City of Manchester, Meriwether County Deed Book 26, Page 511.

Warranty Deed, dated 13 August 1935, conveying the Lot 34 in Block 11, City of Manchester, from Claudia Irby Parsons to the City of Manchester, Meriwether County Deed Book 23, Page 467.

Warranty Deed, dated 3 December 1935, conveying Lots 29 and 30 in Block 11, City of Manchester from the Woman's Club of Manchester to the City of Manchester, Meriwether County Deed Book 23, Page 490.

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Continuation Sheet

Section 9--Major Bibliographic References

Warranty Deed, dated 23 April 1937, conveying Lots 31 and 32 in Block 11, City of Manchester, from the Ida Cason Callaway Foundation to the City of Manchester, Meriwether County Deed Book 33, Page 82.

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:
- 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 Less than one acre.

UTM References

A) Zone 16 Easting 723210 Northing 3637200

Verbal Boundary Description

The nominated property is marked on the enclosed tax map, MA-13, as part of parcel 85.

Boundary Justification

The nominated property is the same as the original parcel and is all that has ever been associated with this building. It is only that portion of parcel 85 occupied by the Community Building.

11. Form Prepared By

State Historic Preservation Office

name/title Kenneth H. Thomas, Jr.

organization Historic Preservation Division, Georgia Department of Natural Resources

street & number 156 Trinity Avenue SW, Suite 101

city or town Atlanta **state** Georgia **zip code** 30303

telephone (404) 656-2840 **date** December 12, 2001

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

name/title Agnes Broxton, Historian for

organization Citizens for the Renovation of the Community Building

street and number P.O.Box 366

city or town Manchester **state** GA **zip code** 31816

telephone 706-846-3141 (1992) (Work submitted in 1997)

() **consultant**

() **regional development center preservation planner**

(X) **other:** local contact

Additional material was submitted to enhance the original submission.

(HPD form version 02-24-97)

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National Register of Historic Places Continuation Sheet

Photographs

Name of Property: Manchester Community Building
City or Vicinity: Manchester
County: Meriwether
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: December 1999

Description of Photograph(s):

- 1 of 14: Community Building, front facade; photographer facing northeast.
- 2 of 14: Community Building, closer look at front facade; photographer facing northeast.
- 3 of 14: Community Building, south (GA 41 side) facade, with modern police department on far right; photographer facing north.
- 4 of 14: Community Building, north (inside the block) facade; photographer facing southwest.
- 5 of 14: Community Building, ticket sales booth on front facade; photographer facing northeast.
- 6 of 14: Community Building, front facade, entry door to left of ticket sales booth; photographer facing northeast.
- 7 of 14: Community Building, concession stand just inside front entrance; photographer facing south.
- 8 of 14: Community Building, interior, second floor (main floor), showing bleachers, and stage; photographer facing east.
- 9 of 14: Community Building, interior, second floor (main floor), detail to right of stage and corner of bleachers; photographer facing south.
- 10 of 14: Community Building, interior, second floor (main floor), looking from stage back toward front entrance with bleachers on both sides; photographer facing west.
- 11 of 14: Community Building, interior, second floor (main floor), bleachers on north side with front entrance doors at far left of photo; photographer facing northwest.
- 12 of 14: Interior, second floor, stairway leading to stage; photographer facing northeast.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Photographs

13 of 14: Interior, first floor (basement), below the bleachers; photographer facing northwest.

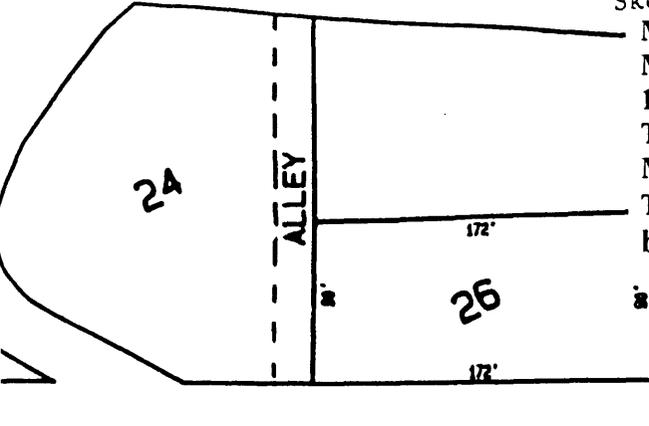
14 of 14: Interior, first floor (basement) below the bleachers, from the opposite end as no. 13; photographer facing northwest.

Manchester Community Building
Manchester, Meriwether County, Georgia
1" = 100'

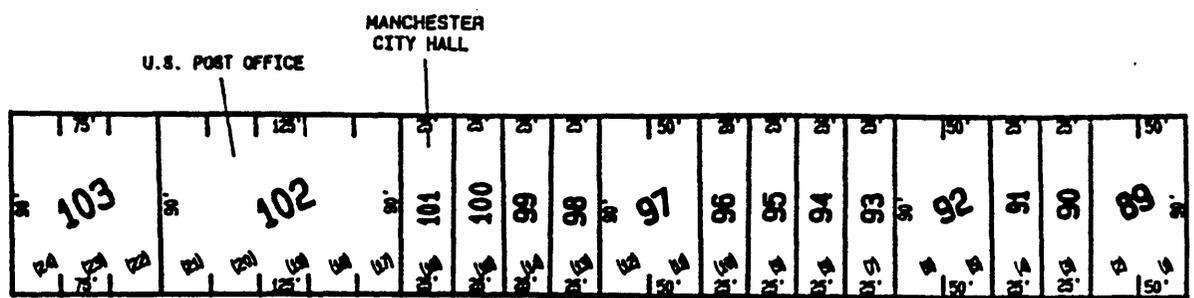
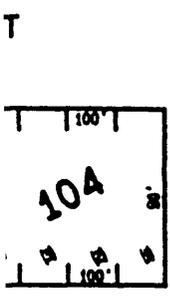
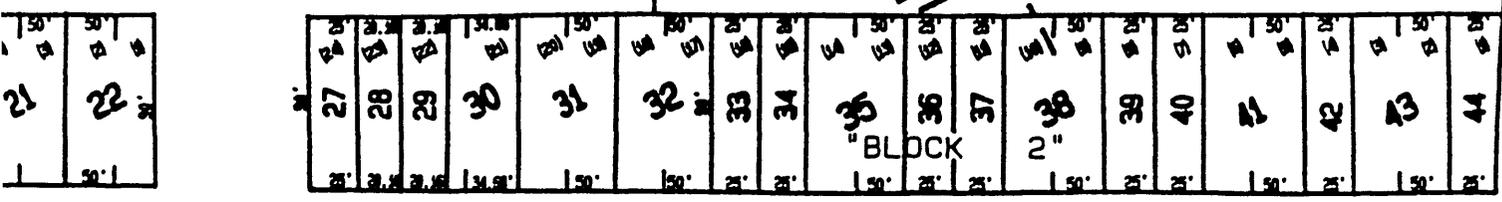
Tax Map, Meriwether County Tax Assessor's Office
Map MA-13, 1997

The nominated portion of parcel 85 has been marked
by a heavy black line

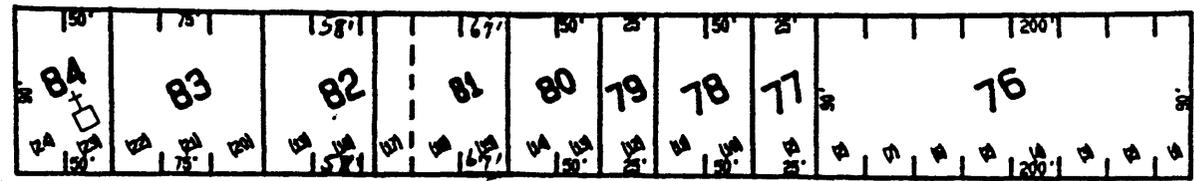
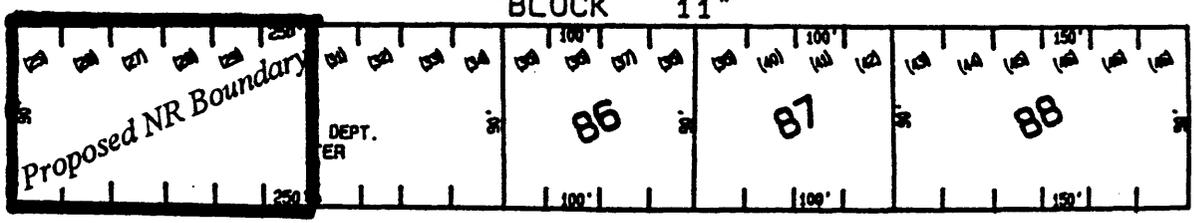
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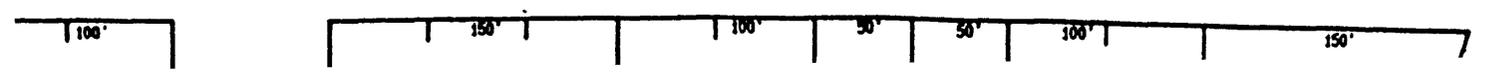
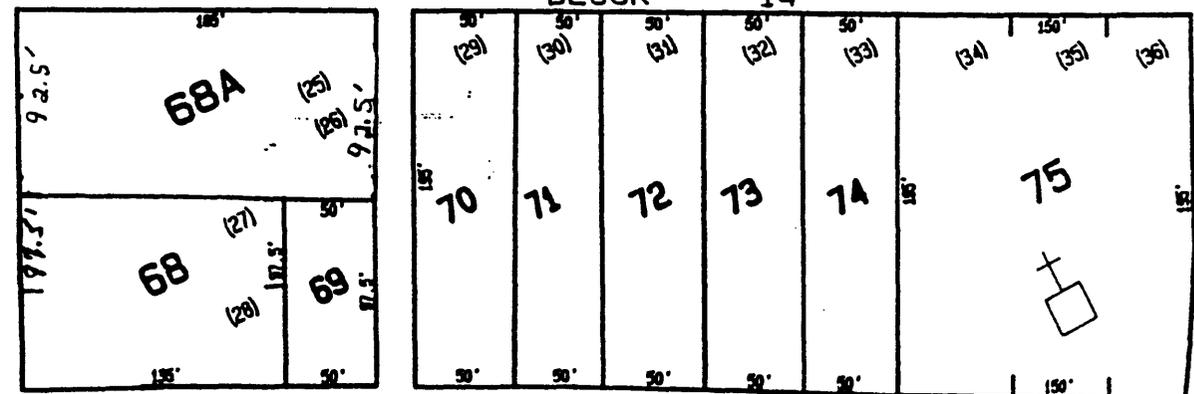
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AVENUE

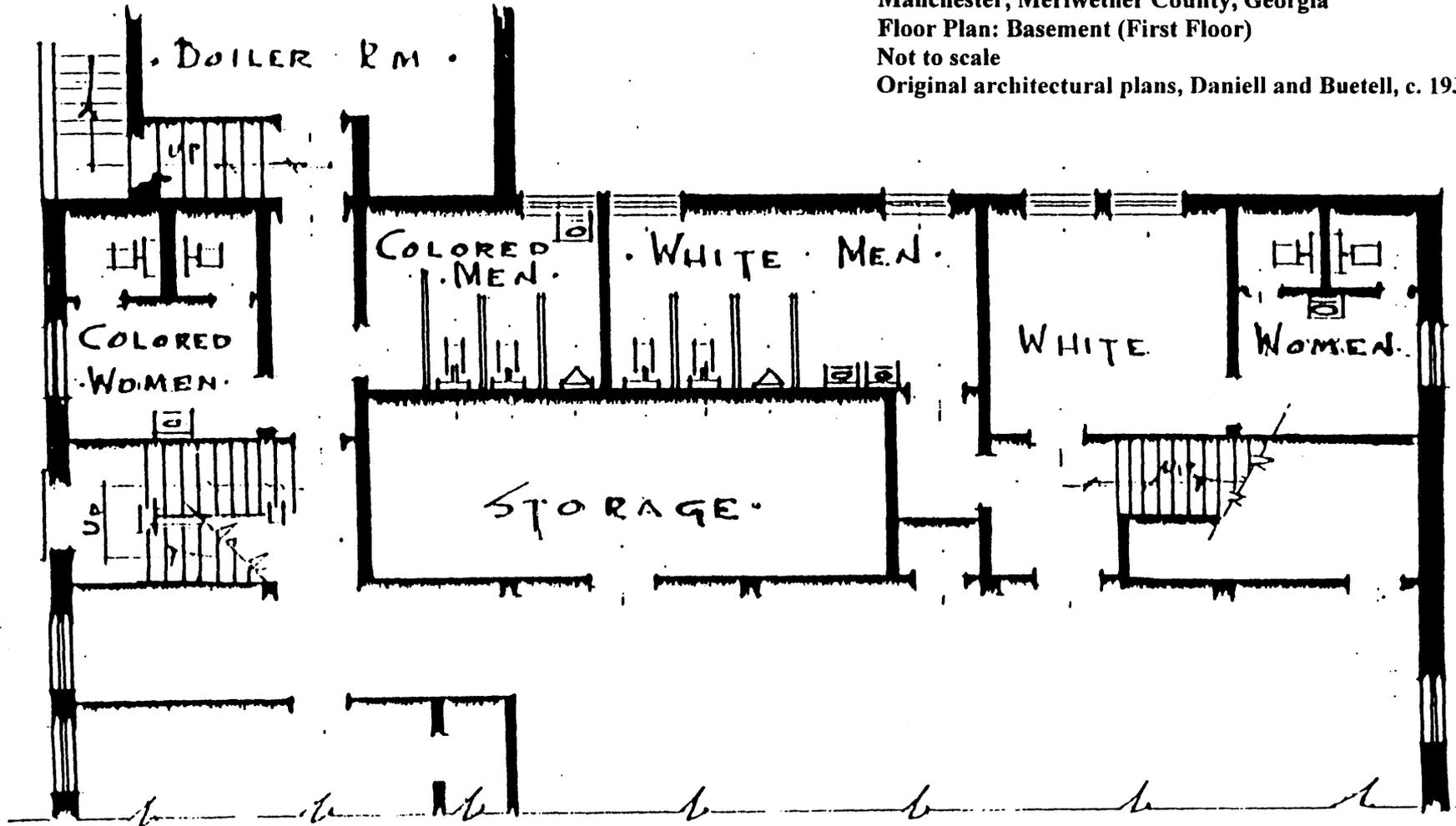


SECOND

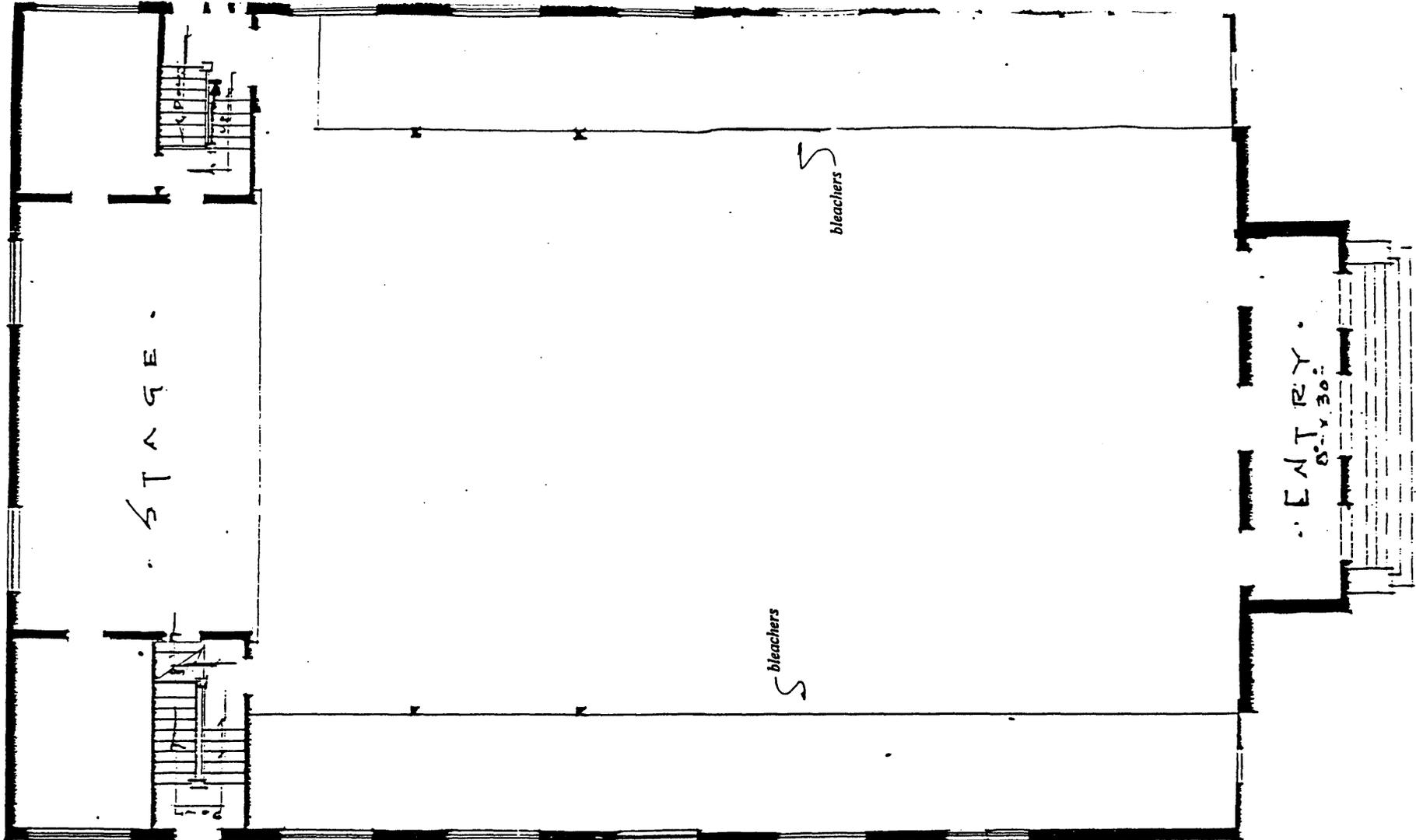


UTCHIMAY
GEORGIA
37A
UTCHIMAY
AIT
11 C

Manchester Community Building
Manchester, Meriwether County, Georgia
Floor Plan: Basement (First Floor)
Not to scale
Original architectural plans, Daniell and Buetell, c. 1935



PLAN of BASEMENT
Scale 1/8" = 1'-0"
PUBLIC REST ROOMS



PLAN of FIRST FLOOR.
 scale 1/8" = 1'-0"

Manchester Community Building
 Manchester, Meriwether County, Georgia
 Floor Plan: Main Floor (Second Floor)
 Not to scale
 Original architectural plans, Daniell and Buetell, c. 1935

2-

Manchester Community Building