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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 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 additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name East Main Street-Johnson Street Historic District
other names/site number N/A

2. Location

street & number Centered on East Main and Johnson streets.
city, town Hogansville () **vicinity of**
county Troup **code** 285
state Georgia **code** GA **zip code** 30230
() **not for publication**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:

Contributing

Noncontributing

buildings	90	6
sites	1	0
structures	2	0
objects	0	0
total	93	6

Contributing resources previously listed in the National Register: N/A

Name of previous listing: N/A

Name of related multiple property listing: N/A

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.

Richard Coover
Signature of certifying official

6-6-00
Date

W. Ray Luce
Director, Historic Preservation Division,
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

Edson H. Beall 7-14-00

() 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:

Domestic: single dwelling
Education: school
Funerary: cemetery

Current Functions:

Domestic: single dwelling
Education: school
Funerary: cemetery

7. Description

Architectural Classification:

Mid-19th Century: Greek Revival
Late Victorian: Queen Anne
Late 19th and Early 20th Century American Movements: Craftsman
Late 19th and 20th Century Revivals: Colonial Revival, Tudor Revival

Materials:

foundation	Brick
walls	Wood: weatherboard
roof	Asphalt
other	Stone

Description of present and historic physical appearance:

The East Main Street-Johnson Street Historic District is a roughly L-shaped district that includes mostly residential resources along two of Hogansville's principal streets: East Main Street on the east side of downtown Hogansville and Johnson Street which runs from downtown north to the Stark Mill and mill village. Both streets are lined with a variety of house types built from the mid-19th to the mid-20th centuries that represent the development of the city's principal white historic neighborhoods. The historic district also includes community landmark resources, including the Hogan family cemetery and the Hogansville High School campus.

Houses on East Main Street are typically larger and set on more expansive lots than those on Johnson Street. For example, Rose Hill on East Main Street (photo 7) is a large, Queen Anne-style cottage with a wrap-around porch, terra-cotta coat of arms on the front-facing chimney, and a medieval-style jett. The house is asymmetrical but balanced with a gabled entrance porch on one side of the main block and on the other a gazebo. The Davis-DeMarrias House, also on East Main Street, was built in 1905 (photo 12). It features a wrap-around porch, truncated hip roof, and a small turret that rises alongside a front dormer window. Fair Oaks, built by the granddaughter of William

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Section 7--Description

Hogan on the site of the Hogan family house (that burned in 1899), is a large, two-story Queen Anne-style house set on an expansive lot (photo 13). Built in 1901, the house features a steeply pitched hip roof with a wrap-around porch and second-story veranda above the main entrance. The Askew House at 217 College Street in the northwest corner of the historic district, is a two-story, Queen Anne-style house that was also built in 1901 (photo 1). The Askew House, which faces the rail line, features a wrap-around porch with a corner entrance and a Palladian window in the large front-facing dormer. Both East Main Street and Johnson Street include smaller, Queen Anne cottages with minimal ornament and truncated hip roofs (photo 15).

The oldest houses in the historic district were built in the 1860s and 1870s. John Littleton Johnston, for whom Johnson Street (sic) is named, built Green's Boarding House c.1860. Located at 210 Johnson Street (photo 1), Green's is a one- and one-half-story, Georgian-plan house with four chimneys that heat the principal rooms. The front gable features a Palladian window. Two houses at 606 and 702 East Main Street are both Georgian-plan houses that were built in the 1870s (photos 4 and 5). 606 is built of brick with a Craftsman-style porch that was added early in the 20th century. 702 has been clad in vinyl siding and rests on a rock-faced, concrete-block foundation.

Later houses built in the historic district include gabled-ell houses (photo 15) and Craftsman-style bungalows (photos 6 and 16). These house types were built in Hogansville in the first decades of the 20th century on smaller, regularly spaced lots at the northern, eastern, and western reaches of the historic district. These houses represent the gabled-ell and front-gabled bungalow house types and most are plain with little architectural ornament. The historic district also includes English Vernacular Revival-style houses (also called Tudor Revival). The Hines Galloway House on East Main Street (photo 6), built in 1920, is a one-story, asymmetrical house with multiple gables and a front-facing chimney, all of which are characteristics of the style as it was built in Georgia in the 1920s and 1930s.

Community landmarks in the historic district include the Hogan family cemetery, which was established in 1830 (photo 14). Located at the corner of East Main and Maple streets, the cemetery contains approximately 30 burials. Markers range in size and style from large, ornate Victorian-era obelisks to smaller marble headstones. Children's graves are marked with plain headstones and lined with bricks. Some graves do not appear to be marked and may be located outside the stone wall that encloses the cemetery.

Hogansville High School, located in the southwest corner of the historic district, is a large campus that includes a variety of historic buildings and structures. The main academic building is not historic but the Colonial Revival-style brick auditorium, built in 1930, contributes to the district (photo 8). It features an open interior plan and is ornamented with a dentil cornice and brick quoins. The Civilian Conservation Corps built the frame, gable-roofed gymnasium in 1935 (photo 9). The gymnasium includes several basketball courts and two sets of fixed bleacher seats. North of the auditorium and

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Continuation Sheet**

Section 7--Description

gymnasium is the amphitheater, built by the National Youth Corps in 1939-1940 (photo 10). The amphitheater comprises seven tiers of stone seats arranged in an arc above the stone stage area. Located on the school grounds west of the academic buildings is a poured-concrete water tower which was part of a cannery that no longer survives (photo 11). Built in 1916, the massive water tower rises approximately 50 feet and features a crenelated parapet.

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
Community Planning and Development

Period of Significance:

c.1830-1946

Significant Dates:

1870 - Hogansville was incorporated.

Significant Person(s):

N/A

Cultural Affiliation:

N/A

Architect(s)/Builder(s):

N/A

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Section 8--Statement of Significance

Narrative statement of significance (areas of significance)

The East Main Street-Johnson Street Historic District is significant in the area of architecture because its residential and community landmark buildings are representative of architectural styles and house types built throughout Georgia from the mid-19th century through the mid-20th century. Central hall- and Georgian-plan houses, among the earliest built in Hogansville, were widely popular throughout Georgia during the 19th century. Queen Anne-style houses and houses with Queen Anne-floor plans were built throughout the historic district and represent a range of architectural expression from the wealthiest residents of Hogansville to those with moderate incomes. As the need for housing increased in the decades before World War II, Craftsman bungalows, gabled-ell houses, and English Vernacular Revival-style houses were built that are mostly plain buildings with little architectural ornament. These houses are excellent vernacular examples architectural styles and buildings types that are most often seen in high style examples. The Hogan family cemetery is significant as an outstanding example of 19th-century funerary art. The Hogansville High School is significant because its includes an auditorium designed in the Colonial Revival style, popular during the 1920s and 1930s, and because it includes excellent examples of New Deal era buildings and structures, including the Civilian Conservation Corps gymnasium and the National Youth Corps amphitheater.

The historic district is also significant in the area of community planning and development because the district is centered on two of Hogansville's early residential corridors. These corridors lead from downtown Hogansville north to Stark Mill and mill village and from downtown east to the city limits. These historically white neighborhoods illustrate the growth and development of Hogansville with the older and larger houses on large lots located close to downtown. The northern, eastern, and western reaches of the historic district features smaller houses on regularly spaced lots. These houses were mostly built during the first half of the 20th century. Their dates of construction, sizes, styles, and locations within the historic district illustrate early 20th-century patterns of development in Hogansville. This pattern of development along principal streets and highways is also characteristic of many smaller cities and towns across Georgia

National Register Criteria

The East Main Street-Johnson Street Historic District is eligible for listing in the National Register under Criterion A under the theme community planning and development because the district represents the growth and development of Hogansville's early residential neighborhoods. The historic district is also significant under Criterion C under in the area of architecture because the houses in the district represent architectural styles and house types built throughout Georgia from the late 19th century through the first half of the 20th century.

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Section 8--Statement of Significance

Criteria Considerations (if applicable)

N/A

Period of significance (justification)

The period of significance begins in c.1830 with the establishment of the Hogan family cemetery and ends in 1946 when the last houses built during the period of significance were constructed.

Contributing/Noncontributing Resources (explanation, if necessary)

The Hogan family cemetery is counted as one contributing site. The poured-concrete water tower adjacent to the high school and the amphitheater on the high school grounds are each counted as a contributing structure.

Developmental history/historic context (if appropriate)

William Hogan, the town founder, arrived in Troup County in the 1820s. Hogan was a first-generation white settler in the region and the town of Hogansville was formed from much of his early 19th-century plantation. Hogan first resided in a log house before building successively larger residences along what is now East Main Street. By the middle of the 19th century, Hogan had established a harness and saddle shop, shoe shop, tannery, general store, grist mill, and cotton gin, all to support his plantation and the operations of neighboring plantations.

However, it was not until the introduction of the railroad on the west end of town in 1853 and the end of the Civil War that the town experienced significant growth. Hogansville was incorporated in 1870. Following the war, tenant farming replaced the plantation system of agriculture in South. Farms were smaller, from 20 to 50 acres instead of 100 to 500 acres as they had been before the war. In West Georgia in the decade after the Civil War, every crop except cotton had declined in the number acres under cultivation. By the end of the 19th century, Hogansville supported numerous business enterprises, including banks, hotels, drug stores, newspapers, oil mills, and other railroad-, industrial-, and agricultural-related businesses.

In 1897, a group of Hogansville businessmen formed the Hogansville Manufacturing Company. They built a textile mill north of town and, by 1903, had 160 employees operating 54 looms and 5,200 spindles. In 1923, the renamed New England Southern Mills built a modern 35,000-spindle mill, called the Stark Mill, adjacent to the older mill. In 1928, the mills were purchased by Callaway Mills who, in 1931, sold the mill complex to the U.S. Rubber Company. During World War II, U.S. Rubber enlarged the plant and renamed the old mill Reid Mill after a long-time mill supervisor. In addition to artificial rubber products, the mill also produced woven asbestos insulation. During the

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Section 8--Statement of Significance

1950s and 1960s, the demand for cotton mills decreased. Reid Mill was demolished and Westech now occupies Stark Mill. Both mills were located north of downtown Hogansville along the rail line at the head of Johnson Street. The northernmost blocks of Johnson include buildings in the Stark Mill and Mill Village Historic District, but from Baugh Avenue south to Commerce Street, Johnson Street is lined with late-19th and early 20th-century houses (in the East Main Street-Johnson Street Historic District).

East Main Street by the end of the 19th century had become the main east-west thoroughfare through downtown Hogansville. The Hogan family built houses along East Main at the middle of the 19th century and later residents built large one- and two-story Queen Anne-style houses. (None of William Hogan's houses survives.) In the 1910s and 1920s, residents built Craftsman-style bungalows and English Vernacular Revival-style houses along the East Main between the larger, older houses as far east as Collier Street.

Stark Mill, which was critical to the war effort, enabled Hogansville's economy to boom during the war years despite lulls experienced elsewhere in Troup County. Houses continued to be built during the 1940s, mostly at the northern, western, and eastern reaches of the historic district. Johnson Street had become fully developed between downtown and the mill located north of town. Between Collier and Lincoln streets residents built small, frame houses in the early 1940s to support the workforce at the mills that were producing asbestos during World War II.

9. Major Bibliographic References

Cook, Suzanne. Historic District Information Form. 1995. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.

Historic Preservation Section, Georgia Department of Natural Resources. Georgia's Living Places: Historic Houses in their Landscaped Settings. Atlanta: Historic Preservation Section, Georgia Department of Natural Resources, 1991.

Strain, Jane M. History of the Town of Hogansville: 1830-1970. Hogansville, Georgia: Edward E. Strain III, n.d.

Previous documentation on file (NPS): () 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: June 27, 1995
- ☐ **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:

- ☒ **State historic preservation office**
- ☐ **Other State Agency**
- ☐ **Federal agency**
- ☐ **Local government**
- ☐ **University**
- ☐ **Other, Specify Repository:**

Georgia Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property Approximately 85 acres

UTM References

A)	Zone 16	Easting 694490	Northing 3672920
B)	Zone 16	Easting 695560	Northing 3672000
C)	Zone 16	Easting 695930	Northing 3671600
D)	Zone 16	Easting 694710	Northing 3671790

Verbal Boundary Description

The property boundary is indicated by a heavy black line on the attached map, drawn to scale.

Boundary Justification

The National Register boundary includes all contiguous National Register-eligible resources on the East Main Street and Johnson Street corridors east and north of downtown Hogansville. These residential corridors retain a high level of historic integrity. Together they comprise a large intact historic neighborhood.

11. Form Prepared By

State Historic Preservation Office

name/title Steven H. Moffson, Architectural Historian
organization Historic Preservation Division, Georgia Department of Natural Resources
street & number 500 The Healey Building, 57 Forsyth Street
city or town Atlanta **state** Georgia **zip code** 30303
telephone (404) 656-2840 **date** January 15, 2000

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

(HPD form version 02-24-97)

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Photographs

Name of Property: East Main Street-Johnson Historic District
City or Vicinity: Hogansville
County: Troup
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: August 1999

Description of Photograph(s):

1. Askew House, College Street, photographer facing northeast.
2. Green's Boarding House, Johnson Street, photographer facing northwest.
3. Johnson Street, photographer facing northwest.
4. East Main Street, photographer facing north.
5. East Main Street, photographer facing northwest.
6. East Main Street, photographer facing west.
7. Rose Hill, East Main Street, photographer facing north.
8. Hogansville High School, Auditorium (left) and gymnasium (right), East Main Street, photographer facing southwest.
9. Hogansville High School, gymnasium, East Main Street, photographer facing southwest.
10. Hogansville High School, amphitheater, East Main Street, photographer facing northwest.
11. Hogansville High School, water tower, East Main Street, photographer facing west.
12. East Main Street, photographer facing northwest.
13. Fair Oaks, East Main Street, photographer facing south.
14. Hogan family cemetery, East Main Street, photographer facing west.

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Photographs

- 15. East Main Street, photographer facing west.
- 16. East Main Street, photographer facing northwest.
- 17. East Main Street, photographer facing southwest.