

**United States Department of the Interior  
National Park Service**

For NPS use only

**National Register of Historic Places  
Inventory—Nomination Form**

received MAY 11 1987

date entered AUG 31 1987

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic William G. Raines House

and or common Statesboro Inn

**2. Location**

street & number 106 S. Main Street N/A not for publication

city, town Statesboro N/A vicinity of

state Georgia code 013 county Bulloch code 031

**3. Classification**

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<u>N/A</u> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

**4. Owner of Property**

name William A. Frondorf, Jr.

street & number P. O. Box 51

city, town Statesboro N/A vicinity of state Georgia

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Superior Court

street & number Bulloch County Courthouse

city, town Statesboro state GA

**6. Representation in Existing Surveys**

title Historic Structures Field Survey: has this property been determined eligible?  yes  no

date 1981  federal  state  county  local

depository for survey records Georgia Department of Natural Resources

city, town Atlanta state GA

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## 7. Description

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**Condition**

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

**Check one**

unaltered  
 altered

**Check one**

original site  
 moved      date \_\_\_\_\_

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**Describe the present and original (if known) physical appearance**

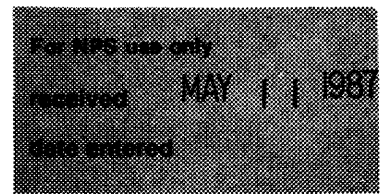
The William G. Raines House is located on S. Main Street in downtown Statesboro in Bulloch County, Georgia. It is a two-story, wood-framed structure with a brick pier foundation, built around 1904. It has a wrap-around front porch with Doric columns on the first level and a central dormer with projecting portico with front gable and balustrade on the second level. The roof has several gables at different levels, and is covered with stamped metal shingles. Exterior details include two brick chimneys, bracketed porch eaves, one-over-one double-hung sash windows, and a Palladian entrance portal. The rear facade has an enclosed, screened-in back porch with entrance on the first level and a screened-in porch on the second level. The exterior siding material consists of painted longleaf yellow-pine.

The interior arrangement consists of several rooms on both sides of a long central hall with stairway on the first and second floors. The first floor has original coffered pine ceilings, beaded ceilings, wainscoting, mantels, doors and floors. The walls are made of plaster or wallboard. The second floor has original baseboards, horizontal four-paneled doors, mantels, and hardware. The house was remodeled in the 1930s and, recently, has been rehabilitated for use as a historic inn.

The property is landscaped with a central walkway of hexagonal pavers, flanked on either side by a narrow flower bed and a grass yard with informally planted mature trees, and a flower garden to the rear of the house. There are two unrestored deteriorated historic structures to the rear of the main house which include a car barn and a small cook's house.

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Continuation sheet	Representation in Existing Surveys	Item number	6	Page	2
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The William G. Raines House received a Preliminary Determination of Individual listing from the National Register Program division of the Southeast Regional National Park Service office on April 24, 1986.

# 8. Significance

Period	Areas of Significance—Check and justify below					
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input 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/		
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian		
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater		
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation		
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)		

**Specific dates**            1905                            **Builder/Architect**            unknown

**Statement of Significance (in one paragraph)**

Statement of Significance

The William G. Raines House is significant in terms of architecture because of its eclectic turn-of-the-century design, combining architectural features from two distinct periods, and because it stands among the largest, most impressive, and most intact historic houses remaining in Statesboro, especially along South Main Street which once was lined with elegant turn-of-the-century houses.

Built in 1905, the Raines House documents the transition between the Victorian era and the Neoclassical period in Statesboro's domestic architecture. In its overall form, the house reflects the Neoclassical preference for symmetry, balance, and relatively large, simple masses. Yet more picturesque late-Victorian influences show in the house's multiple gables, chamfered bays, and bay windows. One of the house's most prominent architectural features--its broad front porch--is by its very nature a Victorian element and yet by its simple balanced design and classical detailing contributes to the Classical Revival qualities of the house. The projecting two-story gabled entrance can be seen both as a simplified picturesque Victorian feature and a rudimentary pedimented portico. The plan of the house is similarly transitional, combining the overall symmetry of the classic four-over-four central-hall plan with Victorian bays and angled fireplaces. Exterior architectural details are relatively restrained and Neoclassical in character-- simple cornice, architrave, and corner moldings, modillions, and Tuscan columns--highlighted by an elaborate Palladian front entry. Interior detailing and woodwork is either Neoclassical in feeling--the fireplace mantels with their diminutive classical columns, for example, or the extensively coffered ceilings--or eclectic in character.

This combination of Victorian and Neoclassical architectural features is characteristic of much of the turn-of-the-century domestic architecture in Georgia's smaller cities and towns. It is also a characteristic of houses "designed" by builders, probably using stock architectural features, than by architects. It is--or was--found with some frequency in Statesboro which, although founded early in the 19th century, achieved its greatest period of growth and development from the 1890s to the 1920s, fueled by the twin factors of railroad transportation and Sea Island cotton cultivation. At one time, Stateboro's North and South Main Streets were lined with houses like this, some larger and more elaborate (like the John A. McDougald House, listed in the National Register), others smaller and simpler. Only about half a dozen of these houses remain, however, Main Street having become largely a commercial strip since the mid-20th century. Of those that remain, one (being nominated to the National Register) is more Victorian in character and the other (the McDougald House) is more Neoclassical; none better illustrates the characteristic Victorian-Neoclassical transitional house than the Raines House. Indeed, even city-wide there are only perhaps a dozen houses from any late 19th-or early 20th-century period or style that rival the size, extent, distinctive architectural features, and both exterior and interior integrity of the Raines House. An impressive house in its day, it has become even more impressive today with the demise of so many of its contemporaries, especially along South Main Street.

## 9. Major Bibliographical References

Frondorf, Bill and Greg Williams, "Historic Property Information Form - W.G. Raines House," 1984. (On file at the Historic Preservation Section, Georgia Department of Natural resources.)

## 10. Geographical Data

Acreeage of nominated property less than 1 acre

Quadrangle name Statesboro, GA

Quadrangle scale 1:24,000

### UTM References

A 

1	7	4	2	16	3	0	0	3	5	9	0	0	0	0
Zone			Easting				Northing							

B 

Zone			Easting				Northing							

C 

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D 

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E 

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F 

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G 

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H 

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### Verbal boundary description and justification

The boundary of the nominated property is based on the current legal description.

### List all states and counties for properties overlapping state or county boundaries

state	code	county	code
N/A			

state	code	county	code
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## 11. Form Prepared By

name/title Andrea Niles, Survey and Research Specialist  
Richard Cloues, National Register Coordinator

organization Georgia Department of Natural Resources date July 20, 1987

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

title Deputy State Historic Preservation Officer date 7/20/87

### For NPS use only

I hereby certify that this property is included in the National Register

Amy Schlager date 8/31/87  
Keeper of the National Register

Attest: \_\_\_\_\_ date \_\_\_\_\_

Chief of Registration

7/27/87

**United States Department of the Interior  
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**National Register of Historic Places  
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The Raines House also may be significant for its association with William G. Raines (1886-1947), the original owner who lived and worked in Statesboro. Raines owned a local hardware store, the W.G. Raines Hardware Company, which prospered from the 1890s until the 1920s when economic depression fell upon the community. Raines also was active in community life, serving as a city councilman and a founding member of the Ogeechee Lodge #213, Free and Accepted Masons. However, additional documentation and comparative analysis is required to support National Register eligibility under this area of significance.

National Register Criteria

Because of its distinctive architectural qualities, this house meets National Register Criteria "C".

Contributing/Noncontributing Resources

- 1 contributing building (Raines House)
- 2 noncontributing buildings (Outbuildings--deteriorated--loss of integrity)

CHERRY ST

HARRY W. SMITH  
D.D. 160, PG. 414

S85°54'58"E 324.37'

328.96 SO. M.

N85°55'21"W 328.05'

MRS. C. L. BEAMAN  
R.R. IN D.D. 125, PG. 289

FIRST METHODIST CHURCH  
D.D. 27, PG. 291

- REFERENCES
- 1) D.D. 234 PG. 576
  - 2) D.D. 163 PG. 289
  - 3) D.D. 17 PG. 506
  - 4) D.D. 27 PG. 291
  - 5) D.D. 169 PG. 414

SURVEY OF A LOT ON SOUTH MAIN ST.  
(KNOWN AS OLD RAINES HOUSE) IN  
THE CITY OF STATESBORO, 1209 1/2 G. W. BULLOCK  
COUNTY OF WILLIAM A. FRODOBERT &  
SURVEY FOR EUGENE H. SWITZER

PRECISION DATA

EOC FIELD 118490  
ANGULAR ERROR 3.5" / 14  
ADJ. METHOD 2022243  
EOC PLAT 1348554  
DATE APRIL 27 1985  
SCALE 1" = 40'

FIELD EQUIPMENT

STEEL TAPE  
T-16 THEODOLITE  
MAG. LOCATOR  
E.O.M.  
TOTAL STATION



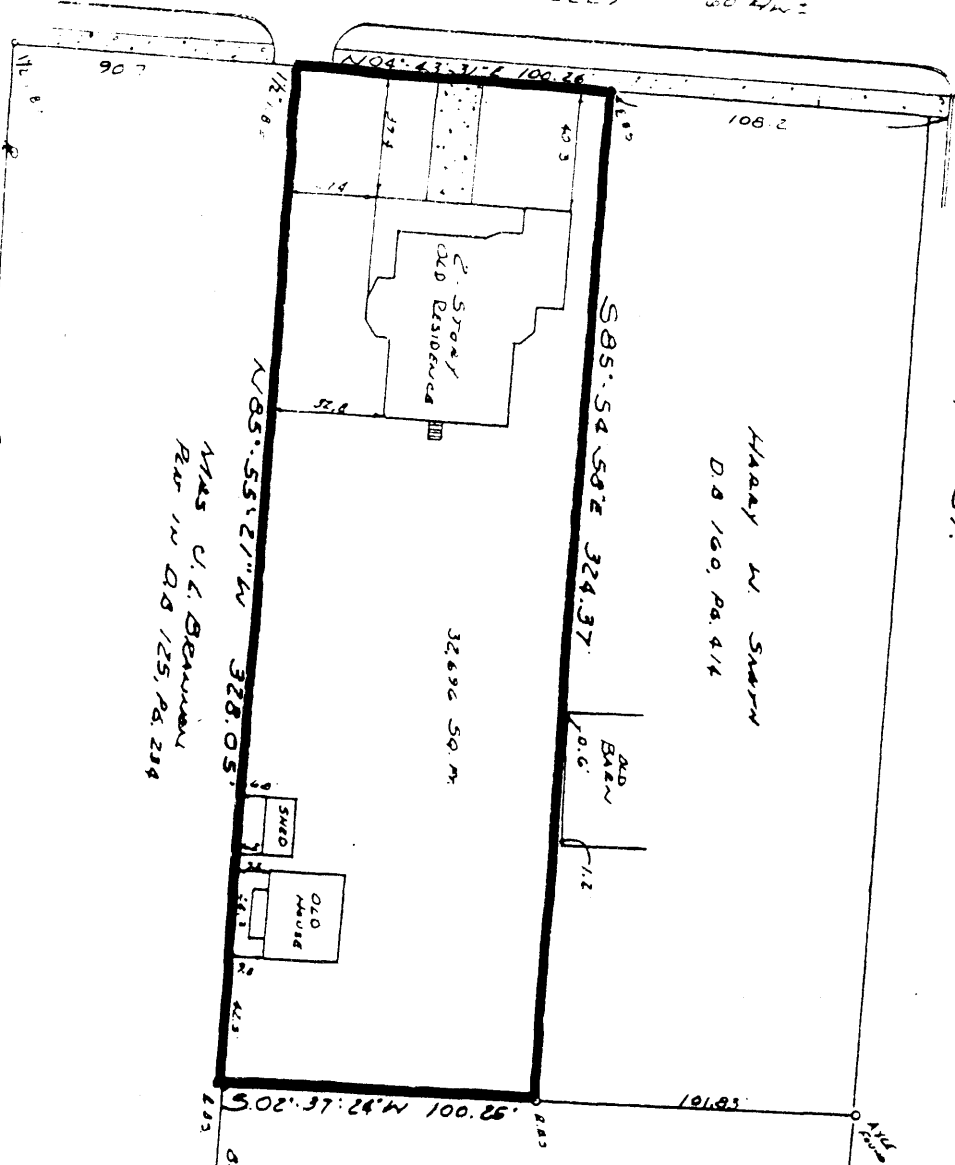
AMAR O. REDDOCK & ASSOCIATES  
LAND SURVEYORS  
208 SOUTH MAIN STREET  
STATESBORO, GEORGIA  
912-769-4214

4-83-167 JD

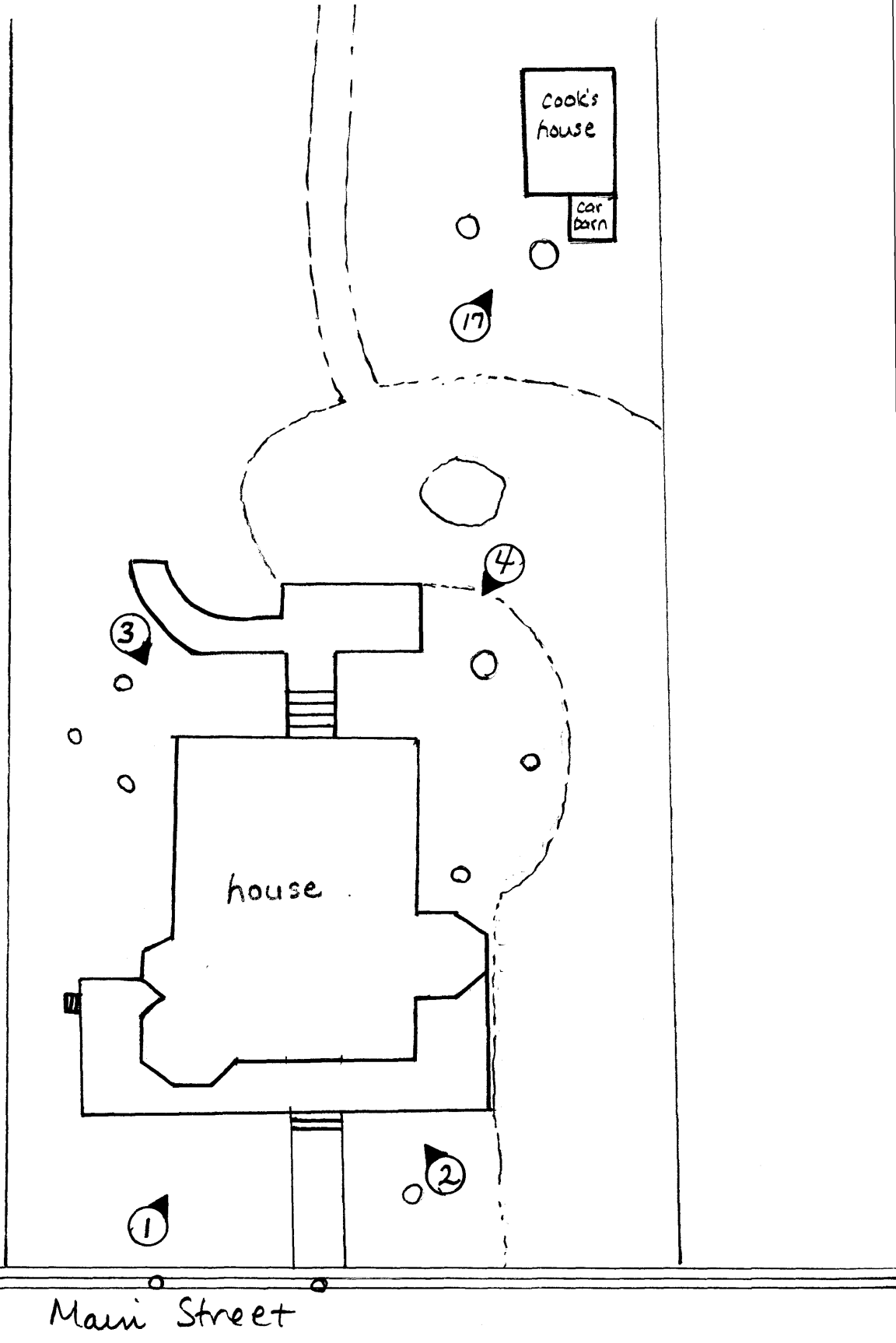
WILLIAM G. RAINES HOUSE  
Statesboro, Bulloch County, GA  
Property map

North: as indicated  
Scale: as indicated.  
Nominated property is marked by a heavy black line.

SOUTH MAIN STREET 60' WIDE



GRID NORTH GA EAST ZONE



WILLIAM G. RAINES HOUSE  
 Statesboro, Bulloch County, GA

Sketch map:

No scale

Direction and number of photograph: ②

North: N ←

MAY 11 1987



W. G. R  
106 S  
STA

WILLIAM G. RAINES HOUSE  
Statesboro, Bulloch County, GA

Floor Plan: First floor

Scale: 1 inch = 8 feet  
Direction and number of photograph: 2

236-8777

North: ↑

REMOVE ENCLOSURE  
AND REPLACE  
MISSING COLUMNS  
WITH IDENTICAL

CONSTRUCT NEW  
GLASS ENCLOSURE  
WITHIN EXISTING  
ORIGINAL FEATURES  
(SEE DETAIL)

CARD ROOM  
RETAIN ALL ORIGINAL WOOD  
PANELLING, TRIM, PLASTER.  
SASH AND DOORS

DINING ROOM  
RETAIN ALL EXISTING  
WOOD PANELLING, TRIM,  
SASH AND DOORS

KITCHEN  
WARMING OVEN  
REF  
FR  
STORAGE  
BAKING OVEN

LAUNDRY  
&  
STORAGE  
DRY  
SINK  
WASH  
DW  
HWH

SCREENED  
PORCH

FOYER

RETAIN ALL EXISTING  
WOOD PANELLING, TRIM,  
DOORS

REPLACE MISSING  
PANTEL WITH SIMILAR  
TYPE

REPAINT  
THIS  
WALL

HALL

RETAIN EXISTING  
WOOD PANELLING,  
TRIM, ETC.

REPLACE ALL  
DETERIORATED  
FLOORING, TRIM,  
ETC WITH IDENTICAL

BEDROOM #1

REMOVE PANELLED  
PARTITIONS

BEDROOM #2

DROP EXISTING  
CEILING 12" TO  
REINFORCE FLOOR  
SYSTEM ABOVE

PUBLIC BATH

BEDROOM #3

DROP EXISTING  
CEILING 18" TO  
ACCOMMODATE BEDROOM  
ABOVE

BATH #1

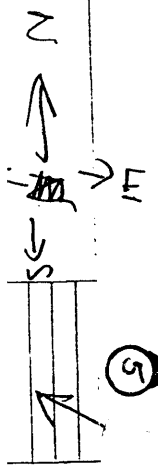
CONSTRUCT  
2x2" SOUND  
ISOLATION WALL

REAR

CONSTRUCT  
2x4" SOUND  
ISOLATION WALL

1ST FLOOR

MAY 11 1987



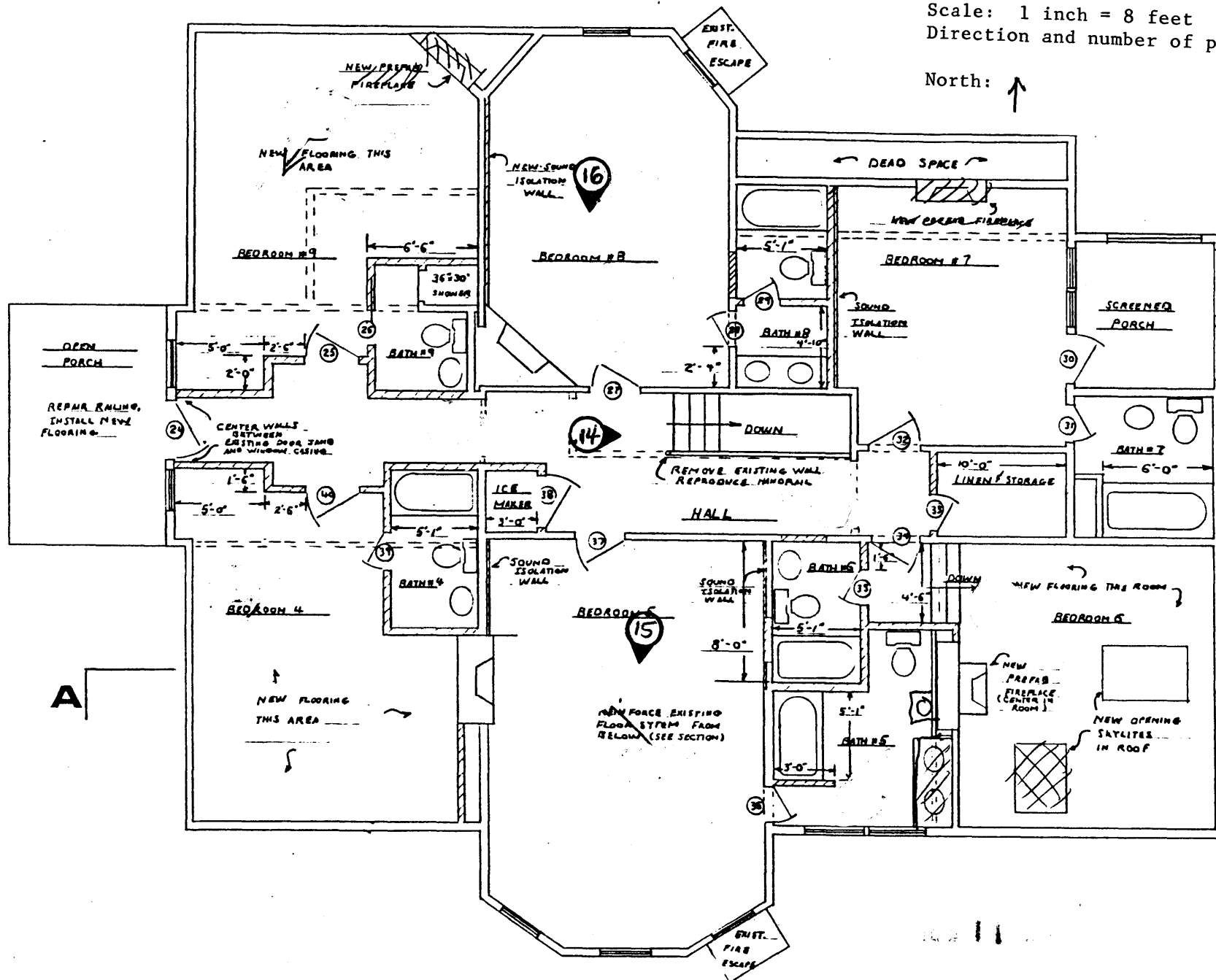
WILLIAM G. RAINES HOUSE  
Statesboro, Bulloch County, GA

Floor Plan: Second Floor

Scale: 1 inch = 8 feet

Direction and number of photograph: ②

North: ↑



- 1. S
- 2. P
- 3. P
- 4.

2ND FLOOR