

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

For NPS use only

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

received JUL 22 1983  
date entered

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

**1. Name**

historic South Broad Street Historic District

and or common

**2. Location**

street & number ~~Parts of South Broad Street~~ and Etowah Terrace N/A not for publication

city, town Rome N/A vicinity of

state Georgia code 013 county Floyd code 115

**3. Classification**

| Category                                     | Ownership                                      | Status  | Present Use  |
|--|--|---|--|
| <input checked="" type="checkbox"/> district | <input type="checkbox"/> public                | <input checked="" type="checkbox"/> occupied        | <input type="checkbox"/> agriculture <input type="checkbox"/> museum                       |
| <input 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 checked="" 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              | <input checked="" type="checkbox"/> 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 checked="" type="checkbox"/> other: professional                                    |

**4. Owner of Property**

name Multiple owners--fewer than 50

street & number

city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ state \_\_\_\_\_

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Superior Court

street & number Floyd County Courthouse

city, town Rome state Georgia

**6. Representation in Existing Surveys**

title None has this property been determined eligible?  yes  no

date \_\_\_\_\_ federal \_\_\_\_\_ state \_\_\_\_\_ county \_\_\_\_\_ local \_\_\_\_\_

depository for survey records None

city, town \_\_\_\_\_ state \_\_\_\_\_

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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 South Broad Street Historic District is a late nineteenth-early twentieth century residential area. It was historically a part of South Rome, which began to develop after 1870 as one of Rome's first areas of suburban expansion beyond the Between the Rivers commercial and residential area. South Broad Street runs along the ridge of a steep hill which drops off to the bank of the Etowah River. Further down the hill toward the river, and parallel to South Broad Street, is Etowah Terrace. Large brick and frame houses dating primarily from the 1880s to 1910 face South Broad Street. Those on the east side, located on the crest of the hill, have particularly large lots and deep setbacks from the street; those on the west side are closer to South Broad Street. Much smaller frame houses, set close together, are located on Etowah Terrace. These date from approximately the same time period as the larger houses, although a number were built after 1910 when smaller infill housing was also built on South Broad Street. The majority of the large houses on South Broad Street are late Victorian in style with asymmetrical floor plans and detailing that includes turrets, stained and leaded glass, and porches with turned balusters and brackets. Several early twentieth century Bungalow/Craftsman style brick houses are located on the east side of South Broad Street at the north edge of the district. The smaller houses on Etowah Terrace are one story with square, rectangular, and L-shaped floor plans. Detailing here is limited: a few of these houses are finished with board-and-batten siding, and most have simple front porches. The South Broad Street houses are informally landscaped with large trees, shrubs, some hedgrows, grass, and rock retaining walls along the sidewalks to provide a natural setting. Etowah Terrace is very shaded but has minimal landscaping. Two commercial intrusions on the west side of South Broad Street are located within the district.

**Boundary**

The nominated district, outlined with a heavy black line on the enclosed map, consists of a collection of intact historic houses that remains from a once much larger historic residential neighborhood which has been compromised by major non-historic and intrusive structures.

## 8. Significance

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

**Specific dates** 1880s-1920s **Builder/Architect** Multiple

### Statement of Significance (in one paragraph)

South Broad Street Historic District is historically significant in the areas of community planning and development, architecture, landscape architecture, and local history. In terms of community planning and development, the district is significant for its development, beginning in the 1880s, as part of one of Rome's suburbs. In terms of architecture, it is significant for its group of intact historic residences that document two types of housing that were built in Rome between 1880 and 1930. In terms of landscape architecture, the district is significant for its street and lot layout and for its naturalistic, park-like landscaping. In terms of local history, it is important for the collective accomplishments of the people who lived there and contributed in myriad ways to the city of Rome. These areas of significance support district eligibility under National Register criteria A, B and C.

### Community Planning and Development

The South Broad Street Historic District developed originally as part of Hillsborough, a separate suburban village in South Rome located south of the Etowah River. Hillsborough, incorporated in 1875, was one of the first areas outside Rome's Between the Rivers central business and residential core to begin a slow, steady development in the 1870s. By the late 1880s, fueled by the arrival of the streetcar and annexation by the city, South Broad Street was rapidly growing into a neighborhood for business and professional people who worked in Between the Rivers. By 1903, most of the large houses along South Broad were in place. In the 1910s, infill development, primarily for working-class families, occurred along Etowah Terrace and on a few South Broad Street lots. Growth ended by 1930, but the area remained a stable and important neighborhood into the 1950s and 1960s, when new commercial development along South Broad Street began to cut up the once-unified street into groups of historic buildings, isolated structures, and intrusions. The South Broad Street district is one of those groups. The area's development as an early suburb, later annexed by the city, is typical of the "streetcar suburbs" that began to appear nationwide as new theories about the advantages of suburban living developed and methods of transportation improved.

### Architecture

The architecture present in the South Broad Street Historic District documents two distinct types of historic housing built in Rome between about 1880 and 1930. Along South Broad Street is a group of large wood-frame and brick houses with late-Victorian and early-twentieth-century detailing built for middle-class and upper-middle-class families. Asymmetrical floor plans, porches with turned balusters and

[See continuation sheet.]

# 9. Major Bibliographical References

See continuation sheet.

# 10. Geographical Data

Acreage of nominated property Approx. 10 acres

Quadrangle name Rome South, Georgia

Quadrangle scale 1:24,000

**UTM References**

|   |           |               |                |   |           |               |                |
|---|-----------|---------------|----------------|---|-----------|---------------|----------------|
| A | <u>16</u> | <u>667930</u> | <u>3791050</u> | B | <u>16</u> | <u>667680</u> | <u>3790880</u> |
|   | Zone      | Easting       | Northing       |   | Zone      | Easting       | Northing       |
| C | <u>16</u> | <u>667680</u> | <u>3791130</u> | D | <u>16</u> | <u>667910</u> | <u>3791290</u> |
| E |           |               |                | F |           |               |                |
| G |           |               |                | H |           |               |                |

**Verbal boundary description and justification**

The boundary of the nominated district, outlined with a heavy black line on the enclosed map, is described and justified in Section 7.

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

|       |            |      |        |      |
|-------|------------|------|--------|------|
| state | <u>N/A</u> | code | county | code |
| state |            | code | county | code |

# 11. Form Prepared By

name/title Carolyn Brooks, National Register Researcher

Historic Preservation Section

organization Georgia Dept. of Natural Resources

date June 29, 1983

street & number 270 Washington Street, S.W.

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 State Historic Preservation Officer

date 7/14/83

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

*Delores Byers*  
Keeper of the National Register

SECRET REGISTERS

date 8/18/83

Attest:

date

Chief of Registration

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Continuation sheet Significance

Item number 8

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brackets, turrets, and stained and leaded glass are among the important features represented. These houses relate in design, layout, and finish details to houses built during the same years in the residential area of Between the Rivers and in Rome's other suburbs for similar types of families. The modest rental housing located primarily along Etowah Terrace was built beginning about 1910 for Rome's working class. It provides valuable evidence of housing stock available to this important group of Rome's citizens. The houses in this area of the district, many of them built by local builder Charley Blackstock, are small one-story frame structures with little detailing and square, rectangular or L-shaped floor plans. Board-and-batten siding, present on some, is a significant feature.

Landscape Architecture

The district is significant in terms of landscape architecture for its street and lot layout which used to advantage the hilly topography of the area, providing dramatic settings along the crest of the ridge for large houses. The houses on the east side of South Broad Street are set far back from the street with commanding views of the Etowah Valley and Rome's Between the Rivers area. In addition, the South Broad Street area of the district, informally landscaped with large shade trees, shrubs and sweeping lawns, provides a good example of the type of naturalistic, park-like landscaping which became popular nationwide in the late-nineteenth and early-twentieth centuries.

Local History

In terms of local history, the district is important as the home of representative members of two socio-economic classes important in the history of Rome. A number of business and professional men who individually made contributions to Rome's development and a group of workers who collectively contributed to Rome's industrial strength lived in the neighborhood. Their simultaneous presence in this neighborhood documents a housing pattern that was typical for Rome, although somewhat unusual elsewhere.

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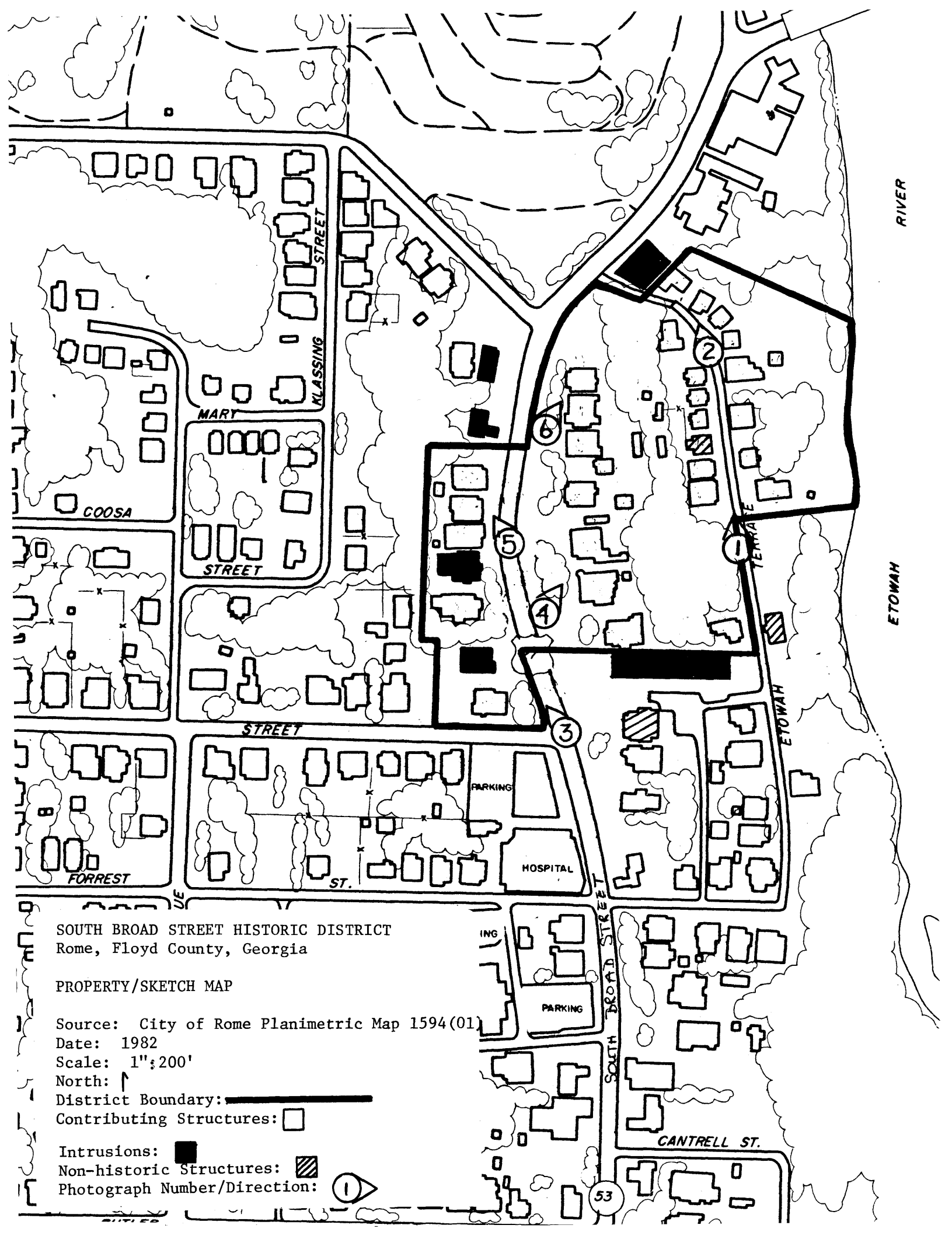
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Continuation sheet    Bibliography    Item number 9    Page 2

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References Specific to the South Broad Street Historic District

- Brown, David. "South Broad Street Historic District: Historic District Information Form," September, 1982. On file at Historic Preservation Section, Georgia Department of Natural Resources, Atlanta. [This National Register nomination is based largely on the information contained in this document.]
- Interview with Barbara Stegall by David Brown, August 5, 1982, Rome, Georgia.



**SOUTH BROAD STREET HISTORIC DISTRICT**  
 Rome, Floyd County, Georgia

**PROPERTY/SKETCH MAP**

Source: City of Rome Planimetric Map 1594(01)

Date: 1982

Scale: 1":200'

North: ↑

District Boundary: **—————**

Contributing Structures: □

Intrusions: ■

Non-historic Structures: ▨

Photograph Number/Direction: ①

SOUTH BROAD STREET

CANTRELL ST.

RIVER

ETOWAH

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