

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



776

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name South Philpot Street Historic District

other names/site number N/A

2. Location

street & number Roughly bounded by South Philpot Street, East Avenue (U.S. Highway 278), East Ware Street, and Park Street, Cedartown, Polk County,

☐ not for publication

☐ vicinity

city or town Cedartown

state Georgia code GA county Polk code 233 zip code 30125

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility 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 X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide X local

Dr. David C. Crass

9-16-11

Signature of certifying official/Title: Dr. David C. Crass/Historic Preservation Division Director/Deputy SHPO Date

Historic Preservation Division, Georgia Dept. of Natural Resources

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain):

For Edson H. Beall

11-2-11

Signature of the Keeper

Date of Action

South Philpot Street Historic District
Name of Property

Polk County, Georgia
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply.)

☒ private
☐ public - Local
☐ public - State
☐ public - Federal

Category of Property

(Check only one box.)

☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
104	10	buildings
0	0	sites
1	0	structures
0	0	objects
105	10	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic: single dwelling

Domestic: multiple dwelling

Commerce/Trade: warehouse

Current Functions

(Enter categories from instructions.)

Domestic: single dwelling

Domestic: multiple dwelling

Commerce/Trade: warehouse

7. Description

Architectural Classification

(Enter categories from instructions.)

Late Victorian: Queen Anne

Late 19th and Early 20th Century American
Movements: Bungalow/Craftsman

Other: Queen-Anne house

Other: gabled-wing house

Other: Georgian-plan house

Other: I-house

Other: American Foursquare house

Other: Queen Anne cottage

Materials

(Enter categories from instructions.)

foundation: Brick

walls: Wood: weatherboard; Synthetics: vinyl

roof: Asphalt

other:

South Philpot Street Historic District

Name of Property

Polk County, Georgia

County and State

Other: gabled-wing cottage

Other: central-hall-plan cottage

Other: pyramidal cottage

Other: saddlebag house

Other: American Small House

Other: Ranch House

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The South Philpot Street Historic District is among the earliest neighborhoods in Cedartown, the county seat of Polk County in northwest Georgia. The Philpot neighborhood is bounded by East Avenue and the Cedartown civic complex to the north, Main Street and downtown Cedartown to the west, and railroad lines to the east and south. Most houses were built between c.1880 and 1910 on an irregular grid of streets. The oldest and largest houses are concentrated on the west side of the historic district near downtown on streets such as South Philpot and Herbert streets. These include two-story Queen Anne-style houses, gabled-wing houses, I-houses, Georgian-plan houses, and American Foursquare houses. Smaller houses include one-story Queen Anne cottages, gabled-wing cottages, and central-hall-plan cottages. Many remaining lots were developed with Craftsman-style bungalows. Smaller houses, such as pyramidal cottages, saddlebags, and duplexes, were built along the rail lines near the railroad shops and warehouses. American Small Houses and Ranch Houses were built on the last remaining lots in the 1940s and 1950s.

Narrative Description

****The following description derives from Catherine Wilson-Martin, "South Philpot Street Historic District" Historic Property Information Form, October 2008. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.**

The South Philpot Street Historic District is a residential area located in the southeast corner of Cedartown and includes the 19th- and early 20th-century houses of the town's prominent business owners, doctors, and professionals. The historic district features a variety of architectural styles and house types, including elaborately ornamented two-story houses and small, plain one-story cottages. The district is laid out in an irregular grid pattern with rectangular-shaped lots. Larger lots are located along East Avenue, South Philpot, Herbert, and Highland streets. Smaller lots are located on Noyes, Stubbs, and Park streets. Houses in the South Philpot Street neighborhood were built with short setbacks from the street. Driveways separate many house lots. Retaining walls built of brick, stone, and reinforced concrete are common. Streets feature mature trees and some, such as Noyes, are lined with oak trees. Fences and hedges delineate property boundaries and are found throughout the neighborhood. The historic district is bounded on the north by the Cedartown civic complex and Greenwood Cemetery, on the west by Main Street, on the east by the Central of Georgia Railroad line, and on the south by the Seaboard Railway line.

Most houses in the historic district were built between c.1880 and 1910 with many of the earliest houses constructed on South Philpot and Herbert streets. More recent houses were built on Stubbs and Noyes streets. There are very few outbuildings. A wide variety of styles and house types are represented in the district. The Queen Anne, Neoclassical Revival, Colonial Revival, and Craftsman styles are among the most common architectural styles in the historic district. The house at 216 Highland Street is an excellent example of the Queen Anne style with its complex massing, wraparound porch, tower, and eclectic ornamentation (photo 27). The house at 127 South Philpot Street was built c.1885-1900 and is a two-story Neoclassical Revival-style house with a front porch supported by colossal columns (photo 21). The house at 120 Herbert Street is a two-story Colonial Revival-style house (photo 12). Built from c.1895 to 1900, the frame house has a symmetrical façade, central-hall plan, and wraparound porch supported by Doric columns.

South Philpot Street Historic District
Name of Property

Polk County, Georgia
County and State

Most houses in the historic district can be identified as a house type rather than as an example of an architectural style. Among those represented are the Queen Anne cottage, New South cottage, gabled-wing cottage, hall-parlor cottage, saddlebag, Georgian-plan cottage, bungalow, American Small House, and Ranch House. Many of the houses are one-story, however, there are several two-story houses on Herbert, Highland, and South Philpot streets.

The house at 219 Noyes Street is among the many Queen Anne cottages in the historic district. Built between 1900 and 1915, this dwelling is a frame, one-story house with an asymmetrical façade. It is covered with a high hip roof. The full-width, wraparound front porch includes turned posts. The houses at 226 and 232 Noyes Street (photo 37), 308 Herbert Street (photo 19) and 114 Philpot Street (photo 22) are examples of Queen Anne cottages.

Gabled-wing cottages, which are mostly located on Stubbs Street, are one-story houses with a partial-width front porch and a front-facing cross gable. Gabled-wing examples in the historic district include houses at 210 Park Street (photo 3, right), 209 Stubbs Street, and 301 and 305 Stubbs Street (photo 40). Fewer two-story gable wing houses were built in the neighborhood (photo 4).

American Foursquare houses are another two-story house type. Built in the first decades of the 20th century, these large houses are cube-like in appearance with roughly four equal-sized rooms. Sometimes one of the rooms includes an open-well stair. The house at 111 South Philpot Street is an American Foursquare with a full-width front porch, hip roof, and bay window (photo 23).

The house at 110 Park Street is among the few saddlebag cottages in the neighborhood (photo 2). The Park Street saddlebag is a one-story frame dwelling with a symmetrical façade and central-hall plan. It was built c.1900-1908 with a side-gable roof and wraparound porch. Another example is located at Jones Street at the south end of the historic district (photo 10).

Hall-parlor cottages are found throughout Georgia, but there are only a few examples in the historic district, including the hall-parlor house at 236 Park Street, built in 1937. It is a one-story frame dwelling. Its asymmetrical façade reflects two unequal-sized interior rooms that make up its plan. The house is covered with a side-gabled roof. Another uncommon house type in the historic district is the central-hall cottage. It is a one-story house with two roughly equal-sized rooms divided by a central hall. The house at 313 Herbert Street is a central-hall plan house with three bays across the front, which is covered by an engaged porch (photo 18).

Bungalows, mostly built in the 1910s and 1920s, are among the most common house types in the South Philpot Street neighborhood. These frame houses often feature porches across the front and are usually covered with a hip roof. Materials may vary from the first and second floors and often the roofs are supported by brackets. The one-story bungalow house type usually includes elements of the Craftsman style, such as shallow-pitched gable roofs, brackets, exposed rafter ends, and battered porch posts. Sash windows are often configured with a multi-light upper sash and a single light in the lower sash. The house at 330 Noyes Street is an excellent example of a Craftsman-style bungalow with a side-gable roof with clipped gable ends, front porch, and four-over-one sash windows (photo 34). The house at 238 Noyes Street, built in 1937, is a one-story, frame dwelling with a full-width gable-front porch supported by brick piers and wood posts (photo 36). The house at 335 Stubbs Street is a one-story bungalow with elements of the Craftsman style that include, brackets supporting the raking eaves of the roof (photo 39).

In the 1930s and 1940s, American Small Houses were built on the south and east ends of the neighborhood. These houses are characterized by their small, compact shape, side-gable roofs, and minimal architectural details. American Small Houses have four or five principal rooms, but the floor plans vary in configuration. The houses at the east end of Noyes Street are typical with asymmetrical front façades, compact form, and lack of architectural details (photo 33).

The South Philpot Street neighborhood includes Ranch Houses that were built in the 1940s and 1950s (photos 30 and 35). These houses are long and low with interior plans that feature public rooms (kitchen, living room, and dining room) at one end; private rooms (bedrooms) located at the other end of the house. Many Ranch Houses include wings that create T- and L-shaped plans. Living rooms and dining rooms flow into one another. Some houses, such as 249 Noyes Street, include large picture windows that bring the outdoors inside. Frequently, small windows placed high on the wall indicate the location of bedrooms. Ranch Houses also accommodate the automobile with integral carports and garages.

The historic district includes several duplex houses. Some of these duplexes were modified from single-family houses. The building at 228-330 Stubbs Street was built in c.1937 as a Craftsman-style duplex apartment. It is a symmetrical, one-

South Philpot Street Historic District

Name of Property

Polk County, Georgia

County and State

story building with a side-gabled roof and two separate front-gable entrance porches. The building at 424-425 Herbert Street may have been built in c.1900 as a double-pen house and converted to a duplex in c.1948 (photo 6).

By the early 1900s, the south and east ends of the South Philpot Street neighborhood were lined with warehouses associated with the railroads and other industries. Most of these buildings were destroyed in the 1970s. The railroad warehouse at 510 East Ware Street is the only surviving warehouse in the historic district (photo 9). Built in c.1920, this long, one-story building rests on brick piers and is clad with vertical-board siding. Its gable front features a full-width front porch. Loading docks are located along the sides.

Contributing buildings in the historic district are all houses, except for the warehouse at 510 East Ware Street. The plan of streets in the neighborhood is counted as one contributing structure. Noncontributing resources in the historic district were either constructed after the period of significance or have been altered so that they no longer retain enough character-defining features to convey their historical significance. The Church of Christ at 326 East Avenue is a complex of three noncontributing buildings that were constructed between 1970 and 2005. The cemetery in the photo is not located in the historic district (photo 24). The three buildings at 312-333 Herbert Street were also built after the period of significance and are noncontributing to the historic district (photo 17).

South Philpot Street Historic District
Name of Property

Polk County, Georgia
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Architecture

Community Planning and Development

Period of Significance

c.1880-1961

Significant Dates

c.1880—first houses in Philpot Street neighborhood constructed.

1887—Central of Georgia Railroad built roundhouse and repair shops on the east side of the South Philpot Street neighborhood.

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

South Philpot Street Historic District
Name of Property

Polk County, Georgia
County and State

Period of Significance (justification)

The period of significance begins in c.1880, when the first houses in the South Philpot Street Historic District were built, and ends in 1961 (at the 50-year end date), which is the end of the historic period.

Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The South Philpot Street Historic District is among the earliest neighborhoods in Cedartown, the seat of Polk County in northwest Georgia. The Philpot neighborhood is bounded by East Avenue and the Cedartown civic complex to the north, Main Street and downtown Cedartown to the west, and railroad lines to the east and south. Most houses were built between c.1880 and 1910 on an irregular grid of streets. The historic district is significant in the area of architecture because its houses, constructed from the 1880s to 1961, reflect architectural styles and house types popular in Georgia from the late 19th through the mid-20th centuries. The South Philpot Street Historic District is also significant in the area of community planning and development because the neighborhood's location between downtown and the railroad lines and railroad-related industries resulted in its prominence as an early residential neighborhood in Cedartown.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

The South Philpot Street Historic District developed as one of the earliest and most prominent residential neighborhoods in Cedartown in Polk County, Georgia. The Philpot neighborhood, named for the main north-to-south avenue through the neighborhood, developed as one of the city's principal residential districts in the late 19th century. Residents included doctors, lawyers, and judges. By 1910, most parcels were developed. The Cherokee Railroad was laid through Cedartown in 1879 and eventually formed the southern boundary of the Philpot neighborhood. In 1887, the Central of Georgia Railroad built a north-to-south line along the east end of the neighborhood where it constructed a roundhouse and repair shops that employed 125 workers. Railroad workers built small houses near the shops. Hemmed in by downtown and the railroad lines, the Philpot neighborhood was eclipsed in popularity by larger residential neighborhoods north and west of downtown. Smaller houses were built on the remaining undeveloped lots in the Philpot neighborhood through the mid-20th century. Many of the large, single-family houses were divided into boarding houses and rooming houses. Empty lots where houses have been lost are located throughout the historic district, especially on South Philpot Street. Remnants of the railroad and associated industry survive adjacent to the historic district.

The South Philpot Street Historic District is significant in the area of architecture because its houses, constructed from the 1880s to 1961, reflect architectural styles and house types popular in Georgia from the late 19th through the mid-20th centuries. Residential architecture in the historic district includes a broad range of styles and house types, which are documented in the historic context *Georgia's Living Places: Historic Houses in their Landscaped Settings*. The earliest houses in the historic district include picturesque Queen Anne houses from the late 19th century. These houses feature irregular massing, wraparound porches, complex rooflines, and irregular floor plans with projections on one or more sides.

Gabled-wing houses were popular throughout the state at the turn of the 20th century. The South Philpot Street neighborhood includes numerous examples. These houses are defined by their front-facing gable and side wing and their T- and L-shaped floor plans. Other early 20th-century house types constructed in the historic district include hall-parlor, central-hall, and saddlebags. These houses were built across the state in rural and in urban areas.

Craftsman-style bungalows were widely built in the historic district from the 1910s through the 1930s. Influenced by the English Arts and Crafts Movement and the wooden architecture of Japan, the Craftsman style represents a break from

South Philpot Street Historic District

Name of Property

Polk County, Georgia

County and State

revivals of popular historical styles. The Craftsman style produced carefully designed houses, which emphasized materials, especially woodwork, and the way materials were put together. Craftsman houses were built across the state in rural areas, small towns, and urban settings from the 1910s through the 1930s. In the historic district, they are most numerous on the east and south sides of the neighborhood.

The historic district includes examples of American Small Houses. These small, plain houses were built as a response to material shortages beginning in the late 1930s. Mostly built for soldiers returning from service in World War II, American Small Houses are small, four- or five-room houses with little stylistic ornamentation. They were built in small-scale developments across Georgia. In the South Philpot Street neighborhood they were built as infill housing.

Ranch Houses were built in the historic district from the 1940s through the 1960s. The Ranch House, first developed in California at the beginning of the 20th century, is based on the sprawling Spanish house type called a *hacienda*. These houses are closed to the street and open to an interior courtyard that faces the backyard. In Georgia, Ranch Houses were built in large numbers after World War II. Early examples have square plans and are not as long and linear as later examples. Ranch Houses are further characterized by their low, horizontal proportions and low hip roofs. Ranch Houses in the historic district, which were built as infill housing, tend to be small, square in shape and covered with low-pitched hip roofs.

The railroad warehouse at 510 East Ware Street, the only surviving warehouse in the historic district, is an excellent example of an industrial warehouse. Built in c.1920, the frame warehouse features an open plan to facilitate storage and its long sides feature loading docks to move goods to wagons and trucks. Industrial warehouses are located throughout the state, though ones built of brick are more likely to have survived than warehouses built of wood frame.

The South Philpot Street Historic District is significant in the area of community planning and development because the neighborhood's location between downtown and the railroad lines and railroad-related industries resulted in its prominence as an early and economically diverse residential neighborhood in Cedartown. The neighborhood was laid out in a gridiron plan west of downtown Cedartown. The high status of the neighborhood is reflected in the broad streets, such as South Philpot Street, and the large, two-story houses, which were built for the city's leading residents. These large houses were built closer to downtown on the north and west sides of the historic district. Many of the lots on the south and east sides are smaller because they were laid out for houses for railroad workers.

Developmental history/additional historic context information (if appropriate)

****The following developmental history derives from Catherine Wilson-Martin, "South Philpot Street Historic District" Historic Property Information Form, October 2008. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.**

In 1851, the Georgia General Assembly created Polk County from Paulding and Floyd counties. The next year, Asa Prior sold 19 acres to the new county for \$1,200 to be used as the site for the courthouse and town square. The land around the square was sold at public auction for the development of a commercial town center. This area included West Avenue, College Street, East Avenue, and Main Street.

Van Wert, the county seat for Paulding County, continued to serve as a government center for Polk County for several years, until the Polk County courthouse was built in 1852. In 1854, Cedartown became the seat of Polk County and was incorporated by an act of the Georgia General Assembly. Early businesses in Cedartown developed around the courthouse square and along Main Street.

During the Civil War, Union troops burned the courthouse and 65 buildings, including homes, businesses, and civic buildings. A new courthouse was built in 1867. A fire in the 1870s destroyed many of the wood-frame buildings on Main Street, which were replaced by brick commercial buildings. By 1878, the city's population was approximately 1,500.

Cedartown and the surrounding area experienced prolonged economic stagnation following the Civil War, due in part to a heavy dependence on agriculture, but by 1880, considerable recovery was achieved. In 1873, Cedartown's corporate limits

South Philpot Street Historic District

Name of Property

Polk County, Georgia

County and State

were extended out to one mile in every direction from the courthouse and the community was poised for growth. The following year, the Cherokee Iron Company was incorporated in Cedartown and construction of a furnace got underway. Operations began in 1877, and by 1879, Cherokee Iron Company had acquired the Cartersville and Van Wert Railroad and extended it to their property in Cedartown. Although this early industrial activity took place outside the boundaries of the Northwest Cedartown Historic District, it did set the stage for further residential development in the area.

In 1887, a group of men formed the Cedartown Land Improvement Company and set about important industrial and residential development in the town, including the area northwest of the commercial district. Charles Adamson, who came to Cedartown from Pennsylvania by way of Alabama, led the individuals behind the venture. Charles Adamson had been a successful businessman in Philadelphia before relocating to the South. He initially settled in Piedmont, Alabama, and acquired six lots, which he re-sold at a profit of some \$3,125.00. He then came to Cedartown and helped establish the Cedartown Land Development Company. Adamson served as manager and vice-president and his brother, Joseph Wright Adamson, arrived in 1890 to serve the company as secretary and treasurer. Their father, Thomas Adamson, arrived in Cedartown in 1893 and took over as treasurer at that point. There were a total of eight Philadelphia directors of the company and five Cedartown directors. The group acquired 1,200 acres of land in and around Cedartown, primarily in the northern, northwestern, and western sections of the community. Charles Adamson also played a leadership role in establishment of the Cedartown Cotton Manufacturing Company, which eventually acquired the Paragon Mills and became known as the Cedartown Cotton Company.

Northern businessmen sought to develop the area's natural resources. In 1873, Massachusetts-native Amos G. West chartered the Cherokee Iron Company by a Special Act of the Georgia Legislature. The company used local deposits of iron ore in the manufacture of pig iron in Cedartown. A second Special Act of the Legislature, in 1874, authorized the company to construct a railroad to ship its iron goods. The Cherokee Railroad, as it was called, was laid through Cedartown in 1879. The Cherokee Iron Company employed 200 men and owned 200 acres of land in Cedartown. In 1882, the East and West Railroad Company leased the Cherokee Railroad for 99 years. The railroad continued to operate until 1909 when it became part of the Seaboard Air Line Railway.

The Central of Georgia Railroad built a north-to-south line through the county in 1887. The line passed through the east side of Cedartown and formed a triangular-shaped interlocking with the earlier Cherokee Railroad. In 1901, the Central of Georgia Railroad acquired the Chattanooga, Rome & Southern Railroad and made Cedartown a regional repair center with a large turntable and repair shops that employed 125 men. Many new Central of Georgia Railroad employees moved to the South Philpot Street neighborhood. The repair center drew other businesses such as cafes, cigar shops, and cabinet shops to the neighborhood.

In the 1890s, a large brick complex housing the city's water works was built to provide safe drinking water and to encourage the growth of manufacturing. By the late 1890s, the Cedartown Cotton Manufacturing Company was one of the largest manufacturing facilities in the city. Road improvements in Cedartown included paving part of Main Street in 1911. Cedartown had steady growth throughout the 1920s. In 1925, the Goodyear Tire and Rubber Company purchased the Cedartown Cotton Manufacturing Company where it manufactured textiles for its tires. Goodyear added a new facility, the Clearwater Mill, in 1926. The company hired more than 500 workers and built 288 houses for its workers.

Polk County, similar to counties throughout Georgia, suffered economic depressions from the boll weevil and the Great Depression during the 1930s. Among the results were further reductions in farm prices and the abandonment of farming by several hundred farm families in Polk County. Some of these people moved to cities in the area, including Cedartown where manufacturing jobs were still to be found. Cedartown's city limits were expanded twice in the 1920s, which partly accounted for population gains, but the jump from 4,053 in 1920 to 8,124 in 1930 and 9,025 in 1940 also had to do with people moving to the town from outlying areas. Cedartown's population growth was much less dramatic during the 1940s, and the total population was 9,470 by 1950.

In 1949, the population of Cedartown grew to 11,500. A post-World War II building boom continued into the 1950s. During the 1960s and 1970s, as new development expanded beyond downtown neighborhoods, older areas of town, such as the South Philpot Street neighborhood, fell into disrepair.

In 1988, Cedartown became a "Main Street City," which helped increase awareness of the value of its historic downtown. In 1992, the Cedartown Commercial Historic District was listed in the National Register of Historic Places and the Northwest Cedartown Historic District was listed in 2008. In addition, the Silver Comet Trail, a rails-to-trails project that

South Philpot Street Historic District

Name of Property

Polk County, Georgia

County and State

follows the route of the Silver Comet Train, passes through Cedartown on the south side of the Philpot neighborhood. The trail project, which was started in 1998, includes a welcome center that was completed in 2004 on the south side of downtown Cedartown.

The South Philpot Street Neighborhood

The fire that destroyed the west side of Main Street in the 1870s resulted in new construction south of the courthouse square and it redirected development to the east side of Cedartown. Single-family houses were built throughout Cedartown. Industry developed on the west side of town in the 1870s. A second location for industry was in the South Philpot Street neighborhood at the intersection of the two main railroads in the 1880s. Land in the area was divided as early as the 1870s when J. J. Morrison, William F. Janes, and William E. West bought a large tract of land east of Main Street, which they subdivided into smaller parcels and sold.

In 1891, Park Street in the South Philpot Street neighborhood was laid out as part of an extension of the East View neighborhood, a small neighborhood for railroad employees that spanned both sides of the Central of Georgia Railroad line. Houses for railroad workers were built on the south end of Park Street.

South Philpot Street, East Avenue, (earlier called Rockmart Street), Noyes Street, and Herbert Street (earlier called Church Street) appear on Sanborn Fire Insurance Maps produced in 1890 and 1895. In 1890, these streets appear sparsely developed with large houses mostly to the west near downtown. Smaller houses, including some identified as servant's houses, are located throughout the neighborhood. Sanborn Fire Insurance Maps of 1900, 1905, and 1908 depict development on South Philpot, Herbert, Park, and Noyes streets. Stubbs, Jones, East Ware, and Highland streets were first developed in the early 1900s. The Central of Georgia Railroad repair shops were located on the east side of Park Street between Noyes and Jefferson streets. By 1915, the neighborhood was fully developed with buildings on most lots.

The First Presbyterian Church built a church and manse on Herbert Street at the south end of Philpot Street c.1889. The church, which featured a gabled roof and a corner tower, was demolished after 1949. In the 1980s, South Philpot Street was extended south to East Ware Street.

Houses of prominent Cedartown residents in the South Philpot Street neighborhood include the house of Dr. Thaddeus Burbank at 304 South Philpot Street, which was built in 1875. Dr. Burbank established Burbank Drugs in Cedartown and was the town's first licensed pharmacist. William Parker, Sr. built a house at 213 South Philpot Street c.1885 to 1890. He helped organize the Cedartown Cotton Company and the Paragon Mill in 1897.

Several medical doctors lived and worked in the South Philpot neighborhood. Dr. Seals Whitley lived in the house at 313 Herbert Street, built c.1880. Dr. Whitley graduated from Tulane and established the first hospital in Cedartown. The hospital (no longer extant) was located at the southwest corner of Main Street and East Avenue and operated from 1923 to 1942. Dr. Whitley lived in the house on Herbert Street in the 1940s.

The house at 115 Herbert Street (no longer extant) was built as a single-family house, but was later operated by Mrs. S. N. Clary as a boarding house. After World War I, Dr. Henry Morton Hall and Dr. Percy Octave Chaudron established the Hall-Chaudron Hospital in the house in 1927. The hospital, which trained nurses and provided general family medicine, operated into the early 1970s and was later demolished.

The house at 323 Herbert Street, built c.1912, was occupied by Dr. John W. Good. Dr. Good started a hospital on the southeast corner of Herbert and Main streets. In the 1930s, he moved the hospital to 403 Herbert Street, where it became known as the Cedartown Hospital. Built c.1905, the building featured the hospital on the second floor and his medical practice on the first floor. Dr. Good also served as mayor of Cedartown. Several houses on Highland Street were occupied by doctors: 216 Highland Street, built c.1905, was the home of Dr. William H. Blanchard, the house at 231 Highland Street, built c.1910, was the home of Dr. James Carson, and 235 Highland Street, built c.1910, was the home of Dr. Albert Poole, an optometrist.

The house at 120 Herbert Street was built between 1885 and 1900 by the Stovall family. Later, the house was occupied by R. A. Adams, who operated R. A. Adams & Co., a wholesale dealer in "staple and fancy groceries." The Cedartown

South Philpot Street Historic District

Name of Property

Polk County, Georgia

County and State

company sold groceries to merchants in Georgia and Alabama. The house at 304 Herbert Street was built in c.1925 as the home of Olin T. Flournoy, an attorney in the 1940s and a county court judge in the 1950s.

In the late 19th century, J. S. Noyes owned a large estate between East Avenue and Noyes Street, now occupied by the Church of Christ. The house at 250 East Avenue was the home of Dr. William G. England, who served as Clerk of the Georgia Court of Appeals for 50 years. The house at 301 Noyes Street, built c.1910, was the home of Judge John Laurens Tison, a city court judge. The Tison house was later divided into apartments. Samuel Telden Greene lived at 232 Noyes Street in a house built c.1900. As a Seaboard railroad engineer, Greene designed the College Street overpass c.1905.

The house at 203 Highland Street, known as "The Overlook," was constructed in 1888 by John King Davis. Davis was the first city attorney for Cedartown. Kendall J. "Wooch" Fielder was later raised in the house. Fielder served as the head of Army Intelligence and the Chief of Staff for General Douglas McArthur before World War II.

Many streets in the neighborhood were named for early settlers and prominent citizens of Cedartown, including Calvin Philpot who owned a store on Main Street and resided in the neighborhood. Herbert Street was named for R. G. Herbert who, with T. M. Pace and J. D. Williamson, subdivided a large tract on the east side of Cedartown, known as the Clow Survey for the East View neighborhood in c.1891. Stubbs Street was named for J. S. Stubbs, a prominent merchant and educator in Cedartown in the 1870s, who resided on the corner of Main and Stubbs streets. Noyes Street was named for J. S. Noyes, who owned land south of East Avenue.

Numerous warehouses were built on East Ware Street along the Seaboard railroad line, near the interlocking with the Central of Georgia line. The warehouse at 510 East Ware Street, constructed c.1920, is the only surviving warehouse. The Fite Clifford Co., a wholesale grocery business, occupied the building from the 1930s until 1967. Later, an agricultural products company moved into the building. Many of the warehouses in this area were destroyed in the 1970s.

Beginning in the 1920s, homes in the South Philpot Street area were divided into boarding houses and rooming houses. A shortage of housing for the employees of the Cedartown Cotton and Export Company put a demand on the town's housing supply and property owners divided their homes into rental units or duplexes to meet the increased demand for housing. Property owners also remodeled existing duplexes.

In the 1940s and 1950s, residents with higher incomes moved north and west of downtown and the neighborhood became mostly middle class. Along with the many Central of Georgia employees that lived in the area there were employees of the Cedartown Foundry, Cedartown Textile Co., Cedartown Cotton and Export Company, Goodyear, NOPCOS, Rome Plow Co., and Clifford Fite Wholesale Grocery. Residents included sales clerks, receptionists, nurses, doctors, bank executives, business managers, teachers, and police officers.

In the 1960s and 1970s, the neighborhood declined as more houses were divided into rooms for rent or apartments. In some instances, these homes were divided into rental units by the owners to supplement their income. In other cases, long-time owners died and the properties were bought by investors who divided the houses to serve as rental properties. Some homeowners moved out of the area to newer homes along College Street, Stubbs Street, and to the northwest part of town. Many houses on the west side of South Philpot Street fell into disrepair and were demolished, though others in the neighborhood remain occupied and well-tended.

South Philpot Street Historic District
Name of Property

Polk County, Georgia
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Wilson-Martin, Catherine. "South Philpot Street Historic District." Historic Property Information Form, October 2008. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.

Previous documentation on file (NPS):

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

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
Name of repository: _____

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

10. Geographical Data

Acreage of Property Approximately 57 acres
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

A 16 661260 3764960
Zone Easting Northing

C 16 661600 3764110
Zone Easting Northing

B 16 661760 3764960
Zone Easting Northing

D 16 661220 3764500
Zone Easting Northing

Verbal Boundary Description

 (Describe the boundaries of the property.)

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

Boundary Justification

 (Explain why the boundaries were selected.)

These boundaries reflect the intact historic resources from the 1880s to 1950s. The boundaries reflect a concentration of historic resources constructed to provide housing for the business community and the railroads. The resources were built during a building boom period when the businesses and railroads were developing.

South Philpot Street Historic District

Name of Property

Polk County, Georgia

County and State

11. Form Prepared By

name/title Steven Moffson, Architectural Historian

organization Historic Preservation Division, GA Dept. of Natural Resources date July 20, 2011

street & number 254 Washington Street, Ground Level telephone (404) 656-2840

city or town Atlanta state GA zip code 30334

e-mail steven.moffson@dnr.state.ga.us

name/title Catherine Wilson-Martin, Historic Preservation Consultant

organization Greenhouse Consultant, Inc. date

street & number 6110 River Chase Circle telephone 770-988-9091

city or town Atlanta state GA zip code 30328

e-mail N/A

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: South Philpot Street Historic District

City or Vicinity: Cedartown

County: Polk State: Georgia

Photographer: James R. Lockhart, Historic Preservation Division, Georgia Dept. of Natural Resources

Date Photographed: November 2009

Description and Number of Photographs: 40.

1. East Avenue, photographer facing southwest.

South Philpot Street Historic District

Name of Property

Polk County, Georgia

County and State

2. Park Street, photographer facing southwest.
3. Park Street, photographer facing southwest.
4. Park Street, photographer facing west.
5. Herbert Street, photographer facing southwest.
6. Herbert Street, photographer facing northwest.
7. Jefferson Street, photographer facing southwest.
8. Stubbs Street, photographer facing west.
9. Ware Street, photographer facing southwest.
10. Jones Street, photographer facing southwest.
11. Stubbs Street, photographer facing west.
12. Herbert Street, photographer facing southwest.
13. South Philpot Street, photographer facing southeast.
14. Stubbs Street, photographer facing southwest.
15. Herbert Street, photographer facing northwest.
16. Highland Street, photographer facing northwest.
17. Herbert Street, photographer facing west.
18. Herbert Street, photographer facing northwest.
19. Herbert Street, photographer facing southwest.
20. Herbert Street, photographer facing southwest.
21. South Philpot Street, photographer facing southwest.
22. South Philpot Street, photographer facing northwest.
23. South Philpot Street, photographer facing southeast.
24. East Avenue, photographer facing southwest. The cemetery is not located in the historic district.
25. East Avenue, photographer facing southwest.
26. Highland Street, photographer facing northwest.
27. Highland Street, photographer facing northwest.
28. Highland Street, photographer facing northeast.
29. Highland Street, photographer facing northeast.

South Philpot Street Historic District

Name of Property

Polk County, Georgia

County and State

30. Highland Street, photographer facing northwest.
31. Noyes Street, photographer facing southwest.
32. Noyes Street, photographer facing northwest.
33. Noyes Street, photographer facing northeast.
34. Noyes Street, photographer facing southeast.
35. Noyes Street, photographer facing west.
36. Noyes Street, photographer facing southwest.
37. Noyes Street, photographer facing southwest.
38. Noyes Street, photographer facing southwest.
39. Stubbs Street, photographer facing northwest.
40. Stubbs Street, photographer facing west.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY South Philpot Street Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: GEORGIA, Polk

DATE RECEIVED: 9/23/11 DATE OF PENDING LIST: 10/17/11
DATE OF 16TH DAY: 11/01/11 DATE OF 45TH DAY: 11/08/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000776

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 11-2-11 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



South Philpot Street Historic District
Polk County, Georgia
Photograph 1 of 40



South Philpot Street Historic District
Polk County, Georgia
Photograph 2 of 40



South Philpot Street Historic District
Polk County, Georgia
Photograph 3 of 40



South Philpot Street Historic District
Polk County, Georgia
Photograph 4 of 40



South Philpot Street Historic District
Polk County, Georgia
Photograph 5 of 40



South Philpot Street Historic District
Polk County, Georgia
Photograph 6 of 40



South Philpot Street Historic District
Polk County, Georgia
Photograph 7 of 40



South Philpot Street Historic District
Polk County, Georgia
Photograph 8 of 40



South Philpot Street Historic District
Polk County, Georgia
Photograph 9 of 40



South Philpot Street Historic District
Polk County, Georgia
Photograph 10 of 40



South Philpot Street Historic District
Polk County, Georgia
Photograph 11 of 40



South Philpot Street Historic District
Polk County, Georgia
Photograph 12 of 40



South Philpot Street Historic District
Polk County, Georgia
Photograph 13 of 40



South Philpot Street Historic District
Polk County, Georgia
Photograph 14 of 40



South Philpot Street Historic District
Polk County, Georgia
Photograph 15 of 40



South Philpot Street Historic District
Polk County, Georgia
Photograph 16 of 40



South Philpot Street Historic District
Polk County, Georgia
Photograph 17 of 40



South Philpot Street Historic District
Polk County, Georgia
Photograph 18 of 40



South Philpot Street Historic District
Polk County, Georgia
Photograph 19 of 40



South Philpot Street Historic District
Polk County, Georgia
Photograph 20 of 40



South Philpot Street Historic District
Polk County, Georgia
Photograph 21 of 40



South Philpot Street Historic District
Polk County, Georgia
Photograph 22 of 40



South Philpot Street Historic District
Polk County, Georgia
Photograph 23 of 40



South Philpot Street Historic District
Polk County, Georgia
Photograph 24 of 40



South Philpot Street Historic District
Polk County, Georgia
Photograph 25 of 40



South Philpot Street Historic District
Polk County, Georgia
Photograph 26 of 40



South Philpot Street Historic District
Polk County, Georgia
Photograph 27 of 40



South Philpot Street Historic District
Polk County, Georgia
Photograph 28 of 40



South Philpot Street Historic District
Polk County, Georgia
Photograph 29 of 40



South Philpot Street Historic District
Polk County, Georgia
Photograph 30 of 40



South Philpot Street Historic District
Polk County, Georgia
Photograph 31 of 40



South Philpot Street Historic District
Polk County, Georgia
Photograph 32 of 40



South Philpot Street Historic District
Polk County, Georgia
Photograph 33 of 40



South Philpot Street Historic District
Polk County, Georgia
Photograph 34 of 40



South Philpot Street Historic District
Polk County, Georgia
Photograph 35 of 40



South Philpot Street Historic District
Polk County, Georgia
Photograph 36 of 40



South Philpot Street Historic District
Polk County, Georgia
Photograph 37 of 40



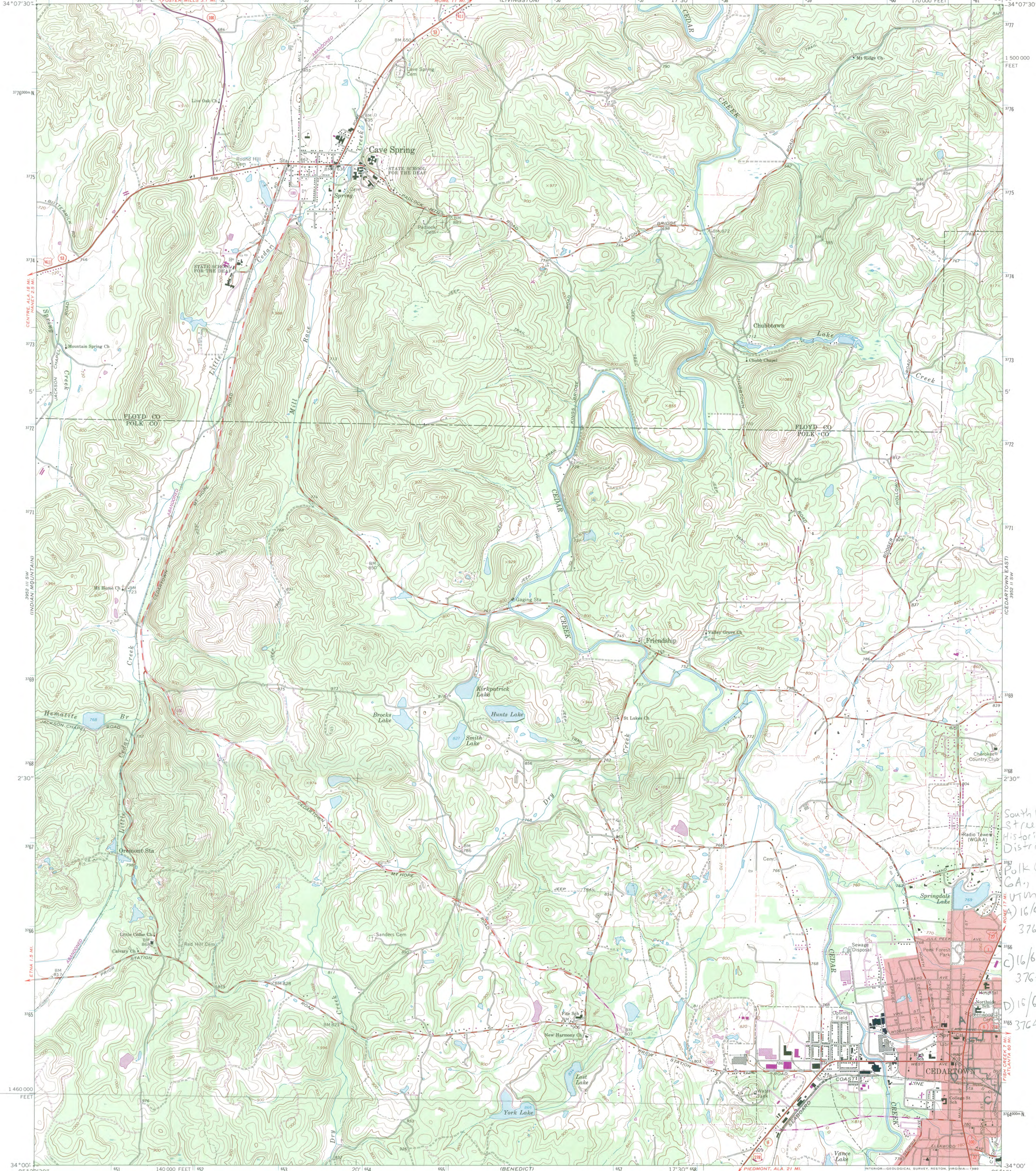
South Philpot Street Historic District
Polk County, Georgia
Photograph 38 of 40

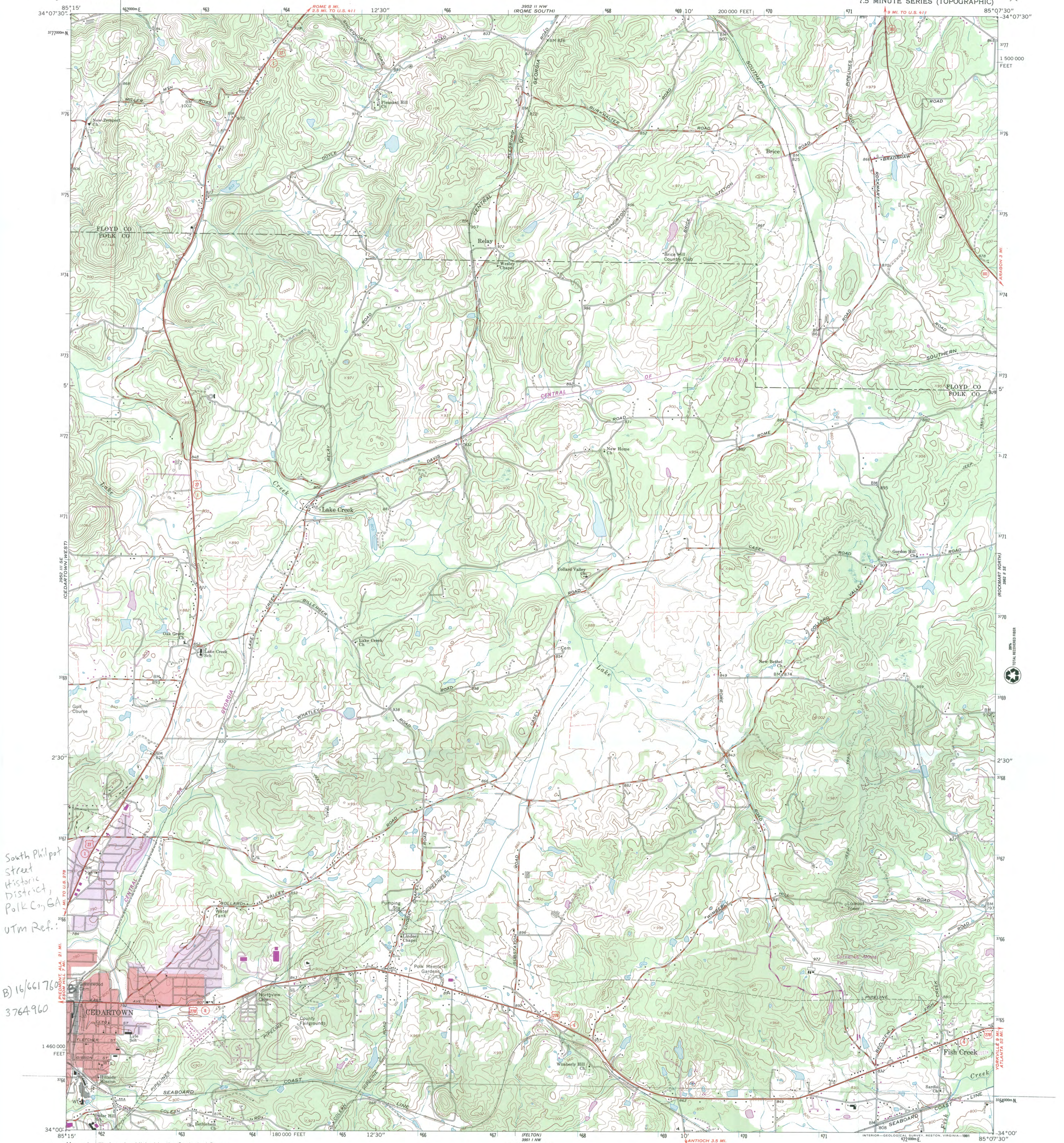


South Philpot Street Historic District
Polk County, Georgia
Photograph 39 of 40



South Philpot Street Historic District
Polk County, Georgia
Photograph 40 of 40





Mapped, edited, and published by the Geological Survey

Control by USGS and USC&GS

Topography by photogrammetric methods from aerial photographs taken 1964. Field checked 1967

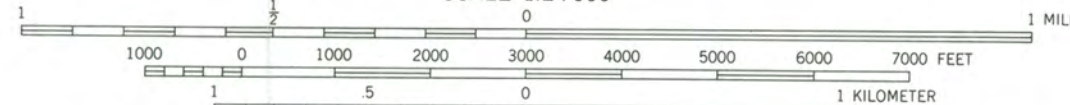
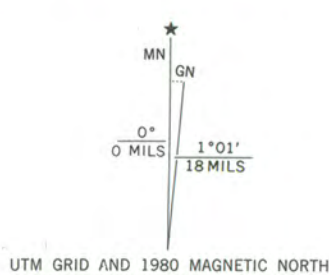
Polyconic projection

10,000-foot grid based on Georgia coordinate system, west zone 1000-meter Universal Transverse Mercator grid ticks, zone 16, shown in blue. 1927 North American datum

To place on the predicted North American Datum 1983 move the projection lines 9 meters south and 5 meters west as shown by dashed corner ticks

Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked. Red tint indicates area in which only landmark buildings are shown

Revisions shown in purple and woodland compiled from aerial photographs taken 1976 and other source data. This information not field checked. Map edited 1980. Purple tint indicates extension of urban areas



CONTOUR INTERVAL 20 FEET
DOTTED LINES REPRESENT 10-FOOT CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

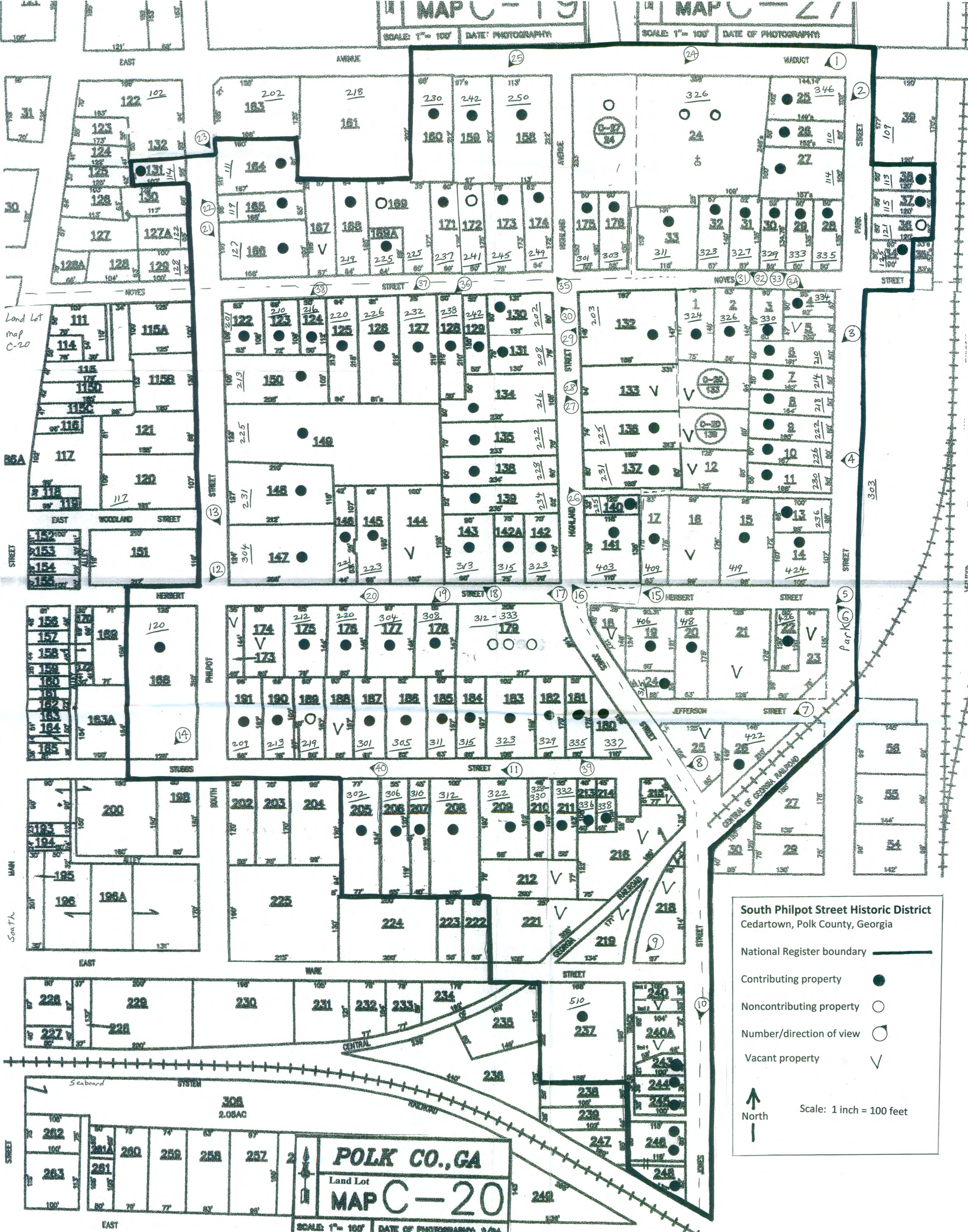
Map photinspected 1982
No major culture or drainage changes observed



ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
U.S. Route — State Route

CEDARTOWN EAST, GA.
N3400—W8507.5/7.5
PHOTOINSPECTED 1982
1967
PHOTOREVISED 1980
DMA 3952 II SW—SERIES V845





South Philpot Street Historic District
Cedartown, Polk County, Georgia

National Register boundary —————

Contributing property ●

Noncontributing property ○

Number/direction of view ○

Vacant property V

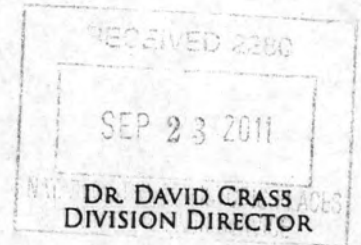
North ↑

Scale: 1 inch = 100 feet



HISTORIC PRESERVATION DIVISION

MARK WILLIAMS
COMMISSIONER



September 19, 2011

J. Paul Loether
National Park Service
National Register of Historic Places
1201 "I" (Eye) Street, N.W. 8th floor
Washington, D.C. 20005

Dear Mr. Loether:

Please find enclosed the following nominations to the National Register of Historic Places for your consideration:

Glynn Academy (Glynn County)
South Philpot Street Historic District (Polk County)

Sincerely,

Gretchen Brock
National Register & Survey Program Manager