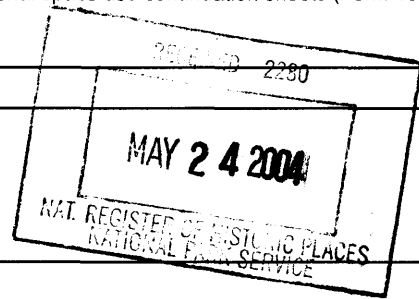


669

# NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in "Guidelines for Completing National Register Forms" (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.



## 1. Name of Property

**historic name** High Uptown Historic District  
**other names/site number** N/A

## 2. Location

**street & number** Second Avenue and Third Avenue between Railroad Street to the north and 13<sup>th</sup> Street to the south  
**city, town** Columbus ( ) vicinity of  
**county** Muscogee **code** GA 215  
**state** Georgia **code** GA **zip code** 31901

( ) not for publication

## 3. Classification

### Ownership of Property:

- private
- public-local
- public-state
- public-federal

### Category of Property:

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

### Contributing resources previously listed in the National Register: 24

**Name of previous listing:** Peabody-Warner House, listed on December 29, 1970; Lion House, listed on January 20, 1972; Rankin House, listed on March 16, 1972; Illges House, listed on June 19, 1973; Bullard-Hart House, listed on July 28, 1977; 1628 3<sup>rd</sup> Avenue, listed on April 03, 1979; 1400 3<sup>rd</sup> Avenue, 1617 3<sup>rd</sup> Avenue, 1619 3<sup>rd</sup> Avenue, 1625 3<sup>rd</sup> Avenue, Walter Cargill House, Garrett-Bullock House, John Paul Illges House, Methodist Tabernacle, George Phillips House, Sixteenth Street School, Ernest Woodruff House, Henry Lindsay Woodruff Second House, listed on September 29, 1980; 1531 3<sup>rd</sup> Avenue, 1519 3<sup>rd</sup> Avenue, William L. Cooke House, Elisha P. Dismukes House, Isaac Maund House, Henry Lindsay Woodruff House, listed on December 02, 1980.

**Name of related multiple property listing:** Historic Resources of Columbus, Georgia

National Register of Historic Places **Continuation Sheet**

Section 3--Classification

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**Number of Resources and Contributing Resources Previously Listed**

The number of contributing buildings in the High Uptown Historic District is 39: 24 previously listed buildings and 15 newly identified buildings.

The previously listed buildings were listed either individually or as part of the multiple property nomination Historic Resources of Columbus, Georgia.

The number of noncontributing resources in the High Uptown Historic District, which includes vacant lots within the boundaries of the district, is 18. Eight of the noncontributing resources are the sites of former individually listed properties.

<b>Number of Resources within Property:</b>	<u><b>Contributing</b></u>		<u><b>Noncontributing</b></u>
	<u><b>Previously Listed</b></u>	<u><b>Newly Identified</b></u>	
<b>buildings</b>	24	15	18
<b>sites</b>	0	0	0
<b>structures</b>	0	0	0
<b>objects</b>	0	0	0
<b>total</b>		39	18

**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*

*5-18-04*

Signature of certifying official

Date

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

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

Signature of commenting or other official

Date

State or Federal agency or bureau

**5. National Park Service Certification**

I, hereby, certify that this property is:

entered in the National Register

*Elson H. Ball 7/7/04*

determined eligible for the National Register

\_\_\_\_\_

determined not eligible for the National Register

\_\_\_\_\_

removed from the National Register

\_\_\_\_\_

other, explain:

\_\_\_\_\_

see continuation sheet

*for*

Keeper of the National Register

Date

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## 6. Function or Use

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### Historic Functions:

DOMESTIC/SINGLE DWELLING  
DOMESTIC/MULTIPLE DWELLING  
DOMESTIC SECONDARY STRUCTURE/GARAGE  
EDUCATION/SCHOOL  
RELIGION/RELIGIOUS FACILITY/CHURCH

### Current Functions:

DOMESTIC/SINGLE DWELLING  
DOMESTIC SECONDARY STRUCTURE/GARAGE  
COMMERCE/TRADE/BUSINESS/OFFICE BUILDING  
COMMERCE/TRADE/SPECIALTY STORE  
EDUCATION/SCHOOL  
RELIGION/RELIGIOUS FACILITY/CHURCH

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## 7. Description

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### Architectural Classification:

MID-19<sup>TH</sup> CENTURY/GREEK REVIVAL  
LATE VICTORIAN/VICTORIAN  
LATE VICTORIAN/ITALIANATE  
LATE VICTORIAN/SECOND EMPIRE  
LATE VICTORIAN/QUEEN ANNE  
LATE VICTORIAN/ROMANESQUE/RICHARDSONIAN ROMANESQUE  
LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS/COLONIAL REVIVAL  
LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS/COLONIAL REVIVAL/GEORGIAN REVIVAL  
LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS/CLASSICAL REVIVAL  
LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS/NEOCLASSICAL REVIVAL  
LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS/TUDOR REVIVAL/JACOBETHAN REVIVAL  
LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS/CRAFTSMAN  
OTHER/GEORGIAN COTTAGE  
OTHER/SHOTGUN  
OTHER/DOUBLE SHOTGUN  
OTHER/GABLED ELL  
LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS/BUNGALOW  
OTHER/GEORGIAN HOUSE  
OTHER/SIDE HALLWAY  
OTHER/GABLED ELL HOUSE  
OTHER/QUEEN ANNE HOUSE

National Register of Historic Places **Continuation Sheet**

Section 7--Description

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**Materials:**

**foundation** Brick  
**walls** Wood/Weatherboard; Brick  
**roof** Asphalt  
**other** Stone/Limestone; Terra Cotta

**Description of present and historic physical appearance:**

The High Uptown Historic District is located adjacent to and north of the central business district in downtown Columbus, Muscogee County, in west central Georgia. The High Uptown neighborhood is located with the original planned city boundaries of Columbus, just north of the central business district. The historic district contains large residential structures situated on spacious lots and more modest houses on smaller lots. The streets in the area are part of the original grid of the city. The district includes many houses listed in the National Register of Historic Places under a multiple property nomination listing from 1979. This nomination includes the previously listed houses and houses not listed in the National Register in a contiguous district.

The houses in the district represent several architectural styles and house types popular during the historic period, many of them high-style examples and some retaining their historic carriage houses and other historic outbuildings. Architectural styles represented in the district include Greek Revival (photographs 9, 10, right, and 26), Late Victorian (photograph 11), Italianate (photograph 7), Second Empire (photographs 13 and 23, center), Queen Anne, Folk Victorian (photograph 1), Romanesque Revival (photograph 20), Richardsonian Romanesque (photograph 10, left), Beaux Arts, Colonial Revival (photograph 15), Classical Revival (photographs 6, left, and 22, left), Georgian Revival (photograph 6, right), Neoclassical Revival (photographs 22, center, and 24), Jacobethan Revival (photographs 16 and 17), and Craftsman (photograph 15). House types represented in the district include Georgian cottage (photograph 19, second from right), shotgun (photographs 1 and 2), double shotgun (photograph 1), gabled ell, bungalow (photograph 15), Georgian house (photographs 24, and 26), side hallway, and Queen Anne house (photographs 19, left and second from left, and 23, right). The larger high-style houses sit on large lots and share deep setback. Landscaping for these houses includes large, mature trees and formal plantings (photographs 7, 9, 10, and 11). Smaller vernacular houses sit on small lots and have informally landscaped yards (photographs 1 and 2). Other landscape features in the district include sidewalks, walkways, and historic fences and retaining walls.

The Peabody-Warner House (photographs 5, right, and 6, right), c.1838, located at 1445 2<sup>nd</sup> Avenue, is a brick Greek Revival-style Georgian cottage with Federal influence. The entrance features a fanlight and sidelights. A small hip portico is centrally located and features Ionic columns and dentil molding. Originally constructed as a raised cottage, the house was reconstructed on its current site in the 19<sup>th</sup> century with two rooms downstairs instead of the original four.

The Rankin House (photograph 7), c.1860, located at 1440 2<sup>nd</sup> Avenue, is a two-story brick Italianate-

National Register of Historic Places **Continuation Sheet**

Section 7--Description

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style Georgian house with wrought porch iron supports, balustrade, balcony, and fence. A two-story brick carriage house (photograph 8) with a parapet wall is located to the right rear of the Rankin House. The wrought iron fence across the front of the property is historic to the landscape.

The Illges House (photograph 9), c.1850, located at 1428 2<sup>nd</sup> Avenue, is a two-story brick and stucco Greek Revival-style Georgian house with a recessed porch and six fluted Corinthian columns. Paired brackets are located under the eaves and wrought iron cresting on the roof. The wrought iron fence located across the front of the lot is historic. A two-story brick carriage house and garage is located to left rear of the Illges House.

The Henry Lindsay Woodruff House #2 (photograph 10, left), c.1908, located at 1420 2<sup>nd</sup> Avenue, is a two-and-a-half-story, asymmetrical brick house constructed in the Richardsonian Romanesque style. The house features a double-door entrance with sidelights and an elaborate fanlight transom, Corinthian columns supporting the wrap-around porch and porte cochere, flat and rounded limestone lintels, and a corner tower with a tile roof. A two-story brick carriage house with a hip roof is located to the rear and between this house and the Ernest Woodruff house to the south.

The Ernest Woodruff House (photograph 10, right), c.1888-1889, located at 1414 2<sup>nd</sup> Avenue, is a one-story clapboard Greek Revival-style Georgian Cottage with recessed porch and Corinthian columns. The house is five bays wide and the entrance features a transom and sidelights. A historic wooden fence is located in front of the house.

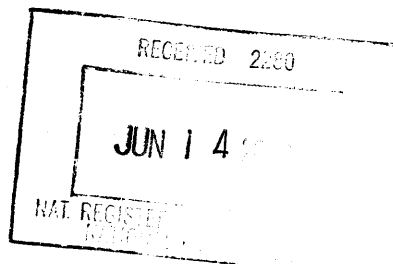
The Garrett-Bullock House (photograph 11), c.1886, located at 1402 2<sup>nd</sup> Avenue, is a two-story clapboard house with Folk Victorian characteristics including a truncated hipped pressed shingle roof, detailed brick chimneys, chamfered wood supports, decorative spandrels, modillions, window surrounds. A small wooden building (photograph 14) that may have served as a kitchen or servants house is located behind and to the right left of the Garrett-Bullock House. A historic iron and wood fence is located in front of the house.

The more modest houses in the High Uptown Historic District are located at the northern end of the district adjacent to or near the railroad tracks. The two contributing houses on Railroad Street are rare resources in Georgia. The house at 208 Railroad Street (photograph 2, right background), c.1900, is a clapboard shotgun house with turned porch posts and a hipped roof. The house located at 212 Railroad Street, (photograph 2, center), c.1900, is a double shotgun-type house with brick porch supports and a gable roof. Of the 62,154 resources recorded in the Georgia Historic Resources Survey, there are only 1,066 shotgun houses (1.7%) and 861 double shotgun houses (1.3%).

Several houses at the northern end of 3<sup>rd</sup> Avenue are also modest vernacular houses. The house located at 1628 3<sup>rd</sup> Avenue, c.1900, is a clapboard shotgun house with square porch posts and a hipped roof. The house located at 1612 3<sup>rd</sup> Avenue, c.1860, is a clapboard one-story central hall cottage with a hipped roof. The Isaac Maund House, c.1880, located at 1608 3<sup>rd</sup> Avenue, is a clapboard gabled ell cottage with Folk Victorian elements. The house located at 1625 3<sup>rd</sup> Avenue

National Register of Historic Places **Continuation Sheet**

Section 7--Description



(photograph 1, right), c.1889, is a clapboard Georgian cottage with a hipped roof and Folk Victorian porch details. The houses located at 1619 (photograph 1, center) and 1617 (photograph 1, left) 3<sup>rd</sup> Avenue, both c.1889, are clapboard shotguns with hipped roofs and Folk Victorian porch details. The house located at 1615 3<sup>rd</sup> Avenue, c. 1890, is a clapboard Georgian cottage with a hipped roof and Folk Victorian porch details, and Craftsman details including exposed rafter tails. Also located in the 1600 block of 3<sup>rd</sup> Avenue, is the St. Mark's Administration Building (photograph 22, center). Originally constructed in 1954 as a church administration building, it is a two-story brick building with Neoclassical Revival-style elements including four full-height pilasters and a broken pediment over the centrally located entrance.

There is one contributing building located on 16<sup>th</sup> Street. The c.1920 gabled ell house (photograph 22, left background) is sided with clapboard, has a hipped roof, and has been converted into apartments.

The Henry Lindsay Woodruff House #1, c.1906, located at 1535 3<sup>rd</sup> Avenue, is a two-story, clapboard side hallway house with a truncated hip roof and a one-story front porch.

The house located at 1531 3<sup>rd</sup> Avenue (photograph 19, far right), c.1900, is a two-story clapboard side hallway house with Folk Victorian elements including decorative woodwork in the front gable and a turned balustrade along the porch roof.

The William L. Cooke House (photograph 19, second from right), c.1922, located at 1523 3<sup>rd</sup> Avenue, is a one-story, Georgian cottage with Classical Revival elements including the columns supporting the monumental entrance and the transom and sidelight door surround.

The house located at 1519 3<sup>rd</sup> Avenue (photograph 19, second from left), c.1909, is a large two-story clapboard Queen Anne house with a hipped roof and a one-story porch featuring Corinthian columns and a turned balustrade. It is currently being used as an apartment building.

The Elisha P. Dismukes House (photograph 19, far left), c.1902, located at 1515 3<sup>rd</sup> Avenue, is a large two-story clapboard Queen Anne house with a cross gable roof, gable returns, decorative eave brackets, and a one-story partially enclosed porch. The house is currently being used as an apartment building.

The John Paul Illges House (photographs 16 and 17), c.1912, located at 1425 3<sup>rd</sup> Avenue, is a two-and-a-half-story brick house with Jacobethan elements including stepped parapet gables on the front and south side and a parapet gable dormer. Other details include a half-bow circular porch, Corinthian columns, dentil porch detail, and a turned balustrade. The retaining wall for the lawn is historic to the house.

The Walter Hurt Cargill House (photograph 15), c.1918, located at 1415 3<sup>rd</sup> Avenue, is a one-story brick bungalow with Colonial Revival and Craftsman elements. The house features exposed rafter tails and a centrally located dormer with a round-headed window. Tripartite and paired columns

National Register of Historic Places **Continuation Sheet**

Section 7--Description

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adorn the porch. The retaining wall for the lawn is historic to the house.

The Bullard-Hart House (photograph 23, left), c.1890, located at 1408 3<sup>rd</sup> Avenue, is a two-and-a-half-story clapboard Second Empire house with a characteristic mansard roof with a central cupola. The house also features decorative roof shingles and an iron railing along the roofline.

The George Phillips House (photograph 23, right), c.1912, located at 1406 3<sup>rd</sup> Avenue, is a two-story Queen Anne house with Classical Revival elements and including Corinthian columns. The house is covered with clapboard and has a cross gabled roof.

The Ethelred Phillips House, c.1912, located at 1400 3<sup>rd</sup> Avenue, is a two-story brick Georgian house with four interior chimneys. The full width, one-story porch has broad square brick supports and two small wood columns at the porch entrance. The roof is hipped with a dentil detail under the eaves.

The Blackmar-Ellis House (photograph 24), c.1900, located at 1336 3<sup>rd</sup> Avenue, is a two-story Neoclassical-style Georgian house. The front façade is symmetrical and features a semi-circular full height portico with Corinthian columns and a flying balcony. The house was originally constructed in the early 1880s as a Queen Anne house with Folk Victorian elements, but was redesigned c.1900 by architect Henrietta Dozier.

The Lion House (photograph 26), c.1840, located at 1316 3<sup>rd</sup> Avenue, is a two-story Georgian house with Greek Revival characteristics. The front façade features a two-story porch with Corinthian columns and a flying balcony above the elaborate entrance. The house gets its name from the two lions flanking the steps, one is awake and one is asleep.

Two of the houses in the High Uptown Historic District were recently moved to their present locations. The McGehee-Woodall House (formerly listed in the National Register) (photographs 5, center, and 6, left), constructed c.1845, and located at 1443 2<sup>nd</sup> Avenue, was moved a block south to its current location to avoid demolition as part of a Section 106 mitigation plan. It is a raised brick Greek Revival-style Georgian cottage also featuring early Classical Revival elements including the fluted columns and elaborate door surround. The Hawkes House (photograph 13), constructed c.1850 and c.1880, was relocated to its current site in 1988 to save it from demolition as well. It is a one-story clapboard Georgian cottage with Second Empire elements such as a mansard roof sheathed with pressed tin shingles, a porch featuring chamfered wood supports, decorative brackets and balustrade. Originally located on the southeast corner of Third Avenue and 14<sup>th</sup> Street, it is now located on the northwest corner of the same intersection.

There are two community landmark buildings located in the High Uptown Historic District. The Sixteenth Street School (photograph 20), constructed in 1893, is located at 1532 3<sup>rd</sup> Avenue. It is a two-story brick Romanesque Revival-style building. It features paired pilasters with limestone capitals, a recessed arched entrance, grouped multi-pane windows, and decorative vents. The Methodist Tabernacle (photographs 22) is a brick Classical Revival-style building that was constructed in 1912-13. The church features a Greek cross plan with a cross-gabled roof, Doric columns at the entrance, and a central dome.



National Register of Historic Places **Continuation Sheet**

Section 7--Description

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The High Uptown Historic District developed along two of the principal historic north-south thoroughfares in Columbus, Second and Third Avenues, and smaller cross streets. All of these streets were part of the original city plan of Columbus. The avenues have exceptionally wide rights-of-way (photographs 11, 17, and 18), and they feature wide landscaped borders with broad grassed areas, concrete sidewalks, granite curbs, and street trees, some planted in double rows (photographs 7, 9, and 17). Low concrete or stone retaining walls and brick and iron fences and walls border some of the historic properties (photographs 7, 9, 10, and 15). Several carriage houses remain in backyards (photographs 8 and 14).

The High Uptown Historic District is located in an area of Columbus that has changed dramatically in the recent past. The neighborhood is surrounded by new, incompatible construction (photographs 12, 17, right, 18, right, 21, right, 23, left, and 26, background), including a large corporate campus (photographs 4, right, and 6, background). Road and bridge construction (photographs 2, 3, and 4) are also encroaching on the area. Many houses that once stood along 2<sup>nd</sup> Avenue and 3<sup>rd</sup> Avenue have been lost to fire or demolition, or have been moved to avoid demolition due to this new construction. The resources included in the historic district are the remaining historic resources constructed during the development of the High Uptown neighborhood.

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**8. Statement of Significance**

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**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  
Landscape Architecture

**Period of Significance:**

c.1838-1954

**Significant Dates:**

c.1838-Construction date of the Peabody-Warner House-earliest house in the district  
1954-Construction date of St. Mark's Administration Building-most recently constructed building

**Significant Person(s):**

N/A

**Cultural Affiliation:**

N/A

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

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**Architect(s)/Builder(s):**

Stephen Button, architect-Lion House  
John A. Chapman, architect-Ilges House  
Henrietta Dozier, architect-Blackmar-Ellis House  
Joseph Garrett-Garrett-Bullock House  
John Paul Ilges-John Paul Ilges House  
Nicholas Ittner and G.L. Norrman, architects-Sixteenth Street School  
Colonel Seaborn Jones-Peabody-Warner House  
Thomas Firth Lockwood and H.A. Granger, architects-Methodist Tabernacle  
L.E. Thornton and Company, architects-Bullard-Hart House  
Lawrence Wimberly, architect-Rankin House

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

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**Statement of significance (areas of significance)**

The High Uptown Historic District is located within the original planned city boundaries of Columbus, just north of the central business district. The streets in the area are part of the original grid of the city. The district contains large residences situated on spacious lots as well as more modest houses on smaller lots. Residents of the neighborhood included some of Columbus' prominent families, such as the Woodruffs and the Garretts, as well as mill workers and laborers, such as Isaac Maund, who built modest vernacular houses in the area. The High Uptown Historic District is significant in the area of architecture for its excellent collection of large single-family and modest single-family residences and community landmark buildings constructed between c.1838 and 1954 and representing architectural styles popular during the historic period, including Greek Revival, Late Victorian, Italianate, Second Empire, Queen Anne, Folk Victorian, Romanesque Revival, Richardsonian Romanesque, Colonial Revival, Classical Revival, Georgian Revival, Neoclassical Revival, Jacobethan Revival, and Craftsman, and for its good examples of a variety of house types, including central hallway, Georgian cottage, shotgun, double shotgun, gabled ell, bungalow, Georgian house, side hallway, gabled ell house, and Queen Anne house. All of the above styles and types have been identified as important in the architecture of Georgia in Georgia's Living Places: Historic Houses in Their Landscaped Settings, a statewide context. The district represents the remaining historic resources of a formerly large residential neighborhood that is being encroached upon by new development. It contains some of the biggest and most elaborate examples of high-style residential architecture in Columbus, many designed by prominent local architects. Examples include the Rankin House, the Illges House, the Garrett-Bullock House, the John Paul Illges House, and the Blackmar-Ellis House. It also contains excellent local examples of smaller and more modest houses such as the Isaac Maund House, and houses located at 208 and 212 Railroad Street and 1617 and 1619 Third Avenue. Only in the much larger Columbus Historic District south of downtown (listed in the National Register of Historic Places on July 29, 1969) is there a similar range of historic residential properties in Columbus, from the early 19<sup>th</sup> century through the early 20<sup>th</sup> century, and from large, high-style mansions to small vernacular dwellings.

The High Uptown Historic District is significant in the area of landscape architecture. Landscaping throughout the district is significant for its excellent representation of a form of "New South" landscaping which was popular throughout Georgia from the late 19<sup>th</sup> century into the early 20<sup>th</sup> century, as documented in the statewide historic context, Georgia's Living Places: Historic Houses in Their Landscaped Settings. During this period, many residential neighborhoods in Georgia were landscaped, some for the first time, in a manner loosely based on the popular park-like designs of Frederick Law Olmstead. Characteristics of New South landscaping include tree-lined streets with curbs and sidewalks, planting strips for grass or ornamental shrubbery, and front-yard retaining walls and brick and iron fencing. All of these landscape features are present in the High Uptown Historic District, accentuated by the extraordinarily wide rights-of-way of the two principal avenues in the district.

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

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**National Register Criteria**

The High Uptown Historic District is eligible for listing in the National Register of Historic Places under Criterion C in the area of architecture the excellent collection of late 19<sup>th</sup> and early to mid-20<sup>th</sup> century residences and community landmark buildings representing architectural styles and house types typical in Georgia during the historic period.

**Criteria Considerations (if applicable)**

N/A

**Period of significance (justification)**

The period of significance for the High Uptown Historic District begins c.1838, the construction date of the earliest house within the district, and ends in 1954, the construction date of the most recently constructed building in the district.

**Contributing/Noncontributing Resources (explanation, if necessary)**

Contributing resources within the High Uptown Historic District are those that were constructed between c.1845 and 1954 that retain historic integrity. Noncontributing resources are those that were constructed after the period of significance, those that have lost historic integrity, and vacant lots.

**Developmental history/historic context (if appropriate)**

**\*\*Note: The following history was compiled by Tracy Dean, historic preservation consultant, September, 2001, and July, 2002. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.**

In 1827, Muscogee County was formed and the city of Columbus was established in 1828. Surveyor Edward Lloyd Thomas drew the original plan of Columbus which included nine streets running parallel to the Chattahoochee River (located on the western side of the city), thirteen cross streets, a North Common, an East Common, and a South Common bounded the city and were reserved for public use.

“Plots were reserved for municipal buildings, churches, schools, and cemeteries as the state had required, and on the northern boundary a plot of ten acres was set aside for county buildings. This was later included in the city and two streets added, Bridge and Washington, or Fifteenth and Sixteenth avenue . . . the municipal buildings were to be on the block bounded by Oglethorpe [First Avenue], Jackson [Second Avenue], Crawford [Tenth Street] and Thomas [Ninth Street] streets where the present court house square is located . . . The county offices were to be

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

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located on ten acres between Oglethorpe [First Avenue] and Troup [Third Avenue] streets, north of Bridge and south of Washington [Sixteenth Street] streets. This plot of land is even now referred to as 'the old court house survey' (Telfair)."

The city council voted to change the names of the streets and avenues in 1885.

"By the beginning of the twentieth century, the city of Columbus had fulfilled any reasonable expectations of its founders. Its area had far outgrown the 1,200-acre rectangle that surveyor Edward Lloyd Thomas had laid out into streets, commons, and 614 half-acre lots. In less than seventy-five years, the developed area had spread northward and to the east far beyond the commons Thomas had envisioned as the limits of the town.

"Columbus had become a transportation hub, sufficiently developed to have pleased even the most optimistic of the state legislators who had voted to establish the trading town at the Coweta Falls. Six railroads served the city, all operating one or more passenger trains and several freight trains into and out of town daily. Four steamboat companies with a total of eight vessels served shipping needs and offered passenger service on the river. The riverboats were important to the local economy for the hundreds of bales of cotton they brought to local warehouses, which supplied the area's mills, and for the oysters and fruits they brought from Apalachicola. Equally important, the downriver cargo included fertilizer, ice machines, iron items, farm equipment, and other goods made in Columbus.

"A spirit of adventure and optimism prevailed among a closely associated group of local industrialists and financiers who were the leaders of the city's manufacturing and commercial enterprises (Mahan)."

"The city's diversity was clear in the contrast between the affluent residences in the 'High Up Town' north of Twelfth Street and west of Fourth Avenue and the crowded rows of 'mill houses' just a few blocks away to the north and northwest (Mahan)."

The High Uptown District is a second residential area within the original city limits that was developed by prominent families. One of the first residential areas is the National Register-listed Columbus Historic District. The Columbus Historic District features smaller lots than the High Uptown Historic District. "Golden Row" was an early affluent residential area in Columbus. Named for the number of bankers and prominent businessmen who lived there, large homes were constructed along Front Avenue with gardens extending down the banks of the Chattahoochee River. The National Register-

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

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listed Mott House is the last remaining house of "Golden Row". The High Uptown neighborhood is another residential area that was predominantly settled by bankers and businessmen in addition to blue-collar laborers.

The earliest houses constructed in the High Uptown Historic District are the Illges House (c.1850) and the Rankin House (c.1860). The lots that originally went with these homes were considerably larger than they are now, and ran from 2<sup>nd</sup> Avenue to 3<sup>rd</sup> Avenue. An 1872 Bird's Eye View Map of Columbus shows houses fully established within the High Uptown area. The Illges House and the Rankin House can easily be identified. It is questionable as to whether or not the house on the southwest corner of 2<sup>nd</sup> Avenue and 15<sup>th</sup> Street can be identified as the Peabody-Warner House. The Peabody-Warner House, c.1838, was relocated to its current site sometime prior to the turn of the century and the McGehee-Woodall House, c.1845, was recently moved to its current location from one block north.

Apparently the district had other homes prior to 1872 as the 1872 Bird's Eye View Map of Columbus shows homes throughout the district, yet these homes do not necessarily match with the current homes that were constructed between the 1870s and the 1890s. The Peabody-Warner House was reconstructed on its current lot (date unknown), the Bullock House (c.1886), and the Ernest Woodruff House (c.1888) all on Second Avenue, and the Bullard-Hart House (c.1890) and the Hawkes House (c.1890) both located on Third Avenue. Five houses within the proposed district were constructed after the turn of the century: the Henry Lindsay Woodruff House (c.1908) on Second Avenue and the John Paul Illges House (c.1912), George Phillips House (c.1912), the Ethelred Phillips House (c.1912) and the Walter Hurt Cargill House (c.1918), all located on Third Avenue.

The Peabody-Warner House, 1445 2<sup>nd</sup> Avenue, was built by Philip Thomas Schley, a prominent Columbus lawyer, sometime between 1838 and 1845. Originally located at the intersection of First Avenue and Tenth Street, it was dismantled after 1858 for the construction of First Presbyterian Church. The house was reconstructed for Columbus attorney Colonel Seaborn Jones. Colonel Jones sold the house to John J. McKendree in 1862. McKendree sold the house to Eudoxus Sydenham Swift in 1868. The house then belonged to Josephine G. Swift, then her son-in-law Charles A. Warner in 1904. Charles Warner left the house to his widow and their children. Charles A. Warner was the Chief Engineering Officer of the Confederate Navy. Financier and Philanthropist George Foster Peabody and his family occupied the home for a brief period during the Civil War.

George Foster Peabody, born in Columbus, Georgia, July 27, 1852, was privately educated in Columbus. After the Civil War in 1866, his family moved to Brooklyn, New York. He studied at the Brooklyn Y.M.C.A. in the evenings and worked in the mercantile business. Peabody became a partner in Spencer Trask & Company in 1881.

"During the 1880's and the 1890's this investment house took a leading part in financing electric lighting corporations, sugar beet and other industrial enterprises, and railroad construction in the western United States and Mexico. Peabody himself handled most of the firm's railroad

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investments . . . (<http://peabody.uncg.edu>).”

George Foster Peabody generously donated to Hampton College, Tuskegee Institute and the University of Georgia. The University of Georgia administers the George Foster Peabody Awards for excellence in broadcasting and journalism, which was structured after the Pulitzer Prize. Concerned with the education of African-Americans, Mr. Peabody served as a Trustee of Hampton University (1884-1930), one of Virginia’s historically black universities. “He established there in the Hampton University Library the Peabody Collection of rare materials on African-American History, now one of the largest such collections in the country (<http://peabody.uncg.edu>).” Mr. Peabody also owned land in Warm Springs, Georgia and he encouraged Franklin Roosevelt to visit after contracting polio. Roosevelt was so impressed he bought the site and founded the Roosevelt Warm Springs Institute for Rehabilitation.

The McGehee-Woodall House, was constructed c.1845 by Robert B. Alexander. Mr. Alexander’s widow Ann M. Alexander acquired the house after his death. In 1854 she sold the house to John C. Ruse. Joseph N. Merry bought the house in 1858 and in 1867 R. M. Gunby, guardian for the minor Merry children sold the house to Lawrence Rooney. Mr. Rooney sold the house to Mr. McGehee in 1872. Mr. McGehee was a successful cotton exporter, real estate investor and developer and was a Director of the old National Bank of Columbus. The McGehees raised three children in the home. Mrs. Virginia Ethel McGehee Woodall was born in the home in 1879 and married William Clyde Woodall. W. C. Woodall was a reporter with the Columbus Ledger from 1894-1898, then a publisher of The Sunday Herald and in 1899 the city editor of The Columbus Enquirer-Sun. In 1906 he established The Industrial Index. Mrs. Woodall later acquired the house from her father’s estate. Leonora Woodall Nilan sold it to William C. Woodall, Jr. in 1966.

The Rankin House, 1440 2<sup>nd</sup> Avenue, was constructed c.1860 by James A. Rankin from Ayrshire, Scotland. After the Civil War he and his three sons returned to Scotland and left the oldest child in charge of the home. John A. Rankin and William Rankin became prominent businessmen in Columbus and Edwin Rankin was the Director of the Georgian Midland and Gulf Railroad and the Swift Spinning Mills.

The Illges House, 1428 2<sup>nd</sup> Avenue, was constructed c.1850 by James A. Chapman. Randolph Mott purchased the house in 1872. Mr. Mott sold the house to Mr. Woods, whose mother-in-law had a school in the home. Abraham Illges purchased the home in 1877 from William H. Woods. Mr. Illges purchased the house for his bride Mary Lou Barnett. Mr. Illges “. . . assisted in the organization or operation of many corporations as a director, or as an executive officer, and among them . . . Columbus Ice & Refrigerating Company, Goldens’ Ice & Coal Company, Georgia Midland & Gulf Railroad, Columbus Bagging Mills, Muscogee Manufacturing Company, Swift Spinning Mills, Goldens’ Foundry & Machine Company, Lummus Cotton Gin Company, City Mills Company, Rose Hill Company, and the company which is now Columbus Electric & Power Company . . . (Telfair).” Originally two, half-acre lots that ran from 2<sup>nd</sup> Avenue to 3<sup>rd</sup> Avenue went with the Illges House.

The Henry Lindsay Woodruff House, 1420 2<sup>nd</sup> Avenue, was constructed c.1908 by Mr. H. L.



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Woodruff who lived in the home until his death in 1921. H. L. Woodruff, born May 20, 1851, was the son of George Waldo and Virginia Woodruff. His sister was Bright Woodruff Hurt (married Joel Hurt) and his brother was Ernest Woodruff. H.L. Woodruff was the President of Empire Mills Company and he was involved with the development of the Columbus Ice and Cold Storage Company, which later merged with the Atlantic Ice and Coal Company. After World War II the house became the offices of Mr. Woodruff's son and grandson who were instrumental in the founding of WRBL Radio and TV of Columbus. Henry Lindsay Woodruff was the President of Columbus Ice and Cold Storage Company.

The Ernest Woodruff House, 1414 2<sup>nd</sup> Avenue, was constructed c.1888-1889 by Ernest and Emily Winship Woodruff. Their first child was Robert Winship Woodruff who was born in December, 1889. Henry Lindsay Woodruff was Ernest's brother. Ernest Woodruff and his family moved to Atlanta where he was President of the Trust Company of Georgia, prime organizer of the Atlantic Ice and Coal Corporation and involved in the Coca-Cola Company. Ernest Woodruff's first child, Robert Winship Woodruff played a vital role in making the Coca-Cola Company what it is today.

The Garrett-Bullock House, 1402 2<sup>nd</sup> Avenue, was constructed c.1886 by Joseph Garrett, who owned Garrett & Sons, a wholesale liquor and tobacco store. Mr. Garrett was also the Postmaster of the Columbus Post Office. The Garretts sold the home to Osborn and Minnie Bullock in 1910. Mr. Bullock was the President of the Merchants & Mechanics Bank; President of the Beach Hardware Company; Vice-President of the Hardaway Contracting Company; and a Director in the Columbus Manufacturing Company and Swift Spinning Mills.

The Isaac Maund House, 1608 3<sup>rd</sup> Avenue, is a c.1890 Folk Victorian Gabled Ell Cottage. Isaac Maund, a "colored", is listed at this address in 1888 and is employed at the Eagle and Phenix Manufacturing Company.

The Walter Hurt Cargill House, 1415 3<sup>rd</sup> Avenue, was constructed c.1918 by Walter H. and Mamie Cargill. Mr. Cargill was associated with Hardaway-Cargill Company, a local syrup manufacturer.

The Bullard-Hart House, 1408 3<sup>rd</sup> Avenue, was constructed c.1890 for Dr. William Lewis Bullard and his wife Mary Blackmar Bullard.

"Dr. Bullard was born in Tennesse, Georgia, on February 29, 1852, the son of Elmira and Kewis Bullard. He attended Emory University and afterwards studied medicine at Johns Hopkins. He later pursued his medical studies in London and Vienna. Dr. Bullard was a prominent eye, ear, nose, and throat specialist at a time when medical specialization was rare. Many of his patients came great distances to be treated by him. A number of the operations he performed in Columbus were considered notable. His large practice attested to the high esteem in which he was held.

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The family of Dr. Bullard's wife, the Blackmars, played an important role in the early days of Columbus. Descendents of the family have lived in Columbus since 1835. The family contributed greatly to the cultural and economic growth of the city.

The Bullards raised three daughters in the house, two of whom were married there. One of the daughters, Elmira (Mrs. William Thomas Hart) married and lived in this house . . . While Mrs. Hart lived in the house people always found a hospitable welcome. One of their more frequent visitors was Franklin Delano Roosevelt, who gave radio talk announcing his decision to run for Governor of New York from the parlor of this house. The announcement was broadcast nationwide. Not only was Mr. Roosevelt a frequent visitor, but other prominent guests were General George C. Marshall, General George Patton, and Supreme Court Justice Thomas Murphy (MacGregor, Bullard-Hart House)."

The George Phillips House, 1406 3<sup>rd</sup> Avenue, was constructed c.1912 and ". . .George B. Phillips, an employee at "E. Phillips & Sons", a coal and wood, sewer pipe and fire brick business on 5<sup>th</sup> Avenue, is listed as living here with his wife Jo in 1912. The Phillipses are listed at this address until 1927 (Mitchell)."

The Ethelred Phillips House, 1400 3<sup>rd</sup> Avenue, was constructed c.1912. Ethelred and Mary Phillips lived in this home from 1912 until 1923. Mr. Phillips ". . .was the President of Bush-Phillips Hardware, a wholesale and retail hardware concern on Broadway . . . In 1925 Robert and Mary Brophy were living in the house. Mr. Brophy was a cashier at Swift Manufacturing Company. Also at this address in 1925 were Frank Bunting and his wife, Lillian. Bunting was employed at the Columbus Ledger in the advertising department (Mitchell)."

The Hoxey-Cargill House, locally known as the Lion House, located at 1316 3<sup>rd</sup> Avenue is a c.1840 Georgian House of Greek Revival style. Dr. Hoxey, had the home constructed sometime after 1845. "In 1872 Augustus M. Allen purchased the home . . . and later Mrs. Emily Fitten MacDougald, noted Georgia suffragist organizer . . . (Biggers, Hoxley-Cargill House)." The deLaunay-Worsley family acquired the home in 1899.

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## 9. Major Bibliographic References

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Biggers, Janice. "Peabody-Warner House." National Register Nomination Form, October 6, 1970. On file at the Historic Preservation Division, Department of Natural Resources, Atlanta, Georgia.

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Jaeger/Pyburn, Inc. "Alexander-McGehee-Woodall House". February 1998.

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MacGregor, Elizabeth Z. "Bullard-Hart House." National Register Nomination Form, September, 1976. On file at the Historic Preservation Division, Department of Natural Resources, Atlanta, Georgia.

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Section 9—Major Bibliographic References

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Stanfield, Elizabeth P. "A Pioneering Spirit, Harry Dozier, Atlanta's First Woman Architect", *Southern Homes*, July/August 1986.

Telfair, Nancy. A History of Columbus, Georgia: 1828-1928. Columbus, Georgia: The Historical Publishing Co., 1929.

Worsley, Etta Blanchard. Columbus on the Chattahoochee. Columbus, Georgia: Columbus Office Supply Company, 1951.

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

- preliminary determination of individual listing (36 CFR 67) has been requested
- preliminary determination of individual listing (36 CFR 67) has been issued  
date issued:
- previously listed in the National Register
- 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):** ME-C-158 through 163, ME-C-167, ME-C-191 through ME-C-192, ME-C-194 through ME-C-203, ME-C-207 through ME-C-211, ME-C-213 and ME-C-381.

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## 10. Geographical Data

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**Acreage of Property**      20 acres

### UTM References

A)	Zone 16	Easting 689038	Northing 3594933
B)	Zone 16	Easting 689068	Northing 3594198
C)	Zone 16	Easting 688791	Northing 3594195
D)	Zone 16	Easting 688857	Northing 3594930

### Verbal Boundary Description

The boundary of the proposed nomination is indicated on the attached maps by a heavy black line.

### Boundary Justification

The boundary of the High Uptown Historic District includes the remaining contiguous historic resources associated with the development of the neighborhood in the mid-19<sup>th</sup> to the mid-20<sup>th</sup> centuries. To the north of the railroad tracks, is an area of historic and nonhistoric commercial and industrial buildings. To the west is the widened Second Avenue, with its new railroad overpass, and a large new corporate campus. To the south is downtown Columbus with a mix of older and newer commercial buildings. To the east is mid-to-late 20<sup>th</sup> century strip-type commercial development along Fourth Avenue/Victory Drive.

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**11. Form Prepared By**

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**State Historic Preservation Office**

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**organization** Historic Preservation Division, Georgia Department of Natural Resources  
**mailing address** 156 Trinity Avenue, S.W., Suite 101  
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**telephone** (404) 656-2840 **date** May 10, 2004  
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**Consulting Services/Technical Assistance (if applicable)** ( ) not applicable

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**e-mail**

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

**Property Owner or Contact Information**

**name (property owner or contact person)** Tom Gates  
**organization (if applicable)** N/A  
**mailing address** 1443 2<sup>nd</sup> Avenue  
**city or town** Columbus **state** Georgia **zip code** 31901  
**e-mail (optional)**

National Register of Historic Places **Continuation Sheet**

Photographs

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**Name of Property:** High Uptown Historic District  
**City or Vicinity:** Columbus  
**County:** Muscogee  
**State:** Georgia  
**Photographer:** James R. Lockhart  
**Negative Filed:** Georgia Department of Natural Resources  
**Date Photographed:** March, 2003

**Description of Photograph(s):**

Number of photographs: 26

1. 1615, 1617, 1619, and 1625 Third Avenue; photographer facing west.
2. 208 and 212 Railroad Street; photographer facing southwest.
3. Intersection of 15<sup>th</sup> Street and 2<sup>nd</sup> Avenue; photographer facing northeast.
4. Second Avenue; photographer facing southwest.
5. McGehee-Woodall House and Peabody-Warner House; photographer facing northwest.
6. McGehee-Woodall House and Peabody-Warner House; photographer facing west.
7. Rankin House; photographer facing northeast.
8. Rankin House, carriage house; photographer facing southwest.
9. Illges House; photographer facing southeast.
10. Henry Lindsay Woodruff House and Ernest Woodruff House; photographer facing east.
11. Garrett-Bullock House; photographer facing northeast.
12. Intersection of 14<sup>th</sup> Street and 2<sup>nd</sup> Avenue; photographer facing northwest.
13. Hawkes House; photographer facing northwest.
14. Garrett-Bullock House, carriage house; photographer facing northeast.
15. Walter H. Cargill House, foreground, and John Paul Illges House, background; photographer facing northwest.

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Photographs

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16. John Paul Illges House, photographer facing west.
17. John Paul Illges House, at left, and 3<sup>rd</sup> Avenue; photographer facing north.
18. Intersection of 15<sup>th</sup> Street and 3<sup>rd</sup> Avenue; photographer facing northeast.
19. Elisha P. Dismukes House, at left; photographer facing northwest.
20. Sixteenth Street (Woodall) School; photographer facing northeast.
21. Sixteenth Street (Woodall) School, background; photographer facing southeast.
22. Methodist Tabernacle; photographer facing northwest.
23. Bullard-Hart House; photographer facing east.
24. Blackmar-Ellis House; photographer facing north.
25. Blackmar-Ellis House, outbuilding; photographer facing northeast.
26. Lion House; photographer facing east.

(HPD WORD form version 11-03-01)