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**National Register of Historic Places
Continuation Sheet**

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**AMENDMENT/SUPPLEMENTARY INFORMATION
COLUMBUS HISTORIC DISTRICT, MUSCOGEE COUNTY, GEORGIA
September 7, 1988**

INTRODUCTION

The Columbus Historic District was listed in the National Register on July 30, 1969. It was the first historic district in Georgia to be listed in the National Register through regular nomination procedures (previously listed historic districts, like the Savannah Historic District and the Chickamauga and Chattanooga National Military Park, were prior National Historic Landmarks or National Military Parks and were automatically included in the National Register in 1966). The nomination was sponsored by the Historic Columbus Foundation, a pioneering nonprofit preservation organization in Georgia. The district nomination was amended in 1972 and incorporated into the "Historic Resources of Columbus" multiple resource nomination in 1980. For two decades it has played an important role in historic preservation in Columbus.

In celebration of its 20th anniversary, the Historic Columbus Foundation updated its original 1966-1967 "Columbus Building Inventory" in 1986 and 1987. This new survey was conducted by French and Associates, a Columbus consulting firm. In anticipation of the upcoming 20th anniversary of the Columbus Historic District National Register nomination, the Historic Columbus Foundation has sponsored this amendment to the district nomination, to take into account up-to-date resource information, and to resolve ambiguities in the 20 year-old nomination documentation.

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Purpose of Amendment

This amendment to the Columbus Historic District National Register nomination does the following:

1. It enlarges the historic district, based on up-to-date survey information, and it precisely defines the district boundaries.
2. It updates the district's period of significance, again based on recent survey data.
3. It provides updated information about contributing and noncontributing properties in the district.
4. It supplies supplementary information to the National Register record regarding architectural styles, construction materials, and historic and current functions in the district.
5. It adds information about applicable National Register criteria considerations.
6. It provides corrected acreage and UTM figures for the district.

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The Columbus Historic District as amended consists of approximately 20 blocks of predominately historic residential development in the southwest portion of the city of Columbus. It covers 166 acres and includes 390 buildings, 95% of which are residential, and 88% of which contribute to the historic character and appearance of the district. Also included in the district are several churches, a school, neighborhood stores, and an industrial complex, along with a riverfront park and other landscaping and urban planning features. Taken together, these historic resources constitute the single largest grouping of historic properties in Columbus. This historic area is bounded generally by the Chattahoochee River on the west, 9th Street and the central business district on the north, modern "strip-type" commercial development along 4th Avenue on the east, and the historic limits of city development at 4th Street on the south.

The Columbus Historic District is situated on a level floodplain east of and adjacent to the Chattahoochee River. The district is laid out in a regular gridiron arrangement of primary north-south avenues and secondary east-west streets which intersect to form rectangular city blocks. This gridiron pattern is part of the larger, and largely intact, 1828 plan of Columbus. Broadway is the "main street" of Columbus and the Columbus Historic District; it features an unusually wide right-of-way, a median, brick pavement, and a uniform landscape of street trees and sidewalks, and it is lined generally with the largest houses in the district. With the exception of properties along Front Avenue, lots in the district are generally rectangular in shape, varied in size, and oriented primarily toward the north-south avenues, although a sizeable minority of lots are oriented to the east-west streets. Unsubdivided property along the riverfront is occupied by a public park south of 7th Street and a historic industrial complex north of 7th Street. The suspected sites of historic riverboat docks, wharves, landings, and yards are also located along the riverfront.

Most of the buildings in the Columbus Historic District are historic houses. Virtually all of them are free-standing single-family structures. They date from the late 1820s to the mid-1930s. Most are built of wood; a few are constructed of brick. Most are weatherboarded, although board-and-batten siding, shingles, and other materials are represented. The houses are one or two stories high and range in size from numerous modest cottages and shotguns to large mansions. They are generally situated near the front-center of their lots, with relatively uniform setbacks, small front and side yards, and larger rear yards. Most of the earlier and the larger houses are located in the western half of the district, especially along Broadway; most of the later and smaller houses are located along 2nd and 3rd Avenues. Architectural styles represented by these houses include nearly the full range of 19th- and early 20th-century domestic American architectural styles: Federal, Greek Revival, Gothic Revival, Italianate, Second

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Empire, Eastlake, Queen Anne, Neoclassical, Colonial Revival, and Craftsman. Stylistic representations range from a few academically correct "high style" examples to more common localized or vernacular interpretations. Late 19th-century Victorian houses in the district are often truly eclectic, typically mixing stylistic motifs from various prevailing styles. Nearly half the houses in the district feature "Victorian eclectic" styling (Eastlake, Queen Anne, some Stick Style); another third are Greek Revival or Italianate. Stylistic embellishments are most frequently concentrated on front facades and porches. Various historic house types or forms also are present in the district. These include a distinctive one-story, gable or hip roofed, central-hall house form with a broad front porch, a narrow two-story "pile" or "townhouse" type with central or side entry, variations of "L" and "T" plans, and the linear shotgun. Roofs are generally gabled or hipped in a variety of configurations. A unique house in the district is the antebellum octagon house at 527 1st Avenue, a National Historic Landmark ("Octagon House").

Among the approximately 350 historic houses in the district are 15 identified in the 1986-87 survey as having been moved into or, in a few instances, around the historic district during the last three decades. These houses were moved to save them from destruction at their original locations. Without exception, these moved houses are similar in age, style, type, size, and materials to those built originally in the district; most are Federal, Greek Revival, or Italianate in style. They have been sited on their new lots in a manner compatible with other houses in the district. In accordance with National Register Bulletin 4, "Contribution of Moved Buildings to Historic Districts," these moved houses are considered contributing to the character and appearance of the district. The number, location, and address of these moved houses are shown on the attached map of the district.

Although houses constitute the majority of historic buildings in the district, there are four other types of historic buildings also represented in the district: stores, churches, schools, and industrial buildings. The stores are small, one-story, brick or wood "neighborhood" or "corner" stores, generally built between 1900 and the mid-1930s. Some are free-standing; others are grouped in short blocks or strips. They are scattered throughout the district, usually along the streets rather than the avenues, or at corners of blocks. The churches in the district, of which there are several, are small, free-standing, wood, brick, or stucco buildings dating from the late 19th century through the mid-1930s. They represent modest interpretations of Gothic, Romanesque, Neoclassical, and Craftsman styles. They served small congregations drawn primarily from their neighborhood. (The city's larger historic churches are located further uptown; several are individually listed in the National Register). The one school in the district is a neighborhood school located at 633 2nd Avenue. Known as the "7th Street School," it was built in 1902. It is a compact brick building, 2 stories high, of Romanesque design, on a half-acre city lot.

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Industrial buildings in the district are concentrated in the northwest corner of the district, between Broadway and the river. They are dominated by the Columbus Iron Works, a sprawling complex of brick structures dating primarily from the first decade of the 20th century. These buildings are individually listed in the National Register ("Columbus Iron Works," 1969) and are included in the discontinuous Columbus Historic Riverfront District, a 1978 National Historic Landmark. The complex recently has been converted to a trade and convention center in a certified rehabilitation project.

Three types of historic landscaping treatments are found in the Columbus Historic District. Paramount among them is the historic streetscaping found throughout the district. This streetscaping consists of granite-curbed streets (some with historic brick pavement), street trees, grassy borders along the streets, and sidewalks paralleling the streets. Because of the unusually wide right-of-way of the avenues in the district, these north-south thoroughfares feature expansive streetscape treatments characterized by a broad, grassy, tree-shaded border between the sidewalks and the streets which gives the district a distinct character and appearance. A streetscape highlight is the historic median running the length of Broadway with its landscaping and, in the 700 block, its 1879 Civil War monument. Complementing the historic streetscaping is the informal landscaping of front yards along the avenues and streets in the district. This deliberate yet informal-looking landscaping, featuring trees, shrubbery, and lawn, blends with the streetscaping to impart an "English" residential park-like character to the district. In contrast is the open expanse of ground in the district between Front Avenue and the Chattahoochee River. Historically part of the city's riverfront, this open area has more recently been landscaped as a public promenade.

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Historic Functions (amended district)

Domestic: single dwelling
Commerce/Trade: department store
Commerce/Trade: speciality store
Education: school
Religion: religious structure
Recreation and Culture: monument
Industry: manufacturing facility
Landscape: plaza
Landscape: street furniture
Transportation: rail-related
Transportation: water-related

Current Functions (amended district)

Domestic: single dwelling
Domestic: multiple dwelling
Commerce/Trade: business
Commerce/Trade: professional
Commerce/Trade: organizational
Commerce/Trade: specialty store
Social: civic
Religion: religious structure
Recreation and Culture: monument
Landscape: plaza
Landscape: street furniture

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Architectural Styles (amended district)

Early Republic: Federal
Mid-19th Century: Greek Revival
Mid-19th Century: Gothic Revival
Mid-19th Century: Octagon
Late Victorian: Italianate
Late Victorian: Mansard
Late Victorian: Queen Anne
Late Victorian: Stick/Eastlake
Late Victorian: Romanesque
Late 19th-20th Century Revivals: Colonial Revival
Late 19th-20th Century Revivals: Classical Revival
Late 19th-20th Century American Movements: Bungalow/Craftsman

Building Materials (amended district)

Foundations: brick
Foundations: stone
Walls: wood: weatherboard
Walls: wood: shingle
Walls: brick
Walls: stucco
Roof: wood: shingle
Roof: metal
Roof: asphalt

Architect/Builder

Thomas, Edward Lloyd (surveyor, 1828 city plan)

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Applicable Criteria (amended district)

A, C (unchanged)

Criteria Considerations (amended district)

A, B, F

The Columbus Historic District contains several historic churches, several moved historic houses, and a historic Civil War monument. These historic resources are integral parts of this historic district (See discussion above under "description").

Period of Significance (amended district)

1828-1938

In 1828 the city of Columbus was laid out according to a plan drawn by Edward Lloyd Thomas. The street layout in the historic district (as elsewhere in Columbus) dates from this time. Development began immediately and is represented in the district by a few houses believed to date from the late 1820s. Development continued throughout the 19th and early 20th centuries, with periods of concerted development activity in the 1840s and 1850s and again from the 1880s to the 1910s. Development tapered off in the 1920s and 1930s but never completely ceased. Therefore, the period of significance for the Columbus Historic District begins with the laying out of the city in 1828 and ends at the 50-year cutoff in 1938.

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Contributing/Noncontributing Resources

	<u>buildings</u>	<u>structures</u>	<u>sites</u>	<u>objects</u>
CONTRIBUTING:				
currently listed	153	0	0	0
amended area	190*	1**	3***	1****
new district total	343	1	3	1
NONCONTRIBUTING:				
currently listed	18	0	27	0
amended area	29	0	33	0
new district total	47	0	60*****	0

- *includes 15 moved historic houses
- **1828 city plan
- ***streetscaping, yard landscaping, riverfront
- ****1879 Civil War monument
- *****vacant house lots/sites

TOTAL CONTRIBUTING RESOURCES: 348
TOTAL NONCONTRIBUTING RESOURCES: 107

Contributing resources in the amended Columbus Historic District consists of: historic houses, stores, churches, schools, and industrial buildings built between 1828 and 1938; historic landscape and streetscape features; plan features relating to the 1828 city plan; and the 1879 Civil War monument. Also included, are moved historic houses which conform to standards in National Register Bulletin 4, "Contribution of Moved Buildings to Historic Districts."

Noncontributing resources in the amended Columbus Historic District consist of buildings constructed after 1938, older buildings which have been remodeled in such a way that they have lost their historic character and appearance, and vacant lots where historic houses once stood. Generally, noncontributing resources are ranch houses, apartment buildings, modern stores and offices, parking lots, and a parking garage.

Contributing and noncontributing resources are identified by location on the attached map of the Columbus Historic District.

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Amended (added) area: 91
Total district acreage: 166 UTM References (amended district)

A)	Z16	E689080	N3593300
B)	Z16	E689090	N3592300
C)	Z16	E688440	N3592250
D)	Z16	E688220	N3593300

Boundary Description/Justification (amended district)

As amended, the Columbus Historic District consists of a clearly defined area of concentrated historic development in the southwest portion of the city. The area was identified and its boundaries delineated using a 1986-87 property-by-property structural survey of the southwest portion of Columbus. The boundaries were set to incorporate as much as possible of the concentrated area of historic development while excluding adjacent nonhistoric development or areas which had lost integrity. These boundaries are drawn to scale on the attached map of the Columbus Historic District. Generally, these boundaries follow the Chattahoochee River on the west, 9th Street on the north, the middle of the block between 3rd and 4th Avenues on the east, and 4th Street to the south. North of the district is a nonresidential area of commercial, institutional, and governmental buildings and the city's central business district. East of the district is modern commercial "strip" development along 4th Avenue. A few historic houses remain along 4th Avenue, but overall the thoroughfare (now designated as U.S. Highway 27) has lost its historic integrity. To the south of the district is 4th Street, also U.S. Highway 280 (elevated for a portion of its length as it approaches the Oglethorpe Bridge over the Chattahoochee River), the historic southern limit of city development; beyond 4th Street is the "South Commons," a large, modern recreational and cultural park. To the west of the district is the Chattahoochee River.

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Sources of Information (amended district)

"Columbus Historic District Survey," 1986-87,
conducted by French and Associates for the Historic Columbus Foundation (on file
at the Historic Preservation Section, Georgia Department of Natural Resources,
Atlanta, Georgia)

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Amendment Form Prepared By

Richard Cloues
National Register Coordinator
Historic Preservation Section
Georgia Department of Natural Resources
205 Butler Street, SE Suite 1462
Atlanta, Georgia 30334
404/656-2840

Date

September 7, 1988

State Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination amendment meets the documentation standards for registering properties in the National Register Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the amended district meets the National Register criteria.



Elizabeth A. Lyon
Chief, Historic Preservation Section
Deputy State Historic Preservation Officer

9/15/88
Date

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Columbus Historic District

Muscogee County, GEORGIA

Boundary Increase and

Additional Information Approval

Keeper

Amy Schulz 10/21/88