

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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RECEIVED

SEP 20 1977

DATE ENTERED

OCT 7 1977

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORMSEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC Rankin Hotel and adjacent structures and areas...

AND/OR COMMON

Rankin Square

**2 LOCATION**

STREET &amp; NUMBER Block bounded by Broad and First Avenue, 10th and 11th Streets

CITY, TOWN

Columbus

VICINITY OF

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

3rd - Jack Brinkley

STATE

Georgia

CODE

13

COUNTY

Muscogee

CODE

215

**3 CLASSIFICATION**

## CATEGORY

 DISTRICT  
 BUILDING(S)  
 STRUCTURE  
 SITE  
 OBJECT

## OWNERSHIP

 PUBLIC  
 PRIVATE  
 BOTH

## PUBLIC ACQUISITION

 IN PROCESS  
 BEING CONSIDERED

## STATUS

 OCCUPIED  
 UNOCCUPIED  
 WORK IN PROGRESS  
 ACCESSIBLE  
 YES: RESTRICTED  
 YES: UNRESTRICTED  
 NO

## PRESENT USE

 AGRICULTURE  
 COMMERCIAL  
 EDUCATIONAL  
 ENTERTAINMENT  
 GOVERNMENT  
 INDUSTRIAL  
 MILITARY  
 MUSEUM  
 PARK  
 PRIVATE RESIDENCE  
 RELIGIOUS  
 SCIENTIFIC  
 TRANSPORTATION  
 OTHER**4 OWNER OF PROPERTY**

NAME Rankin Square Properties, Inc.

STREET &amp; NUMBER 715 Fifth Street

CITY, TOWN

Columbus

VICINITY OF

STATE Georgia 31901

**5 LOCATION OF LEGAL DESCRIPTION**COURTHOUSE,  
REGISTRY OF DEEDS, ETC. Tax Records Department

STREET &amp; NUMBER

Government Center

CITY, TOWN

Columbus

STATE Georgia

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE Historic Columbus Building Inventory

DATE June 1967

 FEDERAL  STATE  COUNTY  LOCALDEPOSITORY FOR  
SURVEY RECORDS Historic Columbus Foundation, Inc.

CITY, TOWN

Columbus

STATE Georgia

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Viewed from the air, Rankin Square is a large complex of old red brick commercial buildings, interior courtyards, and open areas in the block of downtown Columbus bounded by 11th Street on the north, 10th Street on the south, Broad on the west and First Avenue on the east. Corporate ownership and development of the majority of the properties on this block allows for a new unity of architectural design and land use. The earliest structure in the complex is about 1855, a two-story brick building—originally a firehouse—with Muscogee Number Three in relief above arched windows. The most current aspects of appearance and design date from the renovation which is in progress. These modifications are inspired by original High Victorian design ideas. Alterations are made in keeping with the basic architectural character, with additions appropriate to the setting and projected current usage. The present physical appearance will approximate the original appearance just as the present commercial usage of the properties will approximate the original use dating back into the 19th Century. The original four-acre rectangular city block on which this redevelopment is occurring dates from the layout of the town in a gridiron pattern in 1828, and has always been a commercial block. (The Sanborn Map of 1889 shows the block much as it appears today.) The focal point of the redevelopment is an abandoned brick hotel of 1880 (approximately 100,000 square feet) which has a fine cast-iron marquee and paired wooden brackets in a cornice which runs along the Broad, 10th Street and First Avenue parts of the structure. The Broadway section of the old hotel is three-story; about half way down 10th Street it becomes two-story which continues around the corner of 10th and First Avenue. In the courtyard formed by this ell, is an old livery stable (1880's) partly of brick and partly of wood; a major feature of this are four-sided roof lanterns, providing sky-lighting for the interior of the stable. Shops were always located along 10th Street and First Avenue in the first floor of the hotel and this tradition will continue. An arched entrance alley for the hotel courtyard is located on First Avenue between the shops. The Winer Building of 1913 (approximately 10,000 square feet) on First Avenue, has a first floor arcaded appearance with shallow brick arches running between piers and then windows above, with an entablature which includes a corbelled cornice of brick. The entire First Avenue facade has been unified by means of repeated High Victorian design motifs, appropriate graphics and signs. The original architects and builders are unknown; the current architectural firm in charge is Pound, Flowers, and Dedwylder of Columbus.

The rear service areas are also being redeveloped to include a landscaped inner park with lighting and furniture for the comfort of shoppers. A major feature of these new aspects of the old commercial block is a "mini-mall" access to the Square from Broad. This is being created between the walls of the front portion of the burned-out Central Hotel. This little mall will give access to the courtyarded rear areas of the Square; it will be open-to-the-sky with exposed steel beams supporting the old brick walls of the burned hotel. The rear portion of this hotel survived the fire and is being converted to apartments which will overlook the Square.

The present physical appearance of this "recycled" commercial block results from the most contemporary philosophy and techniques of historic preservation. Renovation for adaptive use, rehabilitates original appearance and enhances it with carefully designed features allowing contemporary use and the possibility of economic success without harming original appearance and character.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input checked="" type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input checked="" type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input checked="" type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES c.1828-c.1913;

BUILDER/ARCHITECT original unknown

1976

present: Pounds, Flowers, Dedwilder

STATEMENT OF SIGNIFICANCE

A large complex of old red brick commercial buildings, <sup>Broadway</sup> interior courtyards, and open areas in the block of downtown Columbus bounded by Broad and First Avenue, 10th and 11th Streets is being redeveloped as "Rankin Square". The presently vacant Rankin Hotel of 1880 is the focal point and namesake of these properties, which the Rankin Square Corporation bought for adaptive-use rehabilitation in 1976. Located on the southwest corner of Broad and 10th Street, and running east along 10th with a small portion running north on First Avenue, the old Rankin Hotel has always had shops and businesses on the first floor and this tradition will continue with Rankin Square. In the immediate area are two properties which have already been registered and renovated: the cast-iron First National Bank of about 1867 on the northwest corner of the Rankin block at Broad and 11th Street, and the Springer Opera House of 1871 across from the block on the southwest corner of First Avenue and 10th Street. Together all of these buildings will form an important revitalized core in the heart of the historic central business district near the tall new Columbus Consolidated Government Center. Because national registration in Columbus automatically confers local landmark status, further urban conservation efforts and private historic preservation investments should result from this registration and recognition. L. E. D. W. I. L. D. E. R.

The Square's major structure, the Rankin Hotel was closed on its 92nd birthday in October 1972. The Square's earliest structure and the first to be renovated is old firehouse, Muscogee Number Three, at 1041 First Avenue. Built just prior to the Civil War, its original use was lost from memory (and it had become an "adult cinema") until renovation as a lawyer's office in 1976. Perhaps the most outstanding looking building on the block is located just east of the cast-iron bank on 11th Street: the date 1889 appears in a pediment which crowns a fine Victorian facade with arched window openings and an elaborate cornice; this two-story brick structure now houses a restaurant. The Square's earliest aspect, however, is not a building but an historic city-planning feature the rectangular city block on which redevelopment is occurring. This is an original four-acre block laid out by Edward Lloyd Thomas who surveyed Columbus during 1828 after the town was created by an Act of the Georgia Legislature, December 24, 1827. This block evidently always served as a major commercial part of the gridiron town plan. Rankin Square will continue this long land-use tradition as it is developed as a new variety of downtown shopping center with very real historic character and background. Ownership by a corporation allows for architectural unity of design and a more controlled pattern of use. The Winer Building of 1913 on First Avenue just north of the First Avenue wing of the Rankin Hotel was the location of a gourmet grocery, Giglio's, during the 1920's and 30's. It will become offices and shops. The Rankin Hotel courtyard once had an adjacent livery stable and the stable building survives with many of its original wooden structural features preserved intact. This will become a restaurant and small shops. On Broad just north of the old cast-iron Rankin Hotel marquee, access is being created to the rear 4

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Feiss, Carl. Historic Columbus Bldg. Inventory, 1967. Records filed with Historic Columbus Foundation, Inc.

Historic Preservation in Columbus, Columbus Area Bicentennial Committee, 1976. (No author given.)

(See continuation sheet)

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY

<sup>57</sup>  
3 1/2 acres approximately

UTM REFERENCES

A	1,6	6,8,8	7,1,0	3,5	9,3	7,3,5
	ZONE	EASTING	NORTHING			

B	1,6	6,8,8	7,1,0	3,5	9,3	5,3,0
	ZONE	EASTING	NORTHING			

VERBAL BOUNDARY DESCRIPTION

City block bounded by 11th Street on the north, 10th Street on the south, Broad on the west and First Avenue on the east.

*Broadway*

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME/TITLE Elizabeth A. Lyon, Acting Chief, Historic Preservation Section  
William R. Mitchell, Jr., **Consultant**, Historic Columbus Foundation, Inc.

ORGANIZATION

Historic Preservation Section, Dept. of Natural Resources

DATE

June, 1977

STREET & NUMBER

270 Washington Street, S.W., Room 701

TELEPHONE

404-656-2840

CITY OR TOWN

Atlanta

STATE

Georgia

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

*Elizabeth P. Lyon*

TITLE

Acting Chief, Historic Preservation Section

ELIZABETH A. LYON, Ph.D.

DATE

*Sept. 14, 1977*

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR OFFICE OF ARCHITECTURE AND HISTORIC PRESERVATION

DATE

*10/2/87*

ATTEST

*William R. Mitchell, Jr.*  
*W. R. Mitchell, Jr.*

KEEPER OF THE NATIONAL REGISTER

DATE

*10-1-77*

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET Rankin Square

ITEM NUMBER 8

PAGE 2

courtyard and landscaped open area containing the wooden livery stables. This "mini-mall" passes between the burned-out walls of the front portion of the Central Hotel. The old hotel's walls are exposed creating a brick-walled grand entrance, open-to-the-sky: a kind of patio where the hotel once stood, with kiosks and other features planned for shoppers. The rear portion of the Central Hotel survived the fire and is being converted to apartments overlooking the "mini-mall" and the landscaped areas which form the core of Rankin Square. (Six addresses on Broad, 1040 and 1042; 1036 and 1038; 1030; 1026; 1016 and 1014; and 1012, north of this new access mall and adjacent to the already registered cast-iron bank, are excluded from this nomination, as is an abandoned service station on the northwest corner of 11th Street and First Avenue.)

Exteriors of these buildings are being restored to their original appearance, or at least to an artful facsimile inspired by the original design, while interiors are being remodeled. Most of the buildings are brick: their style is High Victorian commercial, characterized by simple brick ornamentation, wooden brackets, and arches. The complex of buildings and areas which will result will be a contemporary version of the 19th Century commercial block. Use, architecture, and graphics will be unified and controlled as downtown Columbus benefits from the latest techniques of historic preservation through adaptive-use rehabilitation. The entire project is planned for completion in 1981.

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Kamensky, Harry. Interview and tour of Rankin Square, Spring 1977  
--. "Rankin Square Properties, Inc.", Jan, 1976. A  
prospectus for the sale of Rankin Square shares.

Kyle, F. Clason. "The Past Can be as much a Stimulus...", Sunday Ledger-Enquirer Magazine, Columbus, July 13, 1969.

Mitchell, William R. Personal Inspection and interview with Kamensky, Spring 1977.

Sanborn Map of Columbus 1889. Copy of original map book in Historic Columbus Foundation office, 700 Broadway, 31902.

Telfair, Nancy. A History of Columbus, Georgia, 1828-1928. Columbus: Historical Publishing Co., 1929

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CONTINUATION SHEET    Rankin Square    ITEM NUMBER    PAGE

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1. Rankin Square  
Columbus, Georgia  
William R. Mitchell, Jr., June 1977  
Historic Columbus Foundation, P.O. Box 5312  
Looking East, Mall
  
2. Looking Northwest, 1st Avenue.
  
3. Looking West, 1st Avenue..
  
- 3(a) Looking West, 1st Avenue. Detail
  
4. Looking Northwest, rear views .
  
5. Looking South, Livery Stable.
  
6. Looking Northeast, rear of 1st Avenue.
  
7. Looking North, courtyard.
  
8. Looking West, Alley 1st Avenue.
  
9. Looking Northwest, 1st Avenue.
  
10. Looking South, 11th Street.
  
11. Looking North, 10th Street
  
- 11(a) Looking North, 10th Street. Detail

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**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC

None

AND/OR COMMON

Rankin Square Historic District

**2 LOCATION**

Block bounded by Broadway and First  
STREET & NUMBER Avenue, 10th and 11th streets

— NOT FOR PUBLICATION

CITY, TOWN

Columbus

— VICINITY OF

CONGRESSIONAL DISTRICT

Third - Rep. Jack Brinkley

STATE

Georgia

CODE

13

COUNTY

Muscogee

CODE

215

**3 CLASSIFICATION**

**CATEGORY**

**OWNERSHIP**

**STATUS**

**PRESENT USE**

DISTRICT

PUBLIC

OCCUPIED

AGRICULTURE

MUSEUM

BUILDING(S)

PRIVATE

UNOCCUPIED

COMMERCIAL

PARK

STRUCTURE

BOTH

WORK IN PROGRESS

EDUCATIONAL

PRIVATE RESIDENCE

SITE

**PUBLIC ACQUISITION**

**ACCESSIBLE**

ENTERTAINMENT

RELIGIOUS

OBJECT

IN PROCESS

YES: RESTRICTED

GOVERNMENT

SCIENTIFIC

BEING CONSIDERED

YES: UNRESTRICTED

INDUSTRIAL

TRANSPORTATION

NO

MILITARY

OTHER:

**4 OWNER OF PROPERTY**

NAME

Multiple owners [see attached list]

STREET & NUMBER

CITY, TOWN

— VICINITY OF

STATE

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Tax Records Department

STREET & NUMBER

Government Center

CITY, TOWN

Columbus

STATE

Georgia

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE Historic Columbus Building Inventory (a)

Columbus-Muscogee County Historic Buildings Survey (b)

DATE June, 1967 (a)

1976 (b)

— FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

Historic Columbus Foundation, Inc. (a)

Historic Preservation Section, Dept. of Natural Resources (b)

CITY, TOWN

Columbus (a)

STATE

Atlanta (b)

Georgia



# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

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DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Rankin Square Historic District encompasses an entire city block of Columbus, Georgia, bounded by Tenth Street on the south, Eleventh Street on the north, First Avenue on the east, and Broadway on the west. The historic district consists primarily of commercial brick buildings built between the mid-nineteenth century and the early-twentieth century. It incorporates the Bank of Columbus, a cast-iron building entered on the National Register on November 1, 1974, and is adjacent to the Springer Opera House, declared a National Historic Landmark on June 16, 1978. It also includes a third prominent downtown building, the Rankin Hotel, as well as the second oldest standing commercial building in the city, the headquarters of the Muscogee Fire Company Number 3, and several fine Victorian and turn-of-the-century commercial buildings.

The southern end of the historic district is occupied by the Rankin Hotel complex. These buildings were constructed in 1880 by James A. Rankin, a prominent local businessman. The hotel itself is a three-story, U-shaped brick building fronting on Broadway. The front facade features a ground floor subdivided into storefronts with brick piers and cast-iron columns, two upper floors of brick masonry with segmental arched windows and shallow piers, and a cornice with paired wooden brackets and attic vents. The front facade is highlighted by a two-story iron porch centered on the original hotel entrance. The side of the hotel, extending for nearly half a block along Tenth Street, is similar to but less elaborate than the front. The rear of the hotel is, in essence, a separate attached structure or ell. It continues along Tenth Street to the corner and runs north along First Avenue for a short distance. Like the hotel proper, the ell has a ground floor of shops (fronting on Tenth Street) and an upper level of rooms capped by a bracketed cornice. Unlike the hotel proper, it is only two stories high and has a brick arcade rather than masonry piers or cast-iron columns at the ground-floor level. In the courtyard formed by this ell and the rear of the hotel proper stands an 1880s livery stable built of wood and brick. On its roof are several four-sided lanterns providing skylighting in the interior.

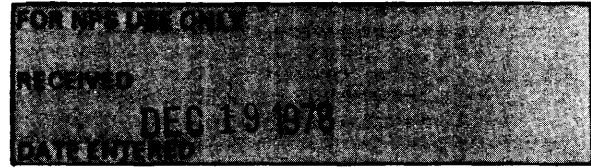
Across First Avenue from the ell of the Rankin Hotel stands the Springer Opera House. This Italianate-style brick building was originally constructed in 1871 and restored some 100 years later. On December 30, 1970, it was entered on the National Register, and on June 16, 1978, it was declared a National Historic Landmark. The Springer Opera House is adjacent to but not actually incorporated in the Rankin Square Historic District.

The northern edge of this historic district is defined by two nineteenth-century commercial buildings, the aforementioned Bank of Columbus and another Victorian-era building. The bank, located at the corner of Broadway and Tenth Street, is a cast-iron-fronted building erected in the 1860s. Its two street

[continued]

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**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**



**CONTINUATION SHEET** Description                      ITEM NUMBER 7                      PAGE 2

facades and its three-story height have rendered it preeminent among this type of building in the state; its corner location and Italian Renaissance design have made it a local landmark. The cast-iron exterior is virtually intact, although the interior has been gutted by fire and remodeled. The Bank of Columbus was entered on the National Register on November 1, 1974, and is incorporated in this district nomination.

The second Victorian building along the northern edge of the district is the "1889 Building," known as such by the date stamped in its sheet-metal cornice. The 1889 Building is a small brick structure, two stories high, with a full attic and 3-1/2 bays wide. It is subdivided horizontally by round-headed windows and doorways at each floor level and vertically by brick piers and spandrel panels. As if to make up for its small size, the 1889 Building is elaborately detailed. The round-headed second-floor windows have one-piece stone sills and cut-stone voussoirs, for example. Beneath these windows are decorative panels and above them are circular iron attic vents. Three dark-and-light bands of brick cut across the facade. The cornice, of pressed sheet metal, is bracketed and features a gable or portico over the central bay in which appears the date, "1889."

The northern boundary of the historic district is carried east from the 1889 Building by a two-story-high brick building which formerly housed Morrison's Cafeteria. The lot at the northeast corner of the city block, bounded by Tenth Street, Eleventh Street, First Avenue and Broadway, contains an abandoned 1940s service station and is specifically excluded from this district nomination.

Along Broadway between the Rankin Hotel on the south and the Bank of Columbus on the north stretch the nearly continuous storefronts and front facades of a row of attached commercial buildings. Almost all these buildings are two or three stories high and date from the late-nineteenth century or early-twentieth century. Most of them are built of brick with stone, metal or brick details. Most are styled in the Neoclassical manner. Outstanding among them is the H.P. Spencer building of 1908. It is three stories high, with a full attic, and seven bays wide. Its ground floor is subdivided by brick piers into two storefronts flanking a central doorway. This ground-floor facade has been modernized to some extent. The two upper floors are similarly subdivided by four brick pilasters which have stone or artificial stone Ionic bases and capitals. The brick front wall is deeply scored. Window openings are cut cleanly into this brick wall and are capped by stone

[continued]

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lintels. At the attic level, there is a full entablature including a corbelled brick architrave, a brick frieze with rectangular iron attic vents, and a bracketed and modillioned cornice fashioned from pressed sheet metal. The legend, "H.P. Spencer 1908," appears on a panel centered in the frieze. Adjacent to the H.P. Spencer building on the north is what appears to be a similar building, now almost completely hidden behind a false aluminum facade; above this false front is a modillioned cornice at the same level as that of the H.P. Spencer building. Adjacent to the H.P. Spencer building on the south is another similarly styled building, only two stories high, which remains substantially intact. Elsewhere along Broadway between Tenth and Eleventh streets, this same pattern of storefront, front facade, and Neoclassical detailing is repeated, with variations. Some buildings have been modernized with new storefronts or false facades, but most are substantially intact. There is one large "hole" in the middle of the block where part of a building burned and has not been replaced. This opening is now framed in steel and will serve as a pedestrian entryway into the interior of the block.

The west side of First Avenue between Tenth and Eleventh streets is filled with substantial two-story brick buildings dating from the mid-nineteenth century to the early-twentieth century. Included here, from south to north, are the back sides of the Rankin Hotel annex, the Oglethorpe/Winer building of 1913, a similar but smaller brick building, and the antebellum Muscogee Number 3 firehouse, as well as some smaller infill buildings. The Rankin Hotel annex originally presented a solid brick wall at the ground-floor level -- its principal entrances and storefronts were located along Tenth Street -- but now features an arcade of broad brick arches and piers cut through the side wall to provide additional commercial space and access to the interior of the block. Its upper floor has segmental arched windows and a cornice with paired wooden brackets. The Oglethorpe/Winer building stretches from 1009 to 1023 First Avenue. It is a two-story-high brick building featuring load-bearing masonry walls throughout. The ground-floor facade consists of an arcade of closely spaced brick piers and segmental arches. A row of segmental arched windows joined by continuous brick lintels and sills runs across the building at the second-floor level. The attic level features a paneled brick frieze and a corbeled brick cornice. The next building in line is similar in size and appearance, although different in detailing and construction. Two stories high, it has storefronts of cast-iron columns and plate-glass windows, a dentillated brick frieze and a modillioned brick cornice, "quoins" of dark and light brick at the corners of the building and at

[continued]

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INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET Description ITEM NUMBER 7 PAGE 4

window surrounds, and several horizontal bands of dark and light brick. Second-floor windows are grouped in a pattern of 3-2-2-3, corresponding to the division of storefronts below, instead of being evenly spaced across the facade. Further north on First Avenue, just south of the gas station on the corner, is the old Muscogee Number 3 firehouse. The southern half of this brick building is two stories high. It has a single entrance bay on the ground floor (now enclosed with plate glass), two round-headed windows on the second floor, and a parapet brick cornice above. The legend, "Muscogee No. 3," is carved in stone panels set above and between the second-floor windows. A bracketed cornice, apparently a later addition, runs across the top of the ground-floor entrance bay. The northern half of this building is one-story high and contains a segmental arched doorway and another wide bay similarly topped with a bracketed cornice. Between the old fire station and the two-story brick buildings to the south are two plain brick buildings, one which is two stories high and the other only one-story high. Of no particular historical significance or architectural distinction, they serve to fill in this part of the block and maintain the continuity of storefronts along First Avenue.

Many buildings in the Rankin Square Historic District are currently undergoing renovation as part of the privately sponsored Rankin Square redevelopment project. Exterior surfaces are being cleaned and repaired, false facades and modern storefronts are being removed, and interiors are being remodeled to accommodate new commercial activities in the historic architectural setting. Rehabilitation extends into the interior of the block as well where a courtyard is being fashioned from the existing alley. For the most part, historic architectural features are being maintained or recovered. The only significant changes in the block result from the cutting of an arcade in the rear brick wall of the hotel annex and from the decision to use the space once occupied by the Central Hotel on Broadway (destroyed by fire) as a pedestrian walkway into the interior of the block.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input checked="" type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The significance of the Rankin Square Historic District lies primarily in its well-preserved and highly-identifiable character as a city block which in plan dates from the original 1828 survey of Columbus by Edward Lloyd Thomas and in architectural development dates from the mid-nineteenth century through the early-twentieth century. These dates and periods are important because the overall plan for the city resulted from the former and its major downtown development resulted from the latter.

Moreover, this city block has historically been associated with the city's principal retail commercial activities, especially during the period of construction of these buildings, and this tradition is being continued at the present time. The Sanborn insurance map of 1880 shows grocery stores, barber shops, drugstores, jewelry stores, and restaurants occupying the various ground-floor shops in the district, in addition to the hotel and banking businesses and their related professional services represented by the larger buildings in the block, and these are the very same kinds of sales and services being reintroduced to the district today.

Furthermore, this city block contains two local landmarks -- the Bank of Columbus (already listed on the National Register) and the Rankin Hotel (being registered as part of this district nomination) -- and is adjacent to a third -- the Springer Opera House (a National Historic Landmark). Several other notable nineteenth- and early-twentieth-century buildings are also contained in the block, including the antebellum fire station, the 1889 Victorian building, the H.P. Spencer building of 1908, and the early-twentieth-century Oglethorpe/Winer building.

In addition to the individually outstanding buildings, this city block also incorporates several rather plain, utilitarian buildings that are entirely compatible with their more notable neighbors and fill in the spaces between them to help create an almost unbroken streetscape of storefronts and front facades all the way around the block. This achievement is characteristic of late-nineteenth- and early-twentieth-century urban development and was

[continued]

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Feiss, Carl. Historic Columbus Building Inventory, 1967. Records filed with Historic Columbus Foundation, Inc.  
 "Historic Preservation in Columbus," Columbus Area Bicentennial Committee, 1976 (no author given).

[continued]

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 4.5 (estimated)

QUADRANGLE NAME Columbus, Georgia

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A	1,6	68,8	6,0,0	3,5	9,3	7,4,0	B	1,6	68,8	7,1,0	3,5	9,3	7,4,0	
	ZONE	EASTING	NORTHING		ZONE	EASTING		ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C	1,6	68,8	7,2,0	3,5	9,3	5,3,0	D	1,6	68,8	6,1,0	3,5	9,3	5,3,0	
E							F							
G							H							

VERBAL BOUNDARY DESCRIPTION

City block bounded by Eleventh Street on the north, Tenth Street on the south, Broadway on the west and First Avenue on the east. (Abandoned service station on the southwest)

[continued]

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE (a) William R. Mitchell, Consultant  
 (b) Richard Cloues, Architectural Historian

ORGANIZATION (a) Historic Columbus Foundation, Inc.  
 (b) Historic Preservation Section

DATE October, 1978

STREET & NUMBER (a) Post Office Box 5312  
 (b) 270 Washington Street, S. W.

TELEPHONE (a) 404/322-0756  
 (b) 404/656-2840

CITY OR TOWN (a) Columbus  
 (b) Atlanta

STATE (a) Georgia 31906  
 (b) Georgia 30334

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL  STATE  LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE Elizabeth A. Lyon 12/7/78

TITLE Acting State Historic Preservation Officer DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE 2-14-79

KEEPER OF THE NATIONAL REGISTER

ATTEST: [Signature] DATE 2/13/79

CHIEF OF REGISTRATION

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**



CONTINUATION SHEET Significance      ITEM NUMBER 8      PAGE 2

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accomplished without the institution of comprehensive urban design by simply although rigorously adhering to a few common principles regarding building lines, building materials, construction techniques, and decorative buildings.

Finally, this city block provides a link -- historically, architecturally, and contemporaneously -- among three major landmarks of the city (the Bank of Columbus, the Rankin Hotel, and the Springer Opera House), and thus provides a fine setting for the continued preservation and appreciation of these buildings.

In closing, it should be pointed out that this city block offers an opportunity -- now being taken by the privately sponsored Rankin Square redevelopment project -- for a wide range of preservation activities, including restoration, renovation, rehabilitation and adaptive re-use on a block-wide scale in the city of Columbus.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**



Bibliography &  
CONTINUATION SHEET Verbal Boundary ITEM NUMBER 9 & 10 PAGE 2

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9. Major Bibliographical References

Kamensky, Harry. Interview and tour of Rankin Square, Spring, 1977.

Kamensky, Harry. "Rankin Square Properties, Inc.," January, 1976. A prospectus for the sale of Rankin Square shares.

Kyle, F. Clason. "The Past Can be as much a Stimulus...", Sunday Ledger-Enquirer Magazine, Columbus, July 13, 1969.

Mitchell, William R. Personal inspection and interview with Kamensky, spring, 1977.

Sanborn Map of Columbus 1889. Copy of original map book in Historic Columbus Foundation office, 700 Broadway, Columbus, Ga. 31902.

Telfair, Nancy. A History of Columbus, Georgia, 1828-1928. Columbus: Historical Publishing Co., 1929.

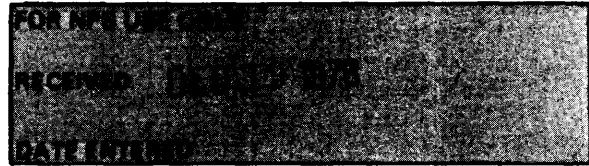
10. Verbal Boundary Description

corner of First Avenue and Eleventh Street is excluded.) This boundary is described by a heavy black line on the attached map entitled "Rankin Square Historic District, Columbus, Georgia."



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**



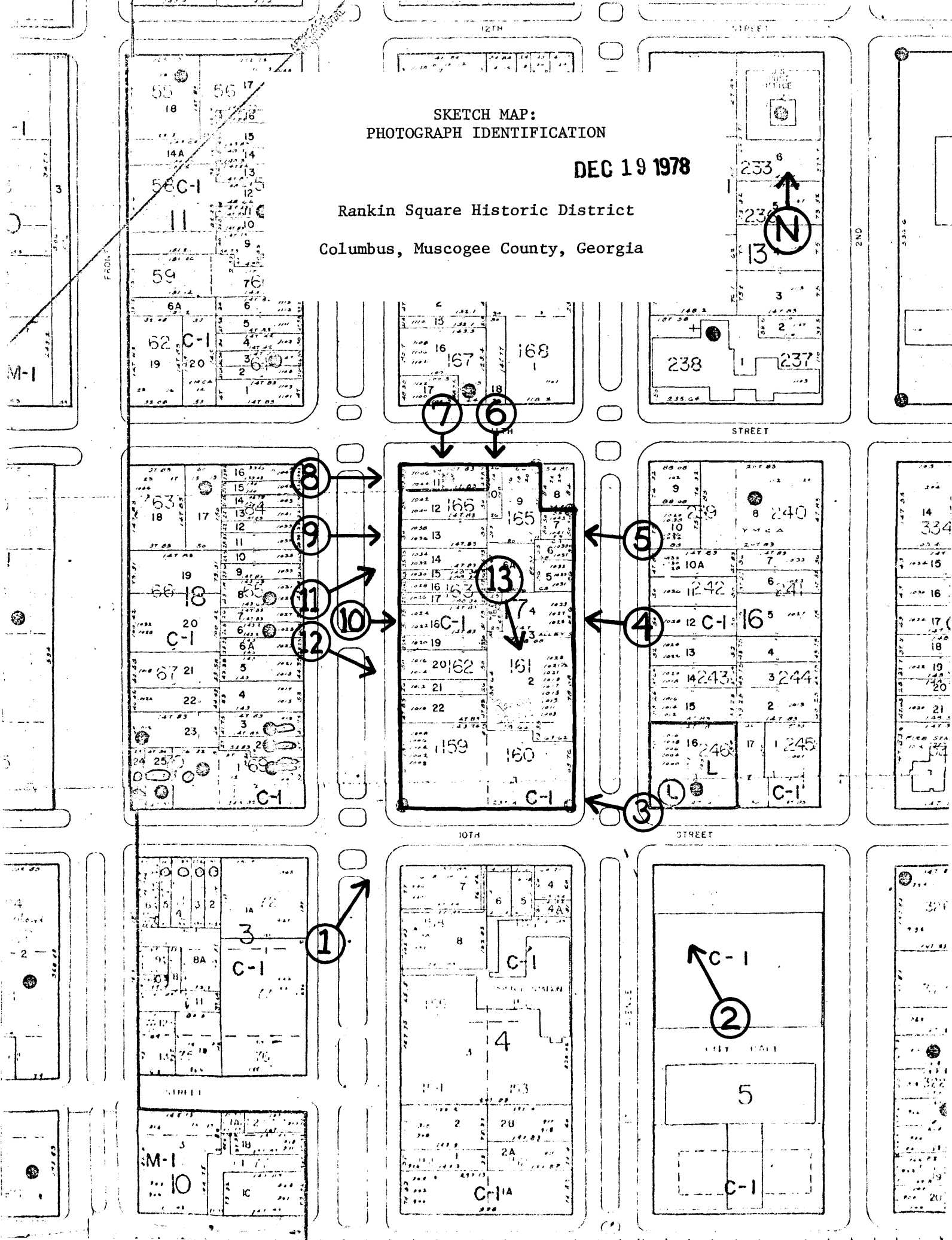
CONTINUATION SHEET Owner of Property ITEM NUMBER 4 PAGE 2

<u>Property Address</u>	<u>Property Owner</u>	<u>Owner(s)' Address</u>
1041-1043 First Avenue	Rankin Square Corp.	P.O. Box 426, Columbus, 31902
1043-1049 First Avenue	Rankin Square Corp.	same
1025 First Avenue	Rankin Square Corp.	same
1009-1023 First Avenue	Rankin Square Corp.	same
7-23 Tenth Street	Rankin Square Corp.	same
1000-1010 Broadway	Rankin Square Corp.	same
1012 Broadway	Irwin Rosenberg, Jr.	1012 Broadway, Columbus, 31901
1014-1016 Broadway	Edgar Hughston and Chandler Hughston	Route 1, Box 171, Midland, GA 31820
1020 Broadway	Rankin Square Corp.	P.O. Box 426, Columbus, 31902
1022-1024 Broadway	Rankin Square Corp.	same
1026 Broadway	Francis Blackmar	% Flournoy Realtors 101 Twelfth St., Columbus, 31901
1028 Broadway	Rankin Square Corp.	P.O. Box 426, Columbus, 31902
1030 Broadway	Dr. Bert Smith	2361 Lumpkin Rd., Columbus, 31903
1032-1034 Broadway	Rankin Square Corp.	P.O. Box 426, Columbus, 31902
1036-1038 Broadway	J. Kyle Spencer, et al	% Trust Co. of Columbus P.O. Box 8808, Columbus, 31908
1040-1042 Broadway	Dr. William J. Cun- ningham	2231 Hilton Ave., Columbus, 31906
1044-1046 Broadway	First National Bank	P.O. Box 40, Columbus, 31902
14 Eleventh Street	Rankin Square Corp.	P.O. Box 426, Columbus, 31902
16, 18 & 20 Eleventh Street	Rankin Square Corp.	same

SKETCH MAP:  
PHOTOGRAPH IDENTIFICATION

DEC 19 1978

Rankin Square Historic District  
Columbus, Muscogee County, Georgia

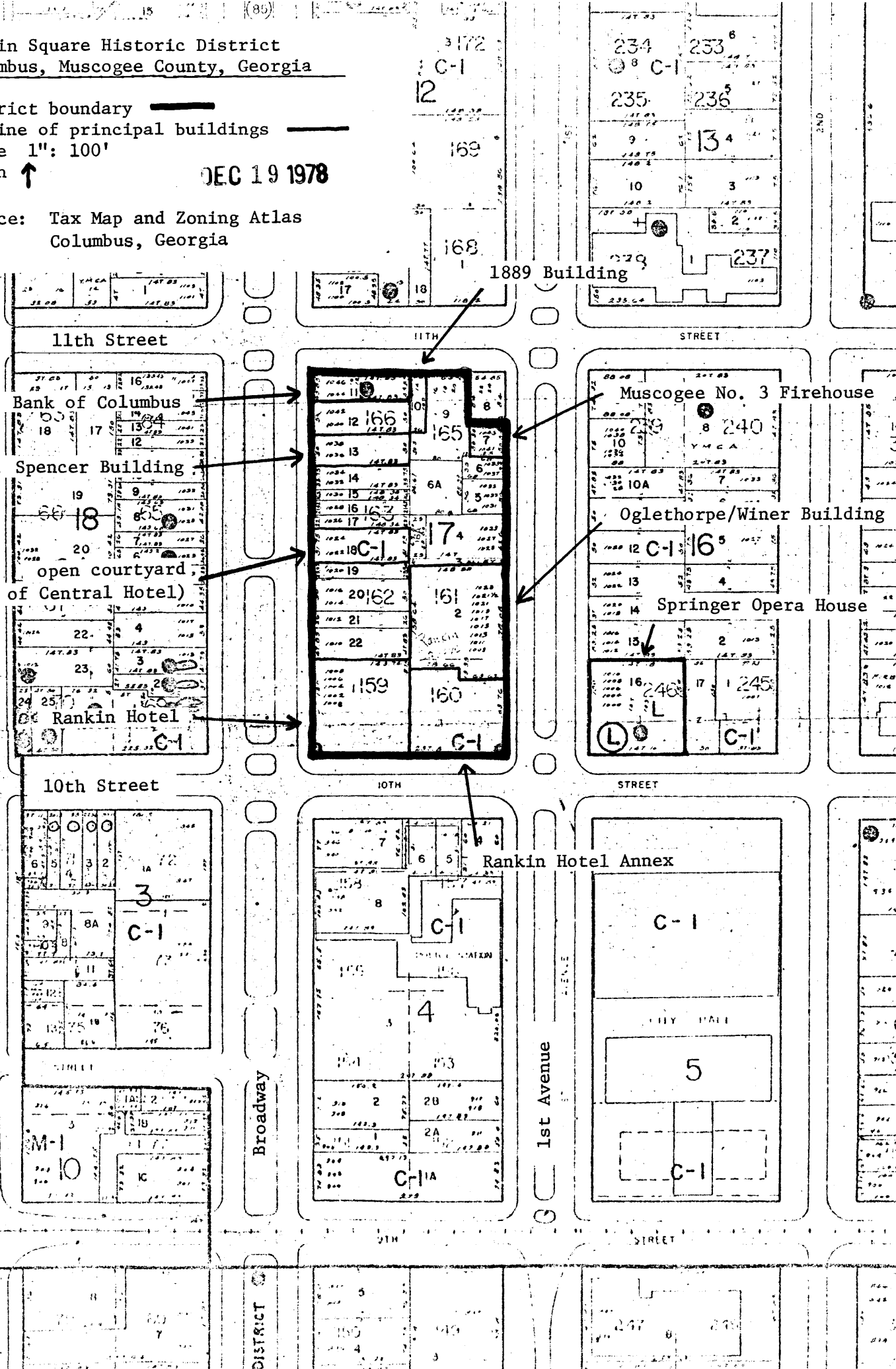


Rankin Square Historic District  
Columbus, Muscogee County, Georgia

district boundary **—**  
outline of principal buildings **—**  
scale 1" = 100'  
north **↑**

DEC 19 1978

source: Tax Map and Zoning Atlas  
Columbus, Georgia



1889 Building

Bank of Columbus

H. P. Spencer Building

open courtyard  
(site of Central Hotel)

Rankin Hotel

Muscogee No. 3 Firehouse

Oglethorpe/Winer Building

Springer Opera House

Rankin Hotel Annex