



**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

5/24/90  
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**

Entered in the  
National Register

I, hereby, certify that this property is:

entered in the National Register

*Alvina Byers*

7/12/90

( ) determined eligible for the National Register

( ) determined not eligible for the National Register

( ) removed from the National Register

( ) other, explain:

( ) see continuation sheet

*fu*

Signature, Keeper of the National Register

Date

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## 6. Function or Use

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### Historic Functions:

DOMESTIC:single dwelling

### Current Functions:

DOMESTIC:single dwelling

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## 7. Description

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### Architectural Classification:

LATE VICTORIAN:Queen Anne

LATE 19TH AND 20TH CENTURY REVIVALS:Classical Revival, Tudor Revival, Colonial Revival

### Materials:

foundation	brick, stone
walls	brick, wood
roof	asphalt
other	

### Description of present and historic physical appearance:

The Platinum Point Historic District is located on the northern edge of the city limits of Newnan and is an early 20th century residential suburb of Newnan that developed along a single street largely from the 1920s through the 1940s. The houses range in size from small, one-story examples to very extensive, two-story structures and were built from 1895 into the 1940s. Architectural styles represented are largely historical revival styles popular in the 1920s and 30s, such as Tudor Revival, Classical Revival, and Colonial Revival. Many of the houses sit on large lots informally landscaped with large trees, shrubs, and open expanses of grass lawn (photographs 1,3,7,9).

Properties within the district represent a span of architectural styles popular throughout the United States from the 1890s to the late 1940s. Most of the larger houses were built in the 1920s, 30s, and 40s in a variety of historical revival styles. The earliest house in the district, the 1895 Parker-Taylor house located at 186 Jackson Street, is an example of Queen Anne style architecture. It has a wrap-around porch with decorative spindlework, asymmetrical massing, decorative bargeboards, a high hipped roof, and corbeled chimneys (photograph 11).

Most of the houses in the district are examples of Revival styles that were popular in the United States in the first half of the 20th century. Three Tudor Revival style houses are located in the northern half of the district along the west side of Jackson Street. The Parrott-Farmer-Harless House at 218 Jackson Street is a massive two-story house that is a formal, stately interpretation of the style. Designed in 1924 by Atlanta architect R. Kennon Perry, the house includes four front facade gables, half-timbering combining wood and stucco, and wood and bricks, massive chimneys, arched openings, and

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cast stone trim in the central gables along the edges of the gables (photograph 7).

Perry also designed the 1929 Jones-McKoy-Harvey House. Its Tudor Revival style features include the steep, overlapping gables of the facade, the half-timbering combining wood and bricks, a massive, corbeled chimney, arched entry, multipaned windows, stained glass windows, and a mixture of materials including fieldstone, stucco, brick, and wood (photograph 1).

A less formalized interpretation of the Tudor Revival style is the c. 1941 Sneed-Fuller House. It is the only house in the district that is not oriented directly facing the road. Design features include a dominate front gabled facade, one prominent cross gable, several smaller steeply pitched gables and wall dormers. The house also includes massive stone chimneys, multipaned windows and exterior facade materials of stone and wood (photograph 5).

The district also includes several modest examples of Tudor Revival. Identifying characteristics include front facade gables, and simple round arched doorways (photograph 10).

The Colonial Revival style is illustrated in the Arnall-Thompson House at 209 Jackson, the Featherston-Peniston-Smith House at 199 Jackson, and the Cole-Hardin-Headley House (photograph 8) at 200 Jackson Street. These buildings exhibit a Georgian influence in design and are all two-story, red brick structures. Identifying features include dentil moldings and a central door with transom or pedimented door surrounds. A Dutch design influence is evident in the Arnall-McEachern house at 198 Jackson Street. Also designed by R. Kennon Perry, architectural characteristics include a side-gabled roof, flared eaves, and dormer windows.

The Manget-Bass House is an example of the Classical Revival style. Designed by architect David S. Cuttino Jr., the front and rear elevations are identical, each having a central pedimented, Doric columned portico. Other classical features include a symmetrical layout, fanlights, and the use of white to simulate marble (photograph 3).

The largest houses are found in the northwestern quadrant of the district. The smallest homes are found in the southwest quadrant. Lot sizes vary from very large to more modest-sized city lots. The landscape is characterized by gentle hills and heavily wooded lots. Many of the houses are situated on the highest point of their respective lots. Generally, the terrain did not influence development of the district.

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The majority of the houses are situated on lots with large, grassy front yards. Several of the yards exhibit the characteristics of informal, English landscapes. Driveways are another prominent landscape feature in the district. Many drives curve around to the front of the house, others lead to porte-cocheres attached to the front or side of the houses.

Only one noncontributing commercial structure is located within the district boundaries.

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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  
Community Planning and Development

**Period of Significance:**

1895-1941

**Significant Dates:**

1895

**Significant Person(s):**

n/a

**Cultural Affiliation:**

n/a

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

R. Kennon Perry (architect)  
David S. Cuttino (architect)  
R. D. Cole Company (builder)

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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 Platinum Point Historic District is significant as an early 20th century residential suburb with a collection of fine houses built by prominent Newnan citizens, hence its name.

**ARCHITECTURE**

In the area of architecture, the Platinum Point Historic District is significant for its houses constructed largely in the 1920s and 30s that represent the historical revival styles popular during this period. The earliest building is the 1895 Queen Anne style house at 186 Jackson Street with asymmetrical massing, wrap-around porch, and decorative spindlework. The district contains examples of local interpretations of several different historical revival styles popular during the early 20th century. A variety of Tudor Revival styles are found in the district from the massive, more formalized interpretation of the style as seen in the house at 218 Jackson Street to the smaller, less formalized application as seen at 197 Jackson Street. Among the typical Tudor Revival style features include steeply pitched front gables, massive chimneys, half-timbering, use of arches and a variety of materials such as brick, wood, stone, and stucco. The Colonial Revival style is also well represented within the district and was popular during the early 20th century represented a national trend of Americans romanticizing their colonial past. The Arnall-Thompson House, the Cole-Hardin-Headley House and the Arnall-McEachern House all reflect this style. The Arnall-Thompson House and the Cole-Hardin-Headley House are two-story, red brick structures decorated with white classical features around the front entrance and off to the sides of the houses in the form of porte-cocheres, marking the importance of the automobile during the development of the district. The Arnall-McEachern House illustrates the Dutch Colonial influence with its flared roof, full-facade front porch and dormers. The district also illustrates the work of two area architects, R. Kennon Perry (1890-1954), and David S. Cuttino Jr. (1905-1973), who were based in Atlanta during most of their careers. Perry designed five of the district's revival style houses, at 218 Jackson and 246 Jackson in the Tudor Revival style, 200 Jackson and 190 Jackson in the Classical Revival style, and 198 Jackson in the Dutch Colonial Revival style. David S. Cuttino, Jr., a native of Newnan, also designed revival styles within Platinum Point. The Manget-Bass House at 240 Jackson is an example of his Classical Revival style, and the Sneed-Fuller House at 224 Jackson illustrates his Tudor Revival work. R.D. Cole Company, a local construction company, built many of the homes in the district.

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The Platinum Point Historic District presents an excellent and diverse variety of Revival style architecture, popular during the early 20th century in Georgia, as well as nationwide.

**COMMUNITY PLANNING AND DEVELOPMENT**

In the area of community planning and development, the district is significant for its development as an automobile suburb north of downtown Newnan that attracted wealthy citizens to build their homes outside of town where large lots were available. Platinum Point represents the growth of Newnan, particular during the 1920s through the 1940s, along a major state highway leading to Atlanta. The architectural styles and landscape features are typical of this type of suburban development. The earliest homes were built on large land lots of five acres or more. Development was made possible by the adoption of the automobile as the major form of transportation in the early 20th century. The district contains many features typical of automobile suburbs. The most common type of outbuilding found is the car garage. Porte-cocheres were also built on many of the homes, and driveways replaced sidewalks as the most important access to the house. Generally the houses sit in park-like settings and are easily visible from the road. The Platinum Point Historic District provides an excellent intact example of an upper-class automobile suburb found in Georgia during the early 20th century.

**National Register Criteria**

Criteria A

Under Criteria A the Platinum Point Historic District contributes to the quality of significance in American history through its setting and design as an early automobile suburb. The area represents the early 20th century residential growth of Newnan along a major highway (US 29). Built in a park-like atmosphere along Jackson Street, the district's development was made possible by the increased use of the automobile. The layout and design of this historic upper-class neighborhood is representative of an early 20th century residential community that contributed to the development of Newnan.

Criteria C

Platinum Point Historic District represents the distinctive characteristics of historic revival style architecture popular during the early 20th century. The district meets Criteria C for its relatively intact concentrations of historic architecture representing particular styles, plans, and construction methods commonly used during this period. The district contains excellent examples of

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Colonial Revival, Tudor Revival, and Classical Revival styles representing important architectural periods and nationwide trends. The district also represents the work of two Atlanta architects, R. Kennon Perry and David S. Cuttino Jr., and the construction work of R. D. Cole Company.

**Period of significance (justification, if applicable)**

1895 - construction of the Parker-Taylor House.

1941 - construction of the Sneed-Fuller House.

The period of significance represents a distinct period of suburban development.

**Contributing/Noncontributing Resources**

Contributing

19 - buildings

Noncontributing

1 - commercial structure

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## 9. Major Bibliographic References

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Van Buren, Maurie. "Historic District Information Form - Platinum Point" 1988. On file at the Department of Natural Resources.

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:

- (x) 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** 48

**UTM References**

- A) Zone 16 Easting 704350 Northing 3697180
- B) Zone 16 Easting 704440 Northing 3697140
- C) Zone 16 Easting 704590 Northing 3696140
- D) Zone 16 Easting 704300 Northing 3696070

**Verbal Boundary Description**

The National Register district boundary is indicated by a heavy black line on the district sketch map.

**Boundary Justification**

The proposed boundary encompasses the historic buildings within the residential area along Jackson Street known as Platinum Point. Noncontributing buildings--apartments, houses, and commercial intrusions--adjoin the district boundaries (photograph 2,4).

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**11. Form Prepared By**

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**name/title** Lisa Raflo, National Register Researcher  
**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** 5/10/90

(HPS form version 3-30-90)

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Photographs

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**Name of Property:** Platinum Point Historic District  
**City or Vicinity:** Newnan  
**County:** Coweta  
**State:** Georgia  
**Photographer:** James R. Lockhart  
**Negative Filed:** Georgia Department of Natural Resources  
**Date Photographed:** 9/89

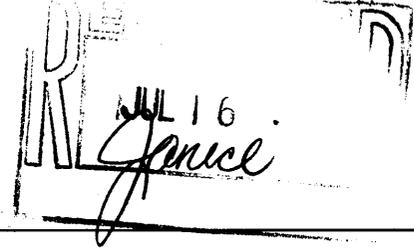
**Description of Photograph(s):**

- 1 of 12: The Jones-McKoy-Harvey House at 246 Jackson St.;  
photographer facing west.
- 2 of 12: Streetscape view of Jackson St.; photographer facing south.
- 3 of 12: The Manget-Bass House at 240 Jackson St.; photographer  
facing west.
- 4 of 12: Sprayberry's Barbecue on Jackson St., outside the Platinum  
Point Historic District; photographer facing south.
- 5 of 12: The Sneed-Fuller House at 224 Jackson St.; photographer  
facing northwest.
- 6 of 12: The McDonald-McMichael House at 217 Jackson St.;  
photographer facing south.
- 7 of 12: The Parrott-Farmer-Harless House at 218 Jackson St.;  
photographer facing west.
- 8 of 12: The Cole-Hardin-Headley House at 200 Jackson St.;  
photographer facing southwest.
- 9 of 12: Streetscape view of the Arnall-Sosby House and the Arnall-  
McEachern House on Jackson St.; photographer facing northwest.
- 10 of 12: Streetscape view of a modest Tudor Revival style house at  
197 Jackson St.; photographer facing north.
- 11 of 12: The Parker-Taylor House at 186 Jackson St.; photographer  
facing west.
- 12 of 12: Streetscape view of Jackson St., north of Parks Ave.;  
photographer facing northwest.

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Miscellaneous



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Platinum Point Historic District  
Newnan, Coweta County, Georgia

A note regarding the district map

Standard tax maps for Newnan are drawn at a scale of 1" = 400.' The only other reliable base map available for the community is a planning map drawn at a scale of 1" = 660.' The 1" = 400' tax map was used in this nomination since it is the largest-scale base map available for the community.

Prepared by

Richard Cloues  
Survey and National Register Unit Manager  
Historic Preservation Section  
Georgia Department of Natural Resources

July 11, 1990

# PLATINUM POINT HISTORIC DISTRICT

PLATINUM POINT HISTORIC DISTRICT  
Newnan, Coweta County, Georgia

District Sketch Map

Scale: 0"-----400'

Contributing Property:

Noncontributing Property:

Photographs: indicated by 

