

NATIONAL REGISTER

**NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM**

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in "Guidelines for Completing National Register Forms" (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

**1. Name of Property**

historic name n/a  
other names/site number South Main Street Residential Historic District

**2. Location**

street & number South Main Street (U.S. 301), roughly bounded by College Lane, Walnut Street and the railroad  
city, town Statesboro (n/a) vicinity of  
county Bulloch code GA 031  
state Georgia code GA zip code 30458.

(n/a) not for publication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	15	0
sites	0	0
structures	0	0
objects	0	0
total	15	0

**Contributing resources previously listed in the National Register: 0**

**Name of related multiple property listing:** Historic Resources of Downtown Statesboro, Bulloch County, Georgia

**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

7/19/89  
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**

I, hereby, certify that this property is:

entered in the National Register

( ) determined eligible for the National Register

( ) determined not eligible for the National Register

( ) removed from the National Register

( ) other, explain:

( ) see continuation sheet

Alvord Byrum Entered in the National Register 9/6/89

for 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

DOMESTIC/multiple dwelling

COMMERCE/professional

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## **7. Description**

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### **Architectural Classification:**

Bungalow/Craftsman

Queen Anne

Other: American Foursquare

### **Materials:**

<b>foundation</b>	brick
<b>walls</b>	weatherboard
<b>roof</b>	asphalt shingles
<b>other</b>	n/a

### **Description of present and historic physical appearance:**

The South Main Street Residential Historic District is located along South Main Street, south of the central business district in Statesboro, Bulloch County, Georgia. The district is bordered by Walnut Street on the west and the Southern Railway on the east.

This district is typical of residential neighborhoods dating from the 1910s and 1920s, comprised mainly of single-story bungalow structures constructed in an area with a gridiron street pattern. Arranged perpendicular to the street, the houses vary in setback and lots vary in size. The closely spaced residences are freestanding and are very similar in style and overall character. The house lots vary in width from 60 to 75 feet with small front yards separated from the street by sidewalks.

Architectural styles found within the district include Craftsman/Bungalow, Queen Anne cottages, and a single American Foursquare. The predominant architectural influence found within the district is the Craftsman/Bungalow style. These one- and one-and-a-half story residences date from about 1910 through 1930 and feature details commonly found on bungalows constructed in Georgia during the early 20th century. Common details include multi-gabled roofs, clapboard siding, and extended eaves with exposed rafters. Porches, both screened and unscreened, are featured on most of the historic structures. Most of the porch posts are tapered wooden columns on brick piers, although some are entirely brick. The American

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Foursquare is a two-story residence constructed on a square plan with a pyramidal roof.

Landscaping within the district is comprised mainly of informally landscaped yards. The individual yards feature plants that were commonly used by south Georgia homeowners during the early 20th century, including azalea, crepe myrtle, and oak trees. Mature oak and pine trees are found on many of the lots. The South Main Street Residential Historic District does not contain any landscaped medians or parks.

Overall, the district has retained much of its historic character and integrity. This section of South Main Street was historically a residential area. As Statesboro developed through the mid-20th century, the business district expanded along the major north-south thoroughfare to meet the needs of the community. A number of single family residences have been converted to commercial usage. This change of use has brought some modern commercial signage to the neighborhood, but the historic character of the properties has not diminished.

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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

**Period of Significance:**

1910-1930

**Significant Dates:**

1910

**Significant Person(s):**

n/a

**Cultural Affiliation:**

n/a

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

Averitt, J. B.  
Franklin, A. J.

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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 South Main Street Residential Historic District played an important part in the historical development of downtown Statesboro and is eligible for nomination to the National Register of Historic Places under criteria C. In support of the criteria, the district is significant in the area of architecture for its collection of early 20th-century bungalows which have retained their historic character. This neighborhood may also be significant in the area of social history for housing middle-class residents and for their role in the development of Statesboro during the city's years of prosperity.

In terms of architecture, the district is significant for its collection of historic single-family residences. These houses represent an important type of historic building in Georgia: the early 20th-century single-family dwelling. Furthermore, these houses represent local interpretations of the Craftsman/Bungalow style of architecture which was extremely popular in Georgia and the southeast. These small-town examples of Bungalow houses typically are one- to one-and-a-half stories high with broad gable roofs, wide porches, and typical Craftsman woodwork details including a variety of wood siding, simple porch posts and railings, and exposed rafter ends. Several examples within the district feature hipped roofs instead of the typical gabled roof and brick has been used as both a decorative and structural element within the district. Also represented in the district is a good local example of an American Foursquare house and, on several houses, examples of late-Victorian Eclectic detailing. Constructed between 1910 and 1930, the houses in the South Main Street Residential Historic District represent the modest, small-town residential or neighborhood architecture in early 20th-century Georgia. They also constitute the smaller of two such historic residential neighborhoods in the multiple property listing area in Statesboro. As such, they represent more than just a collection of individual buildings; taken together, they represent a historic residential neighborhood, the largest in the multiple property listing area.

In terms of social history, the district may be significant for housing a mixture of middle-class residents from the historic period to the present; however, this has not been documented to National Register standards at this time. The neighborhood was occupied by moderate income families with many of the residents working in the downtown business district which is within convenient walking distance. Many of the neighborhood residents were actively involved

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in commerce or agri-business. Two important local educators lived within the district: Sallie Zetterower, for whom a local elementary school was named and Lilly Deal, who taught school for sixty years. The South Main Street Residential Historic District continues as a largely intact middle-class neighborhood. Like neighborhoods in other cities around Georgia, many of the houses have been subdivided into multi-family rental units or have been converted to commercial use. Regardless of the change in use, the houses have been maintained in a manner keeping with the historic nature of the neighborhood and reflect the changes which have occurred in early 20th-century neighborhoods around the state.

**National Register Criteria**

The district meets National Register Criteria C because of its collection of historic residential architecture which represents important architectural styles and building types in Statesboro.

**Criteria Considerations (if applicable)**

n/a

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

1910-1930: period of development

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**9. Major Bibliographic References**

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Hanson, Sue P. "South Main Street Residential Historic District." Historic District Information Form, April 1986. On file at Historic Preservation Section, Georgia Department of Natural Resources, Atlanta, Georgia.

Previous documentation on file (NPS): (x) N/A

- ( ) preliminary determination of individual listing (36 CFR 67) has been requested
- ( ) previously listed in the National Register
- ( ) previously determined eligible by the National Register
- ( ) designated a National Historic Landmark
- ( ) recorded by Historic American Buildings Survey #
- ( ) recorded by Historic American Engineering Record #

Primary location of additional data:

- (x) State historic preservation office
- ( ) Other State Agency
- ( ) Federal agency
- ( ) Local government
- ( ) University
- ( ) Other, Specify Repository:

Georgia Historic Resources Survey Number (if assigned):

n/a

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**10. Geographical Data**

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**Acreage of Property** approximately 6 acres

**UTM References**

A) Zone 17 Easting 426350 Northing 3589330

**Verbal Boundary Description**

The boundary of the district is described by a heavy black line drawn to scale on the attached tax map.

**Boundary Justification**

The South Main Street Residential Historic District includes all of the intact, historic, residential properties in the South Main Street area. It is bordered to the north, south, and east by nonhistoric commercial development and to the west by a mix area of historic and nonhistoric residential development.

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**11. Form Prepared By**

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**name/title** Janice E. Adams, National Register Researcher, and Richard Cloues, National Register Coordinator  
**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** July 12, 1989

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**Photographs**

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**Name of Property:** South Main Street Residential Historic District  
**City or Vicinity:** Statesboro  
**County:** Bulloch  
**State:** Georgia  
**Photographer:** James R. Lockhart  
**Negative Filed:** Georgia Department of Natural Resources  
**Date Photographed:** August 1987

NOTE: Photographs taken in August 1987 were field-checked during the spring of 1989. These photographs convey an accurate impression of the photographed buildings and structures in downtown Statesboro.

**Description of Photograph(s):**

1 of 5. Intersection of South Main Street and railroad tracks, at south edge of district; photographer facing northwest.

2 of 5. South Main Street north of the railroad tracks; photographer facing north.

3 of 5. South Main Street north of the railroad tracks, east side of street; photographer facing northeast.

4 of 5. South Main Street, west side, south of Mikell Street; photographer facing northwest.

5 of 5. South Main Street, east side, south of Mikell Street; photographer facing northeast.

South Main Street Residential Historic District  
Statesboro, Bulloch County, Georgia

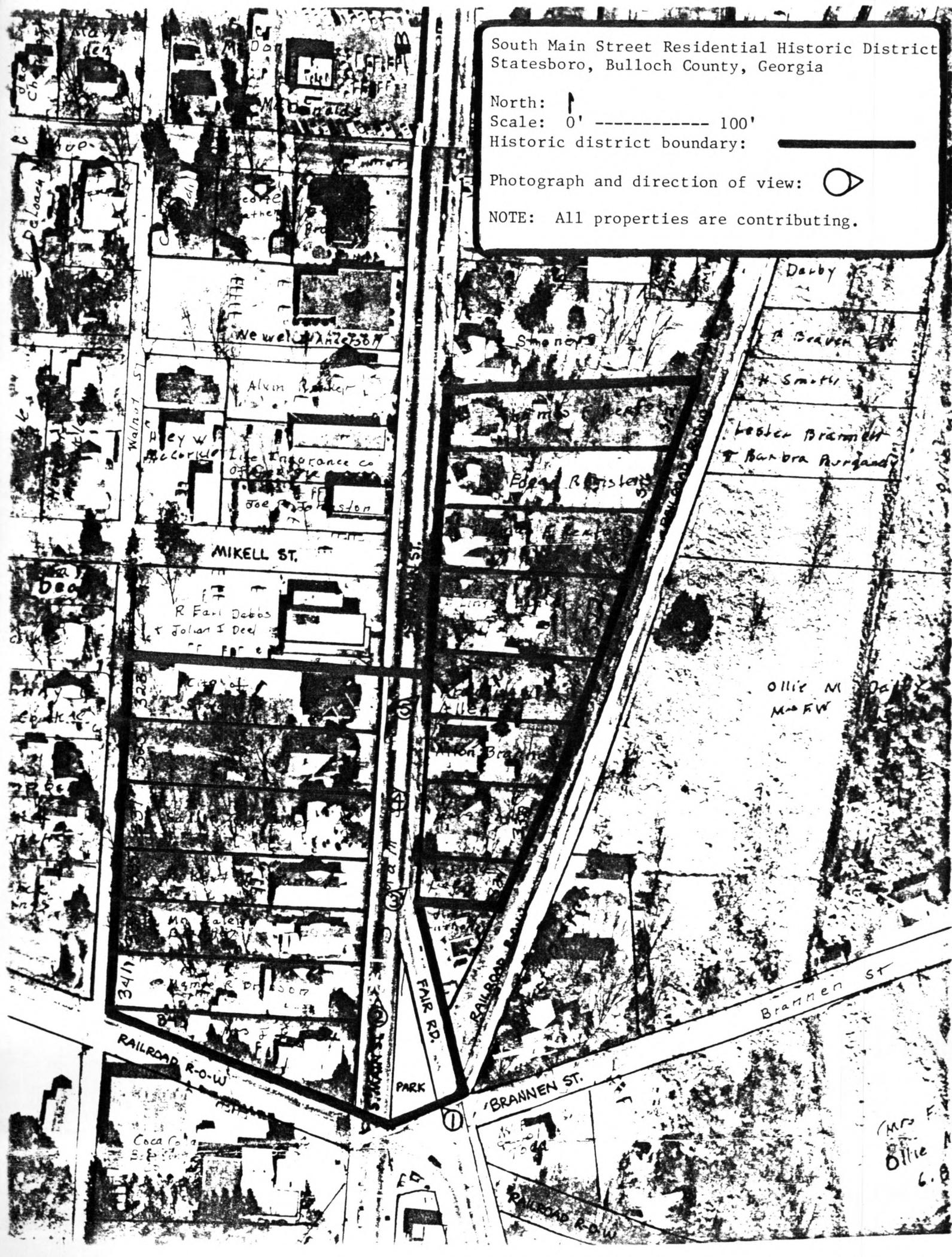
North: ↑

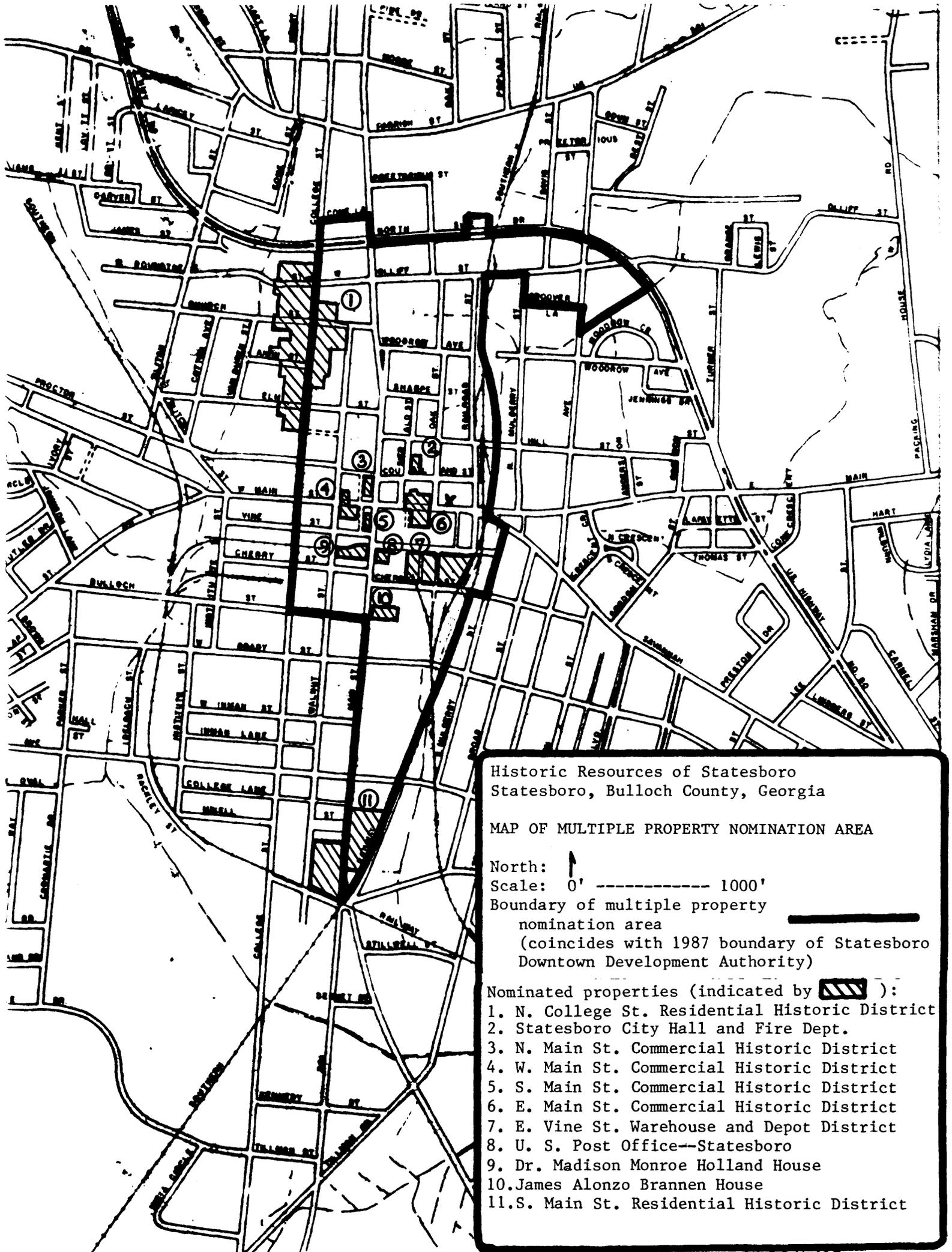
Scale: 0' ----- 100'

Historic district boundary: —————

Photograph and direction of view: ○

NOTE: All properties are contributing.



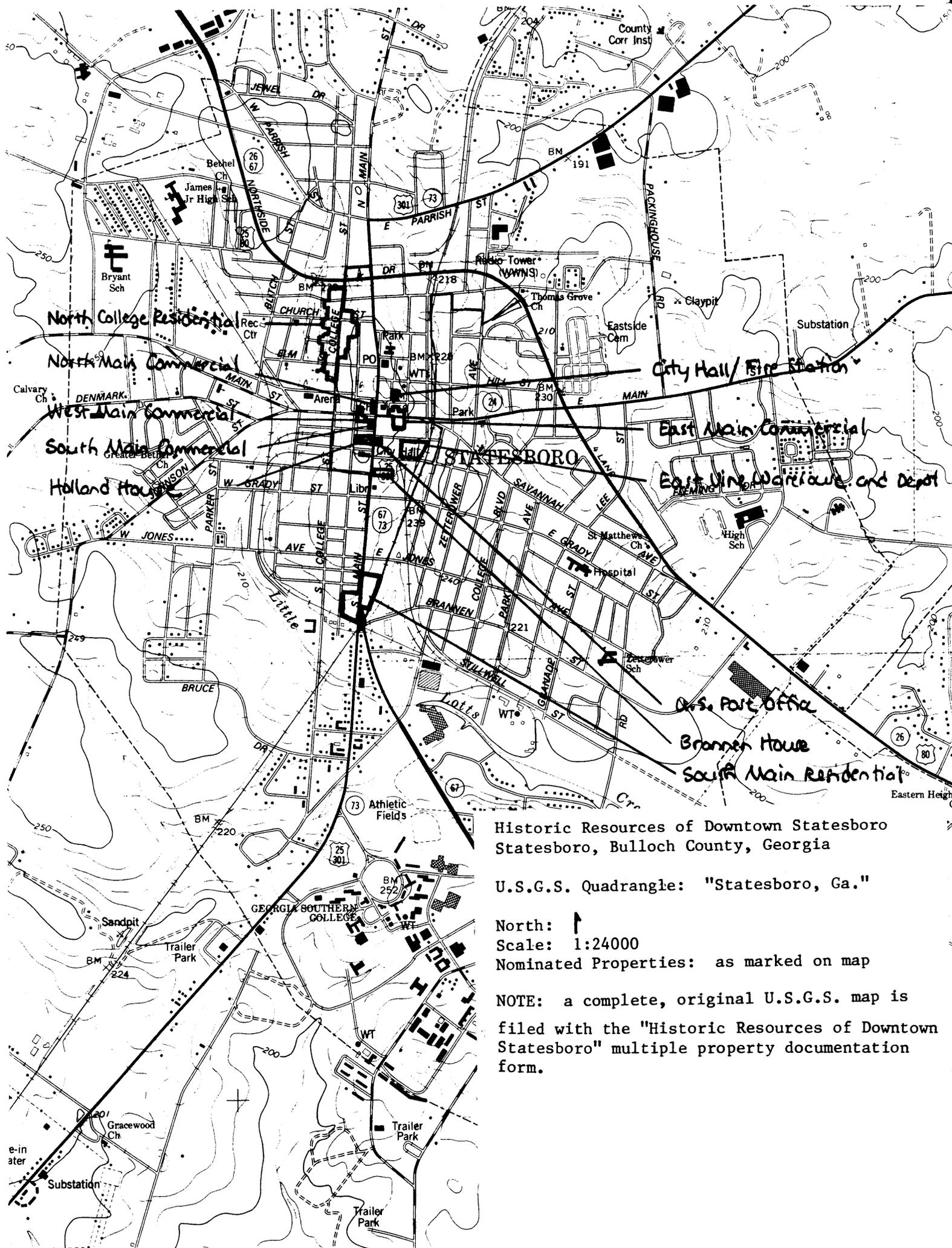


Historic Resources of Statesboro  
Statesboro, Bulloch County, Georgia

MAP OF MULTIPLE PROPERTY NOMINATION AREA

North: ↑  
 Scale: 0' ----- 1000'  
 Boundary of multiple property nomination area   
 (coincides with 1987 boundary of Statesboro Downtown Development Authority)

- Nominated properties (indicated by ):
1. N. College St. Residential Historic District
  2. Statesboro City Hall and Fire Dept.
  3. N. Main St. Commercial Historic District
  4. W. Main St. Commercial Historic District
  5. S. Main St. Commercial Historic District
  6. E. Main St. Commercial Historic District
  7. E. Vine St. Warehouse and Depot District
  8. U. S. Post Office--Statesboro
  9. Dr. Madison Monroe Holland House
  10. James Alonzo Brannen House
  11. S. Main St. Residential Historic District



Historic Resources of Downtown Statesboro  
 Statesboro, Bulloch County, Georgia

U.S.G.S. Quadrangle: "Statesboro, Ga."

North: ↑  
 Scale: 1:24000  
 Nominated Properties: as marked on map

NOTE: a complete, original U.S.G.S. map is  
 filed with the "Historic Resources of Downtown  
 Statesboro" multiple property documentation  
 form.