

United States Department of the Interior National Park Service

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National Register of Historic Places Registration Form

NATIONAL REGISTER

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 None other names/site number South Metter Residential Historic District

2. Location

street & number South Kennedy, South Roundtree, South Lewis, South Let not for publication N/A city, town Metter N/A vicinity state Georgia code GA county Candler code GA 043 zip code 30439

3. Classification

Table with 3 columns: Ownership of Property, Category of Property, and Number of Resources within Property. Includes sub-rows for Contributing and Noncontributing resources.

Name of related multiple property listing: N/A Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination 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 meets does not meet the National Register criteria. See continuation sheet. Signature of certifying official Elizabeth A. Lyon Deputy State Historic Preservation Officer Date 2/8/88 State or Federal agency and bureau

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 and bureau

5. National Park Service Certification

I, hereby, certify that this property is: entered in the National Register. See continuation sheet. determined eligible for the National Register. See continuation sheet. determined not eligible for the National Register. removed from the National Register. other, (explain:) Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/single dwelling

Current Functions (enter categories from instructions)

Domestic/single dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Late Victorian

Bungalow/Craftsman

Tudor Revival

Materials (enter categories from instructions)

foundation brick

walls wood/weatherboard

brick

roof asbestos

other wooden porches

brick porches

Describe present and historic physical appearance.

The South Metter Residential Historic District is a middle-class neighborhood located south of the central business district in Metter, Candler County, Georgia. Metter is a small-town county seat in southeastern Georgia which straddles the Central of Georgia Railroad, and is less than a mile north of Interstate 16. The principal north-south streets in the district are Kennedy, Roundtree, Lewis, and Leroy. Vertia Street is to the north and Hiawatha is the southern boundary for the district. Pine and Neal Streets intersect the district running east-west.

The district is about 67 acres of level land which was subdivided by James Terrell Trapnell in 1899 when he laid out the plan for the city of Metter. The streets form a gridiron pattern with rectangular blocks. Individual lots vary in size but most are deeper than they are wide with the buildings oriented toward the north-south streets. The lots extend back to a central north-south alley or adjacent lot. The setback varies but most of the houses are close to the street with larger yards to the rear of the house than on the front or sides.

The majority of the houses in the historic district date from the late 1890s to 1940. They represent three major architectural styles or influences. Foremost is what is called in Georgia the "Victorian Eclectic" style: wood-framed, one to one-and-a-half-stories high, central-hall plan, regular massing, high hipped roof, multiple gables, bay windows, and wide porches. Ornamentation ranges from none to elaborate machine-milled woodwork. Some of this woodwork represents identifiable architectural styles including Eastlake, Queen Anne, and Classical Revival; some is more eclectic or imaginative and cannot be neatly classified stylistically. These houses date from the 1890s to the 1910s. Slightly later are houses in the Craftsman/Bungalow style. Dating from the 1910s through the 1920s and into the 1930s, these houses are lower in proportion and feature broad gable roofs, wide porches, and a variety of wood siding, and typical "craftsman" details including simple porch posts and railings and exposed rafter ends. A few Bungalow houses in the district feature modest Colonial Revival detailing, and at least one features Spanish Colonial styling. Following this style of house in chronological order is the English Tudor cottage style, dating from the 1920s and 1930s. These houses are characterized by brick veneer construction, arched porches and entries, steeply pitched roofs, and modest Medieval detailing.

Landscaping within the district consists of informally landscaped yards and sidewalks along the tree-lined streets. Lewis, Roundtree, and Kennedy Streets are all divided and have landscaped medians. Live oaks, dogwoods, and azaleas grow in individual yards as well as along the medians. A historically vacant lot is located north of

See continuation sheet

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

FEB 19 1988

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 2

Hiawatha Street between Lewis and Roundtree. This lot has been used in the past by the Trapnell family for growing vegetables; recently it has served as a neighborhood playground. The well-maintained yards merge together to create a park-like atmosphere which unifies the district.

The district is extremely intact. The residences have been well-maintained and few alterations have been made, none of which would compromise the integrity of the district. Most of the nonhistoric properties within the district are located on the east side of the district. Roundtree, south of Pine Street and three houses on the east side of Kennedy, north of Pine Street. These nonhistoric properties are 1950s, one-story, brick ranch style houses. These properties are not out of scale with the remainder of the district. The scale, combined with the landscape qualities of the district, prevents these properties from compromising the integrity of the district.

The area north of the district is commercial and marks the southern edge of the central business district. Acreage to the south, east, and west is residential with ranch-style housing which developed later than the district. In the outlying areas the streets are not as wide and lack the landscaped medians which were a part of the neighborhood plan.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

architecture
community planning
landscape architecture

Period of Significance

1899-1940

Significant Dates

1899

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Multiple

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The South Metter Residential Historic District is a historic neighborhood in the small, rural southeast Georgia community of Metter. One of only two historic neighborhoods in the community, and the larger of the two, it was laid out in 1899, following the founding of the town, and developed through the 1930s. The district is significant in the areas of architecture, landscape architecture, and community planning and development. These areas of significance support National Register eligibility under National Register Criteria A and C.

In terms of architecture, the district is significant for its collection of historic single-family houses. These houses represent an important type of historic building in Georgia--indeed the most common type of historic resource in the state: the late 19th/early 20th-century single-family dwelling. Moreover, these houses represent characteristically local interpretations of architectural styles prevailing throughout Georgia and the southeast between 1900 and 1940. Chief among them is what in Georgia is called the "Victorian Eclectic" style. Found throughout the state from about 1890 to 1920, its modest, small-town version is characterized by a central-hall plan, regular massing, a high hipped roof, multiple gables, bay windows, and broad, often wrap-around porches. This basic house form may be unornamented or it may be decorated with a variety of machined woodwork, some of which is derived from standard architectural styles like the Queen Anne, Eastlake, or Classical Revival, but much of which is eclectic or imaginative. Houses of this type are found throughout the district and represent its earliest phase of development. Following this style and type of house, and also found throughout the district, are characteristically small-town examples of the Craftsman style or Bungalow house. In contrast to the earlier Victorian houses, these houses generally are longer and lower with broad gable roofs, wide porches, and typical "Craftsman" woodwork details including a variety of wood siding, simple porch posts and railings, and exposed rafter ends. Stucco and brick also are used for both structural and decorative purposes. A few Bungalow houses feature modest Colonial Revival detailing, and at least one features Spanish Colonial styling. These houses generally were built in the 1910s and 1920s. They in turn were followed by the third major style of historic house in the district, the English Tudor cottage. Popular nationally during the 1920s and 1930s, modest small-town examples of the English Tudor cottage were built in the district from the 1920s to 1940. They are characterized by their distinctive brick

See continuation sheet

9. Major Bibliographical References

Brown, Robin. "South Metter Residential Historic District." Historic District Information Form, 31 March 1986, with additional information. On file at the Historic Preservation Section, Department of Natural Resources, Atlanta, Georgia.

- Previous documentation on file (NPS): N/A
- 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 # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property 67

UTM References

A

1	7
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4	0	0	5	3	0
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3	5	8	4	5	5	0
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Zone Easting Northing

C

1	7
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3	9	9	8	8	0
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3	5	8	3	8	8	0
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B

1	7
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4	0	0	2	9	0
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3	5	8	3	8	9	0
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Zone Easting Northing

D

1	7
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3	9	9	9	4	0
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3	5	8	4	6	2	0
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See continuation sheet

Verbal Boundary Description

The district boundary is marked with a heavy black line on the enclosed tax map.

See continuation sheet

Boundary Justification

The district boundary is based on the area of concentrated historic structures built in the late 19th and early 20th centuries south of the central business district.

See continuation sheet

11. Form Prepared By

name/title Janice E. Adams, National Register Researcher; Richard Cloues, National Register Coordinator

organization Historic Preservation Section, Georgia Department of Natural Resources date _____

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United States Department of the Interior
National Park Service

FEB 19 1988

National Register of Historic Places
Continuation SheetSection number 8 Page 2

vener construction, arched porches and entries, steeply pitched roofs, and modest Medieval detailing. Like their predecessors in Metter, they are characteristically local, small-town interpretations of prevailing residential architectural fashions in Georgia and the Southeast, and they are typical of what is found in many small Georgia towns. Taken together, the three types and styles of historic houses in the district--the Victorian Eclectic, the Craftsman/Bungalow, and the English Tudor cottage--represent a characteristic continuum of modest, small-town residential or neighborhood architecture in early 20th-century Georgia. They represent a similar continuing of historic residential architecture, and the only one of this scope, in Metter.

In terms of community planning and development, the district is significant for its gridiron street pattern featuring unusual divided north-south avenues. The portion of the Metter encompassed by this district constitutes the largest surviving intact portion of the community's original 1899 plan, a plan laid out under the direction of James Terrell Trapnell, who founded Metter within a year of the construction of the railroad across his extensive land holdings in the area. It also is the only portion of the planned community which developed fully in the historic period and which survives today with a high degree of historic environmental integrity. The district was part of a larger 1899 community plan which included a central business district with an east-west railroad corridor and additional residential neighborhoods to the north of it. However, the central business district has seen considerable redevelopment since World War II, and the residential neighborhoods to the north either did not develop fully during the historic period or developed according to a slightly different logic than that of the original plan. Moreover, they do not feature the extensive historic divided avenues which characterized Metter's original plan and which set it apart from the typical turn-of-the-century railroad town in Georgia. Indeed, while the gridiron pattern was favored for new town planning along Georgia's expanding railroads in the late 19th and early 20th centuries, especially in South Georgia where the terrain is relatively flat, few planned communities featured divided residential avenues on the scale of Metter. In fact, of the dozens of planned railroad and/or county seat towns in south Georgia, only two--Fitzgerald and Quitman--feature extensive divided avenues in their grid plans. Quitman dates from the mid-19th century, while Fitzgerald is a contemporary of Metter. This distinctive planning feature, coupled with a standard gridiron street pattern, distinguishes this historic district and makes it unusual in the history of community planning in Georgia.

In terms of landscape architecture, the district is significant primarily for the historic landscape treatment of its chief historic planning feature, the divided avenues and boulevards. James Terrell Trapnell's original plan for Metter, including this district, called for landscaping along the community's divided avenues, in keeping with small-town versions of the then-popular "City Beautiful" landscaping movement. However, for various reasons, it was not until the 1920s that this landscape program took root in Metter, in the heyday of similar community beautification and improvement projects in Georgia and across the nation. In the 1920s, the Metter Women's Club, working in concert with the city's "street committee," carried out the "parking" or landscaping of the city, including this district, according to Trapnell's original

United States Department of the Interior
National Park Service

FEB 19 1988

National Register of Historic Places
Continuation SheetSection number 8 Page 3

plans. This landscaping included grassing the medians and planting both shade and ornamental trees in the medians of the divided avenues, planting shade and ornamental trees along the edges of the streets, and laying curbs and sidewalks throughout the city. Although various of these historic landscape features can be found today throughout the city, they all are found, and with a high degree of integrity, in this historic district. Indeed, they lend a distinct early 20th-century neighborhood feel to the district. Similar to other landscape improvements made at the time in many small Georgia communities, they take on special significance in Metter because of the way in which they took advantage of, and enhanced, the community's distinctive planned divided residential avenues.

National Register Criteria

The South Metter Residential Historic District meets National Register Criteria C in three ways: First, the district contains a collection of residential architectural types and styles which characterize the residential architecture of small Georgia communities from the late 19th century through the early 20th century. Representative local examples of three important residential architectural styles are found in the district: Victorian Eclectic, Craftsman/Bungalow, and English Tudor. Second, the district contains significant historic landscape features including shade and ornamental trees, grass, sidewalk, and curbs which characterize the early 20th century beautification efforts of many small Georgia communities. This historic landscaping is distinguished in this district by the way it took advantage of, and enhanced, the community's unusual divided avenues. Third, the district contains an important portion--the largest intact portion--of the community's original gridiron plan. Typical of many late 19th- and early 20th-century planned railroad towns in its overall gridiron character, the plan is distinguished by its unusual divided avenues.

The district meets National Register Criteria A for its direct associations with, and reflection of, the founding, planning, and development of Metter, as evidenced by the portion of the original city plan contained in the district and by the successive waves of community development represented by the district's residential architecture. Though its historic landscaping, the district also is associated with early 20th-century community improvement and beautification movements in Georgia.

National Register Criteria Considerations and Period of Significance

The South Metter Residential Historic District was laid out in 1899. Residential development began immediately. This development went through three successive phases between 1899 and 1940; each phase was marked by distinctive architectural styles: the Victorian Eclectic, the Craftsman/Bungalow, and the English Tudor. In spite of these architectural distinctions, however, the development of the neighborhood over this 40-year period was remarkably consistent in terms of density and quality of development, house sizes, massing, and siting. Moreover, the final phase of historic development--the English Tudor cottage phase--began in the 1920s and continued, unbroken if

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

FEB 9 1988

National Register of Historic Places Continuation Sheet

Section number 8 Page 4

diminished, through the 1930s to 1940. Starting in 1941 with the outbreak of World War II, there was a virtual halt to residential construction in the district. When residential development resumed in the late 1940s, it was of a different kind: the modern brick ranch house, long and low, with an absence of historic detailing. These ranch houses constitute the principal noncontributing buildings in the district. Thus, World War II stands as a watershed separating the historic and nonhistoric periods of residential development in the district. Moreover, the historic period--1899 to 1940--is marked by a continuum of historic residential development in three phases, the last of which spans both the 1920s and the 1930s.