

340

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 Warrenton Downtown Historic District

other names/site number N/A

2. Location

street & number Roughly centered on the intersection of Main Street and Depot Street

city, town Warrenton

() vicinity of

county Warren **code** GA 301

state Georgia **code** GA **zip code** 30828

() not for publication

3. Classification

Ownership of Property:

- (X) private
- (X) public-local
- (X) public-state
- (X) public-federal

Category of Property:

- () building(s)
- (X) district
- () site
- () structure
- () object

Number of Resources within Property:

Contributing

Noncontributing

buildings	31	6
sites	0	0
structures	1	0
objects	1	0
total	33	6

Contributing resources previously listed in the National Register: 1

Name of previous listing: Warren County Courthouse

Name of related multiple property listing: Georgia Courthouses Thematic National Register Listing

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.

Raymond C. Luce
Signature of certifying official

2-20-02
Date

for W. Ray Luce
Division Director and
Deputy State Historic Preservation Officer

In my opinion, the property () meets () does not meet the National Register criteria. () See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency or bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register

Patrick Andrews 4/11/2002

() determined eligible for the National Register

() determined not eligible for the National Register

() removed from the National Register

() other, explain:

() see continuation sheet

Keeper of the National Register Date

6. Function or Use

Historic Functions:

COMMERCE/TRADE/DEPARTMENT STORE; FINANCIAL INSTITUTION; SPECIALTY STORE;
PROFESSIONAL; RESTAURANT; WAREHOUSE
GOVERNMENT/COUNTY COURTHOUSE; POST OFFICE
HEALTH CARE/MEDICAL BUSINESS
LANDSCAPE/PLAZA
SOCIAL/MEETING HALL
RECREATION AND CULTURE/THEATER
AGRICULTURE/SUBSISTENCE/STORAGE

Current Functions:

COMMERCE/TRADE/DEPARTMENT STORE; FINANCIAL INSTITUTION; SPECIALTY STORE;
PROFESSIONAL; RESTAURANT
GOVERNMENT/COUNTY COURTHOUSE; POST OFFICE
RECREATION AND CULTURE/THEATER; COMMUNITY CULTURAL CENTER
SOCIAL/MEETING HALL
HEALTH CARE/CLINIC
LANDSCAPE/PLAZA
VACANT/NOT IN USE

7. Description

Architectural Classification:

LATE VICTORIAN/QUEEN ANNE; ITALIANATE
LATE 19TH AND 20TH CENTURY REVIVALS/CLASSICAL REVIVAL
LATE 19TH AND 20TH CENTURY REVIVALS/COLONIAL REVIVAL
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/COMMERCIAL STYLE
MODERN MOVEMENT/INTERNATIONAL STYLE
MODERN MOVEMENT/ART DECO
NO STYLE

Materials:

foundation Brick; Stone/Granite; Concrete
walls Brick; Wood/Weatherboard; Synthetics; Stucco
roof Asphalt; Metal/Tin; Ceramic Tile
other N/A

Description of present and historic physical appearance:

The Warrenton Downtown Historic District is centrally located in Warren County in east central Georgia. The district consists of the courthouse square and surrounding commercial properties in Warrenton. Warren County was established on December 19, 1793, and named for Revolutionary War hero General Joseph Warren. The town of Warrenton was designated the county seat in 1797

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7--Description

and incorporated on December 8, 1810. The Warrenton town plan is an example of the Augusta-type county seat plan. The Augusta plan places the courthouse beside a major street and the street pattern around the courthouse square will vary somewhat from town to town with some having secondary streets on the sides of the square and others having none. In Warrenton, the courthouse was constructed on Main Street, the primary east-west thoroughfare through the town. The Augusta plan, as first utilized in the town of that name laid out under the direction of General James Oglethorpe, is dominated by a wide main street toward which the courthouse is oriented. In many cases (as was true for Augusta itself), the main street was in existence from an earlier settlement and the courthouse was added to this existing settlement rather than made a component of a completely new community. As previously stated, the Augusta-Milledgeville stage road was moved to the site on which Warrenton was established, and this is a clear difference from the history of Augusta and several other Augusta type courthouse towns. Four variations of the Augusta plan were utilized in Georgia, and Warrenton resembled variation "D" in which the courthouse grounds constitute a square surrounded on the sides and rear by narrow streets.

The courthouse is on the south side of the street while the north side contains most of the commercial development. Downtown Warrenton is situated near the center of the town and occupies virtually level ground. It is a compact commercial area that has barely expanded beyond its original size, as most of the existing commercial buildings are positioned much as were the town's original stores. The buildings within the commercial area include one- and two-story attached brick buildings (photographs 1, 2, 3, 4, and 5) and one- and two-story freestanding brick buildings (photographs 6, 7, 8, 12, and 14). The buildings represent the Italianate style with relatively elaborate detailing, Commercial style with decorative brickwork, Neoclassical Revival style, Colonial Revival style, and Art Deco style. One and two-story brick commercial buildings, many occupying the same foundation lines as 19th century frame structures, face onto the square on the north and east sides. The earliest brick buildings, which date from the 1870s and 1880s, are the most distinctive, expressing influence from the Italianate style in features such as recessed storefronts and corbeled brick window surrounds on second levels and corbeled brick cornice detailing. Later commercial buildings, built after the turn-of-the-century, are less detailed.

The north side of Main Street (photographs 1, 2, 3, and 4) contains the majority of the commercial buildings within the Warrenton Downtown Historic District. The building on the corner of Main Street and Norwood Street (photograph 1) that currently houses Ricketson Insurance is a two-story, brick building that features belt courses and quoins created by the brick construction. The second floor contains windows that feature segmental arches and decorative brickwork at the roofline. The building on the corner of Main Street and Depot Street (photograph 2) is also a two-story, brick building that currently houses several service-oriented businesses. The store entrances are recessed, which was typical at the time of construction, and feature cast-iron columns. Second-floor windows feature flat arches and there is decorative brickwork at the roofline. Four one-story buildings occupy the lots between the two-story buildings (photographs 1 and 2). Each building

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7--Description

features a recessed entrance, cast-iron columns, and decorative brickwork. This block of Main Street appears much as it did in 1930 according to the Sanborn Fire Insurance Map from that year.

Two buildings occupy lots on Main Street between Depot Street and Gibson Street (photograph 3). The building on the corner of Main Street and Depot Street is another example of the typical commercial building constructed in Warrenton. It is a two-story brick building with a recessed entrance, cast-iron columns, segmental arched windows, and ornamental brickwork. The building on the corner of Main Street and Gibson Street is a noncontributing resource within the district. It is two buildings with a single false facade that obscures the original storefronts. These buildings appear on the 1884 Sanborn Fire Insurance Map.

The buildings on the north side of Main Street from Gibson Street to the east end of the district (photograph 4) are typical one-story commercial buildings constructed of brick with recessed storefronts and decorative brickwork. The two buildings closest to Gibson Street are noncontributing resources within the district. The Citizens Bank building, constructed outside the period of significance, occupies the lot of an earlier bank. The building to the east of Citizens Bank has been altered by the construction of a false facade.

The buildings on the south side of Main Street at the east end of the district appear on the 1930 Sanborn Fire Insurance Map. The True Value Hardware store occupies a one-story brick commercial building (photograph 5) with decorative brickwork that once housed an auto sales and service center. A two-story brick office building (photographs 4 and 5) anchors this section of commercial buildings. This building has a recessed entry and decorative brickwork between the first and second floors and above the second floor windows.

The proposed district also contains four historic gas stations including two built in the house with canopy style (photographs 5, 6, and 7) and two built in the oblong box style (photographs 12 and 15) as defined in *Journal of American Culture* (1978).

Several community landmark buildings exist within the proposed district. The Warren County Courthouse (photographs 9 and 10), originally constructed in 1909-1910, is the third courthouse built for Warren County. Recent additions to the building have tripled the original size and obscured the original east and west facades (attachment 1). The interior of the building has also been altered with the removal of most of the remaining historic materials. Constructed in the Neo-Classical style, remaining character-defining features include the full-height portico and the octagonal-shaped dome. However, due to the size and placement of the recent additions and the way in which they obscure the original free-standing building, the remodeled courthouse is a noncontributing building in the district. The 1939 United States Post Office (photograph 15) is located at the southwest corner of the district. The one-story Colonial Revival style building features a symmetrical facade with an elaborate entrance and a hipped roof capped with a small cupola. The Masonic Building (photograph

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7--Description

7) that appears on the 1884 Sanborn Fire Insurance Map is a two-story Commercial style building with cast-iron columns on the first floor and decorative brickwork and segmental arched windows on the second floor. The Knox Theatre (photographs 11, 12, and 13) was constructed in 1936 and is located on Allen Street. The Art Deco-style building is symmetrical featuring a recessed entrance with two sets of doors and four six-over-six sash windows on the upper level. The marquee is located across the front facade between the two floors. The building is topped by a parapet and features distinctive geometric Art Deco motifs. The University of Georgia Cooperative Extension Office (photograph 14) is a one-story brick building constructed in the International style. The character-defining features include the flat roof, lack of decorative details, metal windows, and unornamented wall surface.

The proposed historic district contains little landscaping with the exception of a small green space in the public square that is occupied by a Confederate monument (photograph 11). Landscaping in the commercial portion of the district is not substantial, as buildings are situated along front lot lines and are attached, leaving little opportunity for extensive landscape treatments.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria:

A B C D

Criteria Considerations (Exceptions): N/A

A B C D E F G

Areas of Significance (enter categories from instructions):

Architecture
Commerce
Community Planning and Development
Politics and Government

Period of Significance:

c. 1870-1951

Significant Dates:

1908 Fire destroys second Warren County Courthouse
1910 Third and present Warren County Courthouse constructed
1932 Paving of Main Street
1999 Major additions to Warren County Courthouse

Significant Person(s):

N/A

Cultural Affiliation:

N/A

Architect(s)/Builder(s):

Battle, J. H. (architect, Ricketson Building)
Chamberlain, Walter (architect, county courthouse)
Melick, Neal A. (supervising engineer, United States Post Office)
Simon, Louis A. (supervising architect, United States Post Office)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8--Statement of Significance

Narrative statement of significance (areas of significance)

The Warrenton Downtown Historic District encompasses the historic central business district of Warrenton, a small county-seat community in a rural area west of Augusta. It includes the community's central business district and associated public or community landmark buildings centered around the historic courthouse square.

The Warrenton Downtown Historic District is significant in the area of architecture for its representative collection of unusually intact 19th and early 20th century commercial buildings that represents prevailing design and construction traditions of small cities and towns in Georgia. They include freestanding and attached one- and two-story buildings. Character-defining features of these types of buildings include: freestanding or attached with party walls; simple rectangular forms; oriented to the street, usually in lines or rows with a common setback usually fronting directly on the sidewalk; storefronts with cast-iron or wood columns, large display windows with transom lights and wood or brick bulkheads; architectural ornament primarily on the front and sometimes side facades; parapet rooflines, some with recessed panels; second-story segmental-arched windows; and ornamented projecting cornices. Architectural styles represented by these buildings include good examples of the Italianate, Classical Revival, Colonial Revival, Commercial, and Art Deco styles. Characteristics of the Italianate style include two- to three-story height, low-pitched roof with wide eaves and decorative brackets, and tall windows with arched elaborate crowns. Characteristics of the Classical Revival style include dominant full-height entry porch with roof supported by classical columns, windows aligned horizontally and vertically in symmetrical rows, and a central door. Characteristics of the Colonial Revival style are an accentuated front door with a decorative pediment supported by pilasters, symmetrical facade with a central door and multi-pane windows. Characteristics of the Commercial style include geometric form, storefronts with large display windows, parapet rooflines, second-story segmental-arched windows, and ornamented projecting cornices. Characteristics of the Art Deco style include smooth wall surface, flat roof, coping at roofline, horizontal lines in walls, symmetrical facade. Characteristics of the International style include a flat roof, windows flush with outer wall, smooth, unornamented wall surfaces, and an asymmetrical facade. The use of brick, both structurally and decoratively, as the principal building material, in conjunction with cast iron, stone, ceramic tile, pressed metal and wood also is characteristic of the way in which these kinds of commercial buildings were built during these periods in small Georgia cities. Other kinds of important commercial buildings are represented in the district. Excellent early 20th century gas stations including representative examples of nationally recognized types such as house with canopy and oblong box are located within the district. The district also contains architecturally significant community landmark buildings including the Warren County Courthouse, the United States Post Office, the Masonic Building, the Knox Theatre, and the University of Georgia Cooperative extension Office. These are excellent local examples of the Neoclassical Revival, Colonial Revival, Commercial, Art Deco, and International styles, respectively, as evidenced by their detailing and distinctive features. The materials used in the construction of

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8--Statement of Significance

these buildings are the same as those used in the construction of the commercial buildings in the district, however some of the materials such as stone and ceramic tile are used in applied ornamentation on the community landmark buildings. These buildings generally possess a high degree of craftsmanship as evidenced by architectural details such as cast-iron posts, brick corbeling, and other ornamentation common to the architectural styles represented in the district.

The Warrenton Downtown Historic District is significant in the area of commerce as the historic commercial center of Warrenton and the surrounding county. Typically the county seat was also the principal commercial center in the county. Such commercial centers generally featured a range of retail stores, offices and professional services, warehouses, artisans, mechanics, entertainment and related services, and communications-related businesses. Extant buildings in the Warrenton Downtown Historic District represent many of these commercial activities including general merchandise, hardware, drug store, gas stations, banks, law offices, auto repair, theater, post office, and newspaper office. Of special note locally are Ricketson Insurance building, True Value Hardware, Knox Theatre, and the United States Post Office. These historic buildings and the commercial activity they represent are directly related to the economic development and prosperity of the community and its surrounding region during the 19th- and early 20th-centuries. Warrenton's development was due in large part to the placement of the town along the stage route between Augusta and Milledgeville and the arrival of the Macon and Augusta Railroad in the 1870s.

The Warrenton Downtown Historic District is significant in the area of community planning and development for its intact historic town plan. This plan is a good example of the Augusta-type of county seat plan, one of four major types of county seat plans which prevailed in Georgia from the late 18th-century through the early 20th century. The courthouse site may occupy all or only part of a block. The common feature of this plan is the placement of the courthouse on an existing street. The character-defining features include placement of the courthouse beside a major street on the square, grid pattern of downtown streets, and main thoroughfares and secondary streets intersecting on the sides of the square. This plan also reflects the designation of the community as the Warren County seat. In Georgia, generally, only county seat communities were laid out in this distinctive manner. Reinforcing the importance of the plan is the concentration of historic commercial and community landmark buildings around the square and along the principal streets which creates a clearly defined "downtown" or central business district. This pattern of development represents the traditional way in which Georgia's county seats grew and developed over time. The architectural development of the central business district also reflects some of the major periods of community growth and development and the major economic factors which contributed to the community's growth and development including the routing of Main Street along the stage line from Milledgeville to Augusta and the establishment of the railroad in the late 1870s.

The Warrenton Downtown Historic District is significant in the area of politics/government as the county seat of Warren County and because of the presence of buildings and structures directly

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8--Statement of Significance

related to activities and events associated with local county government and the federal government. Throughout much of Georgia's history, the county has been the most important and powerful form of government. County governments made and enforced laws; provided essential public services including building and maintaining roads, water and sewer systems, and other utility services; administered important aspects of the legal system including courts, birth and death records, taxes, wills and probate, and property deeds; and provided public education throughout the county through county school boards. County commissioners, sheriffs, and judges traditionally are the most important local political figures. These important governmental functions and the politics which directed them are generally represented by the county courthouse, often a courthouse square, the county jail, and sometimes auxiliary offices. In the Warrenton Downtown Historic District, county government is represented by the courthouse square with its traditional placement at the center of the central business district and the accompanying Confederate monument. The federal government is represented by the 1939 Post Office building, which is the only evidence of the federal government in many small towns. An unusual example of a public building included in the district is the University of Georgia Cooperative Extension Building.

National Register Criteria

The Downtown Warrenton Historic District is eligible for listing in the National Register of Historic Places under Criterion A for its development as the county seat and economic center for Warren County. The Downtown Warrenton Historic District is eligible for National Register listing under Criterion C for its intact collection of historic commercial and institutional buildings constructed from the 1870s through the 1940s.

Criteria Considerations (if applicable)

N/A

Period of significance (justification)

The period of significance for the Warrenton Downtown Historic District begins c.1870, the year in which the earliest existing buildings were constructed and ends in 1951, the end of the historic period.

Contributing/Noncontributing Resources (explanation, if necessary)

Contributing resources in the historic district are those constructed during the historic period that are significant in the areas of architecture, commerce, community planning and development, and politics and government and that retain historic integrity. These resources include commercial buildings on and around the courthouse square and community landmark buildings such as the Masonic Building

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8--Statement of Significance

and the Knox Theatre. A contributing structure is the Augusta-type community plan. A contributing object within the district is the Confederate monument on the courthouse square.

Noncontributing resources are those constructed after 1951 (photographs 3, background and 7, background) and those that have lost their historic integrity due to significant alterations including the Warren County Courthouse which underwent extensive renovations in 1999 (photographs 9, and 10, attachment 1). The courthouse is a noncontributing resource due to its loss of historic integrity. Due to recent additions the building now occupies the entire square where historically it occupied only the central portion and was surrounded by open space and parking (attachment 1). The east and west facades, which were used as additional entrances, have been obscured by the additions. The overall appearance and character of the building have been drastically changed by the recent additions.

Developmental history/historic context (if appropriate)

****NOTE: The following history was compiled by John Kissane, Historic Preservation Consultant, January, 2000. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.**

Background to Settlement

By the end of the American Revolution, the portion of Georgia controlled by the state consisted of a narrow strip of land along the Atlantic coast and Savannah River, extending from St. Mary's in the south to the northern boundary of the New Purchase of 1773. The New Purchase, which was the last land ceded by the Creek Indians to the British, included lands above Augusta beyond the Broad River almost to the junction of the Keowee and Tugaloo Rivers; this area in 1777 became Wilkes County. It was productive land with great agricultural potential, and many white settlers were eager to move into the largely unknown territory.

Warren County, named for Major General Joseph Warren of Massachusetts, came into existence on December 19, 1793, its land taken from the counties of Columbia, Richmond and Wilkes. There is no record of where the governmental seat of newly-formed Warren County was first located, but it has always been generally assumed that it was at or near the present site of Warrenton, which was established on April 8, 1797. It is known that the stage coach road between Augusta and Milledgeville ran approximately three miles south of Warrenton, and upon establishment of the town the road was re-routed to pass through the new town. Whether a settlement in which county business was conducted was located along the original stage road is not known.

Antebellum Period, 1797-1860

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8--Statement of Significance

A seven-acre tract located near the center of Warren County was acquired by the commissioners from Starling Gardner, for the purpose of determining locations of and constructing public buildings on the site. This was a small portion of the large, 300-plus acre plantation owned by Gardner. A provision of the transaction permitted Gardner to retain one lot within the seven acres for his own use, and he chose "Lot No. 4" at the northwest corner of what became Main and Norwood Streets.

Warrenton's commercial district developed from the original Warrenton town plan, which likely dates from 1797. All records concerning this plan were lost in courthouse fires, so it is impossible to determine the exact configuration of the town's original layout. It is known that Main Street, on which the courthouse square was placed, was the route of the Augusta-Milledgeville stagecoach road and also a major trading route. This placement makes the plan a variation of the Augusta-type of Georgia courthouse town. Other aspects of the Warrenton plan reveal the influence of both the Washington-type and Sparta-type courthouse plan prototypes.

Due to the loss of early Warren County records, little is known about the early history of the town. The intersection of present-day Main Street and Norwood Street was apparently the primary commercial location. The Old Eagle Tavern was located at the northwest corner of this intersection and was initially operated by the Heath family (the lot on which Eagle Tavern stood was that reserved by Starling Gardner; it is not known exactly when this lot was acquired by the Heaths).

Warren County, which originally included substantially more land area than it does today (portions were given up to Jefferson County in 1796, Glascock and Taliaferro Counties in 1857, and McDuffie County in 1870), experienced fairly rapid settlement and growth. In 1800 the population stood at 8,329 and included 6,252 white residents, 2,058 slaves and 19 free persons of color. Many of these early settlers and slaves were located east of Warrenton, especially in the vicinity of Wrightsboro. Warrenton and its commercial area grew slowly during the first several decades of the town's history. By 1837, for example, the business district consisted of just "7 stores, 5 offices, shops, &c," this according to Sherwood's Gazetteer of that same year. The town itself had only "24 dwelling-houses" as well as an "Academy, and Methodist Meeting-house." Warrenton was a center of county trade and local governmental activities during these early decades but remained small.

An event that significantly influenced Warrenton's antebellum development was the construction of the Georgia Railroad. Work on the line began in Augusta in 1835 and reached Warren County in 1837. The route did not pass through Warrenton, but was instead routed a couple miles to the north. The line entered Warren County east of Thomson (now in McDuffie County) and continued west to Camak, named for Georgia Railroad president James Camak of Athens and located two miles north-northeast of Warrenton. From there it ran further west, to Crawfordville, Union Point, and beyond. To compensate for the fact that Warrenton was not actually on the rail line, mule-drawn wagons transported passengers and goods from downtown Warrenton to and from the depot at Camak. Thus, even though the Georgia Railroad line did not directly serve Warrenton it was a great economic

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8--Statement of Significance

benefit and convenience for Warren County farmers and residents and in turn furthered prosperity of the county seat.

A major fire swept through downtown Warrenton and some residential areas on April 23, 1854. Most commercial buildings were lost in the blaze as well as the Warren County Courthouse and most county records and legal documents.

Civil War, Reconstruction and Prosperity, 1860-1930

As was typical in small-town Georgia, nearly everyone in Warrenton was affected by the Civil War. Many men went off to fight, and some did not return. Agricultural production fell off in Warren County and the surrounding region, and this decline had an impact on commercial establishments in Warrenton and other market towns. But as the governmental seat of Warren County and a well-established commercial center, Warrenton did not suffer extreme economic difficulties during the war and recovered relatively quickly.

One reason for Warrenton's economic prosperity during the last several decades of the 19th century was an improvement in the community's transportation access. In 1861 a group of business leaders from Warrenton, Sparta and Milledgeville chartered the Milledgeville Railroad Company and began construction of a line between Warrenton and Milledgeville, routed through Sparta. The Civil War halted work in 1864 with the line completed as far west as Mayfield. After the war the company became the Macon and Augusta Railroad and construction of the line was resumed and reached Milledgeville in 1868 and Macon in 1871. A brick depot was completed in Warrenton in 1881.

Fire insurance maps of Warrenton were produced by the Sanborn Map Company beginning with an 1884 edition and continuing roughly at one-decade intervals through 1930. These maps provide much important information about the downtown area's physical development. By 1884, commercial buildings extended along the north side of Main Street much as they do today. The group began with the Warrenton Hotel (no longer extant) at the northwest corner of Main and Norwood and continued almost to the location of present-day McGregor Street, which did not exist in 1884. Two buildings at the northwest corner of Main Street and Depot Street as well as the building at the northwest corner of North Avenue and Main Street and the Masonic Hall at the northwest corner of Main Street and West Gibson Street are surviving two-story brick structures that appear on the 1884 map. Otherwise, one-story frame buildings still constituted most of downtown Warrenton at that time. In addition to several general stores and groceries, there was also the M. R. Hall Flour Mill at the east end of the commercial area with J. Brannan's Carriage Factory just behind it. Commercial development along the south side of Main Street and also at the intersection of Main and West Gibson Streets was of a similar extent to what exists today. Warrenton's post office was located within the Warren County Courthouse in 1884 and the county jail was a small stone building at the northwest corner of Jail Street (now Norwood) and Court Square Street.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8--Statement of Significance

Development in downtown Warrenton between 1884 and 1901 was quite minimal, as the Sanborn map for 1890 is virtually identical to that of 1884 and even the 1901 map is not greatly changed. The Hotel Warrenton was replaced by a dwelling during the 1890s and the flour mill changed hands twice between 1884 and 1901, being operated in 1901 by John R. Pate. A large cotton warehouse (no longer extant) in operation in 1901 by the Warrenton Warehouse Company and fronted the west side of Georgia Avenue (now Depot Street) a block north of Main Street.

The 1909 Sanborn map indicates the Warren County Courthouse was still "Fire Ruins" at the time the map was drawn, the result of the 1908 fire that also destroyed several buildings south of the courthouse square. Otherwise changes in downtown during the first decade of the 20th century were not very substantial. By 1909, Citizens Bank was located in the building that had been the Warrenton Warehouse Company's cotton warehouse on Georgia Avenue.

The decade of the 1910s was one of more noticeable development in downtown Warrenton. The building that now houses the Ricketson Insurance Company, at the northeast corner of Main and Norwood, was completed in 1909 and is one of the finest commercial structures in the district. The third Warren County Courthouse, occupying the site of the two earlier structures, was completed in 1910. The Commercial Hotel (no longer extant) was constructed directly south of the courthouse, at the northwest corner of East Main Street and Center Street (now known as Academy). In 1918, a large, three-story brick building (no longer extant) housed the Ford Service Station on the lower level and also contained upper level apartments and a garage to the rear. Several additional brick commercial buildings that have survived were constructed during the 1910s.

By 1930 a few other buildings that make up the Warrenton Downtown Historic District had been completed. The 1930 Sanborn map makes it clear that the automobile was having an impact on downtown Warrenton by the 1920s, and among the buildings constructed by the 1930s was the small building south of the Masonic Hall that was built as a filling station. Two other filling stations (neither of which are still extant) were built during the 1920s on the north side of Main Street, at the eastern end of the district. Warrenton completed a city electric system in 1926, and then in 1932 the city entered into a contract with Georgia Power Company to install and maintain fifty street lamps in the community.

Decline, Depression and Recovery, 1930-1950

As a town that depended heavily on agriculture for its economic support, Warrenton experienced the debilitating effects of the Great Depression for nearly two decades. The loss of jobs and general shortage of money brought difficult times for the community's commercial establishments and a decline in demand for new housing. Nevertheless, there were signs of progress during this period. In 1932, the City of Warrenton deeded Main Street to the State Highway Department and initial work began to pave the street. Four years later marked construction of the Knox Theatre at the southwest

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8--Statement of Significance

corner of the square and the west side of Norwood Street.

Being the county seat of Warren County government, Warrenton benefitted from the fact that a certain level of governmental activity had to continue during the Depression, and thus a variety of jobs were maintained. Also, the fact that the downtown area was small and had not grown greatly in recent decades was beneficial for the community.

Modern Period, 1950 to Present

Warrenton's immediate post-war years saw a return to prosperity enhanced by the arrival of two industries, Turnbull and Knox-Warrenton, in 1948 and 1950, respectively. Though not located within the downtown commercial district, these major employers aided the local economy and the health of downtown Warrenton. Other industrial development in Warrenton and Warren County since the 1950s has continued to help the downtown area remain a thriving center of business and governmental activities. Most recently, the Warren County Courthouse has come under construction with the addition of two large wings (to the east and west sides of the building).

9. Major Bibliographic References

Browne, Ray B. and Russel B. Nye, editors. Journal of American Culture, Volume 1, Number 3. Bowling Green: Bowling Green State University, 1978.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York, NY: Alfred A. Knopf, Inc., 1984.

Sanborn Fire Insurance Maps (City of Warrenton, Georgia). New York, NY: Sanborn Insurance Company. 1884, 1890, 1901, 1909, 1918, 1930.

Sears, Joan Niles. The First Hundred Years of Town Planning in Georgia. Atlanta: Cherokee Publishing Company, 1979.

Warren County History Committee. History of Warren County, Georgia, 1793-1974. Washington, Georgia, Wilkes Publishing Company, 1976.

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

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

Primary location of additional data:

- State historic preservation office
- Other State Agency
- Federal agency
- Local government
- University
- Other, Specify Repository: Warren County Historical Society

Georgia Historic Resources Survey Number (if assigned):

10. Geographical Data

Acreage of Property 9 acres

UTM References

A) Zone 17 Easting 345552 Northing 3697533
B) Zone 17 Easting 345555 Northing 3697322
C) Zone 17 Easting 345237 Northing 3697344
D) Zone 17 Easting 345234 Northing 3697552

Verbal Boundary Description

The boundary is indicated on the attached map by a heavy black line.

Boundary Justification

The boundary of the proposed district includes the historic, intact, and contiguous properties in the downtown commercial core of Warrenton.

11. Form Prepared By

State Historic Preservation Office

name/title Holly L. Anderson, National Register Historian
organization Historic Preservation Division, Georgia Department of Natural Resources
street & number 156 Trinity Avenue, S.W., Suite 101
city or town Atlanta **state** Georgia **zip code** 30303
telephone (404) 656-2840 **date** February 19, 2002

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

name/title John A. Kissane
organization
street and number 310 Three Oaks Drive
city or town Athens **state** Georgia **zip code** 30607
telephone

(X) **consultant**
() **regional development center preservation planner**
() **other:**

(HPD form version 02-24-97)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Photographs

Name of Property: Warrenton Downtown Historic District
City or Vicinity: Warrenton
County: Warren
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: March, 2001

Description of Photograph(s):

- 1 of 15: Corner of Main Street and Norwood Street (south side of Main Street); photographer facing south.
- 2 of 15: Corner of Main Street and Depot Street (south side of Main Street); photographer facing southeast.
- 3 of 15: Corner of Main Street and Depot Street (south side of Main Street); photographer facing southwest.
- 4 of 15: Main Street; photographer facing west.
- 5 of 15: Main Street; photographer facing west.
- 6 of 15: North side of Main Street; photographer facing north.
- 7 of 15: Corner of West Gibson Street and Main Street (east side of West Gibson Street), Masonic Lodge on corner; photographer facing southeast.
- 8 of 15: Depot Street; photographer facing north.
- 9 of 15: Warren County Courthouse; photographer facing southwest.
- 10 of 15: Rear (south) facade of courthouse; photographer facing west.
- 11 of 15: Confederate monument and Knox Theatre; photographer facing southwest.
- 12 of 15: Intersection of Main Street and Norwood Street; photographer facing southwest.
- 13 of 15: Knox Theatre; photographer facing west.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Photographs

- 14 of 15: University of Georgia Cooperative Extension Service Building; photographer facing northwest.
- 15 of 15: United States Post Office; photographer facing southeast.

United States Department of the Interior
National Park Service

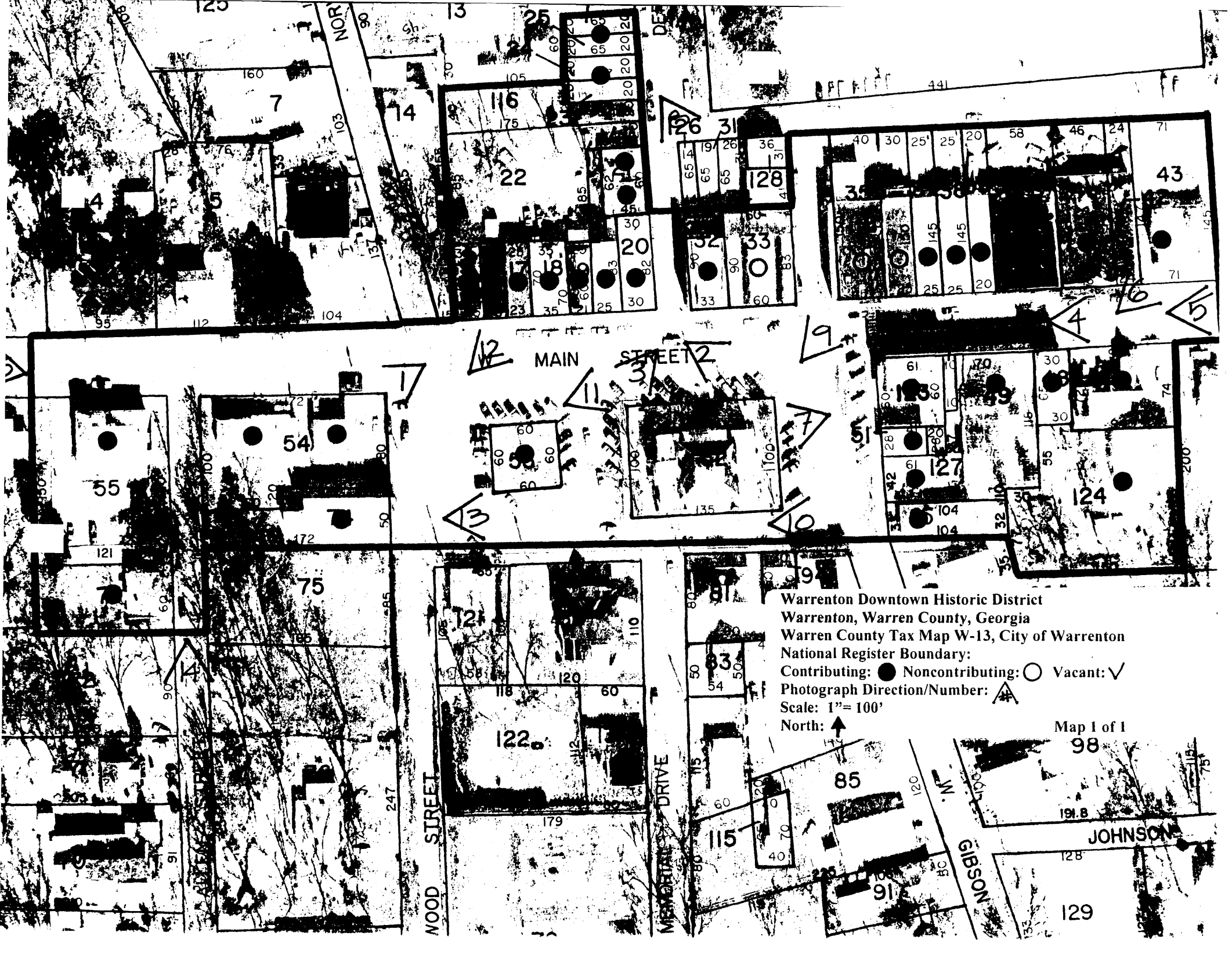
National Register of Historic Places
Continuation Sheet

Photographs

Attachement 1:

Warren County Courthouse before 1999 additions





Warrenton Downtown Historic District
 Warrenton, Warren County, Georgia
 Warren County Tax Map W-13, City of Warrenton
 National Register Boundary:
 Contributing: ● Noncontributing: ○ Vacant: √
 Photograph Direction/Number: ▲
 Scale: 1" = 100'
 North: ↑

Map 1 of 1
98

JOHNSON

129

MAIN STREET

WOOD STREET

MEMORIAL DRIVE

GIBSON STREET

NORTH

ADLER STREET

160

7

14

116

22

126

31

36

128

40

30

25

25

20

58

46

24

71

43

71

4

5

4

5

95

112

104

105

30

116

75

22

85

62

45

60

30

32

90

33

60

33

90

60

33

25

25

20

145

145

20

35

30

30

25

25

20

55

54

121

100

72

54

28

50

50

172

3

1

12

11

3

60

60

60

60

108

110

135

110

7

19

7

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

121

75

121

120

60

120

60

110

118

58

120

60

122

112

179

110

81

80

81

80

81

80

81

83

54

50

50

50

50

50

50

50

50

50

50

50

50

115

60

120

70

40

85

120

120

120

120

120

120

120

120

85

120

70

40

91

120

120

120

120

120

120

120

19.8

128

128

128

128

128

128

128

128

128

129

129

129

129

129