

540
4/8/02

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 Dublin Commercial Historic District
other names/site number N/A

2. Location

street & number Roughly centered on Jackson Avenue and Lawrence Street.
city, town Dublin () vicinity of
county Laurens **code** GA 175
state Georgia **code** GA **zip code** 31040

() not for publication

3. Classification

Ownership of Property:

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

Category of Property:

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

Number of Resources within Property:

Contributing

Noncontributing

buildings	76	47
sites	0	0
structures	1	0
objects	1	0
total	78	47

Contributing resources previously listed in the National Register: 1

Name of previous listing: Carnegie Library

Name of related multiple property listing: N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets the National Register criteria. () See continuation sheet.

W. Ray Luce 4/1/02
Signature of certifying official Date

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 5/22/02

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other, explain:

see continuation sheet

[Signature]
Keeper of the National Register Date

6. Function or Use

Historic Functions:

COMMERCE/TRADE/BUSINESS
COMMERCE/TRADE/FINANCIAL INSTITUTION/BANK
COMMERCE/TRADE/SPECIALTY STORE
COMMERCE/TRADE/DEPARTMENT STORE
COMMERCE/TRADE/RESTAURANT
COMMERCE/TRADE/WAREHOUSE
GOVERNMENT/CITY HALL
GOVERNMENT/POST OFFICE
GOVERNMENT/COURTHOUSE
EDUCATION/LIBRARY
RELIGION/RELIGIOUS FACILITY/CHURCH
RECREATION AND CULTURE/THEATER/MOVIE THEATER
TRANSPORTATION/RAIL-RELATED/RAILROAD

Current Functions:

COMMERCE/TRADE/BUSINESS
COMMERCE/TRADE/FINANCIAL INSTITUTION/BANK
COMMERCE/TRADE/SPECIALTY STORE
COMMERCE/TRADE/RESTAURANT
COMMERCE/TRADE/WAREHOUSE
GOVERNMENT/GOVERNMENT OFFICE/MUNICIPAL BUILDING
GOVERNMENT/POST OFFICE
GOVERNMENT/COURTHOUSE
GOVERNMENT/FEDERAL COURTHOUSE
RELIGION/RELIGIOUS FACILITY/CHURCH
TRANSPORTATION/RAIL-RELATED/RAILROAD
VACANT/NOT IN USE

7. Description

Architectural Classification:

MID-19TH CENTURY/GOTHIC REVIVAL
LATE VICTORIAN/ITALIANATE
LATE 19TH AND 20TH CENTURY REVIVALS/COLONIAL REVIVAL
LATE 19TH AND 20TH CENTURY REVIVALS/CLASSICAL REVIVAL
LATE 19TH AND 20TH CENTURY REVIVALS/CLASSICAL REVIVAL/NEOCALSSICAL REVIVAL
LATE 19TH AND 20TH CENTURY AMERICAN MOVEMENTS/COMMERCIAL STYLE
MODERN MOVEMENT/INTERNATIONAL STYLE
MODERN MOVEMENT/ART DECO

National Register of Historic Places **Continuation Sheet**

Section 7--Description

Materials:

foundation Brick; Concrete
walls Wood/Weatherboard; Brick
roof Asphalt
other Stone/Limestone, Marble; Metal

Description of present and historic physical appearance:

The Dublin Commercial Historic District is centrally located in Laurens County in central Georgia. The district consists of the intact portion of the downtown commercial core of Dublin. Laurens County was created out of Baldwin and Wilkinson Counties in 1807. The town of Dublin was designated the county seat in 1811 and incorporated on December 9, 1812. The town plan was laid out in 1812 in a gridiron pattern with streets named after Presidents and heroes of the American Revolution and the War of 1812. In 1892, the town was remapped concentrating on a block system. The existing lots were adopted as defined lots in each block. Most of the alley systems are still intact (photograph 7). The Dublin town plan is an example of the Sparta-type county seat plan. The Sparta plan features a central courthouse square, but the square is given greater prominence by aligning major streets to run directly towards its center. This may occur on all four sides of the square, or as is the case in Dublin, two streets may approach the center while others intersect at the corners. The town was laid out in a gridiron pattern with the courthouse at the east end of Jackson Avenue, the main east-west street in the central business district that runs directly to the center of the square. The nonhistoric Laurens County courthouse (photograph 3), constructed in 1962, occupies the west side of the square while the Federal Building and United States Courthouse (photograph 5), constructed in 1936, occupies the east side.

Downtown Dublin is situated near the center of town on level ground along the Oconee River basin. The commercial area is surrounded by residential development to the west and commercial and industrial development to the north, south, and east. Due to several fires that occurred in the mid-to late 1800s there are no extant commercial buildings that can be dated before the mid-1890s. The buildings within the proposed historic district range in height from one- to seven-stories and are attached with party walls and freestanding. The buildings represent the Colonial Revival, Classical Revival, Neoclassical, Commercial, and Art Deco styles. Agriculture and industrial-related buildings within the district also reflect the Commercial style. One- and two-story brick commercial buildings face onto the courthouse square on the north and south sides. The earliest extant buildings, dating from the mid-1890s, are the most distinctive, expressing influence from the Italianate style in features such as recessed storefronts and corbeled brick window surrounds on second levels and corbeled brick cornice details. The Hicks Building (photograph 4, background and 10), constructed in 1893, is a two-story brick building with two recessed storefronts and a centrally located door with a gabled pediment supported by decorative brackets that leads to the second floor. Second-floor windows are double-hung with decorative brickwork between the windows and a wide cornice. The Henry Building (photograph 1, at right), constructed in 1897, is a two-story brick building with a recessed entrance and display windows on the first floor. Along the east side of the building are round decorative arches constructed of stone. Second-floor windows are paired with segmental arches. The cornice

National Register of Historic Places **Continuation Sheet**

Section 7--Description

is detailed with decorative brickwork. The Brantley-Lovett and Tharpe Building (photograph 24), constructed in 1904, exhibits the Commercial style with second- and third-floor two-over-two double-hung windows with flat arches, Ionic pilasters, a decorative horizontal band and decorative brickwork at the roofline. Later commercial buildings, built after the turn-of-the-century, are less detailed.

The railroad reached Dublin in 1891, with lines running east to west one and one-half blocks from the square. This prompted the development of the area along Madison Street and South Jefferson Street. The area to the east of the proposed historic district along the Seaboard Coastline Railroad tracks is primarily industrial. Many rail-related buildings and warehouses still exist along the streets north and south of the tracks. The industrial buildings were constructed in the Commercial style (photographs 20, 21, 22, and 23). Character-defining features of the buildings include decorative brickwork, parapet walls, segmental and flat arches over multi-pane metal windows, large door openings, and loading bays.

Several community landmark buildings exist within the proposed district. Christ Episcopal Church, (photograph 28, background) constructed in 1898, exhibits the Gothic Revival style. It has a steeply-pitched hipped roof and a gabled entry porch with centrally located double entry doors. The Carnegie Library (photograph 28), constructed in 1904, was designed in the Neoclassical style by the Atlanta architectural firm of Morgan and Dillon. Character-defining features of the style include the full-height entry portico, symmetrical façade, ionic columns, brick quoins, pedimented entry, and dentil details at the cornice. The Classical Revival-style First National Bank Building (photograph 11, background and 14), constructed in 1912, is the tallest building in the district at seven stories. The building features Doric columns in antae, decorative brackets, dentil details, and an elaborate cornice. The former United States Post Office (photograph 12), constructed in 1912 in the Colonial Revival style, features a symmetrical façade, Doric columns in antae, an elaborate decorative cornice, stone quoins, heavy stone lintels, broken pediment featuring an urn over the entry door, and round-arched full-height windows on the front façade. The Fred Roberts Hotel (photograph 26, at left), constructed in 1926, exhibits elements of the Gothic style. Features of the Gothic style included on the buildings are flattened gothic arches, brick corbelling, basket weave brick pattern, and castellated parapet wall. Other features on the building include the symmetrical façade, parapet wall, circular vents, paired and single double-hung, six-over-six windows, and recessed central bay with a balcony at the second story. The Martin Theater (photograph 27) was constructed in 1934 in the Art Deco style. Character-defining features of the style include the flat symmetrical wall surface and horizontal band. The theater also features an overhanging marquis and neon sign. The Classical Revival-style Federal Building and United States Courthouse (photograph 5), constructed in 1936, features a full-height classical entrance with Corinthian columns, a symmetrical façade, projecting central bay, and double-hung, multi-pane windows.

The proposed district contains little landscaping with the exception of a small green space in front of the Carnegie Library at the west end of Jackson Street that is occupied by a Confederate monument (photograph 27) and minimal green space around the nonhistoric county courthouse at the square at the east end of the district. Landscaping in the commercial portion of the district is not substantial, as buildings are situated along front lot lines and are attached leaving little opportunity for extensive landscaping treatments. However some granite curbing is visible.

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria:

A B C D

Criteria Considerations (Exceptions): N/A

A B C D E F G

Areas of Significance (enter categories from instructions):

Agriculture
Architecture
Commerce
Community Planning and Development
Industry
Politics and Government
Transportation

Period of Significance:

1893-1951

Significant Dates:

1893 Construction of Hicks Building (oldest extant building in district)

Significant Person(s):

N/A

Cultural Affiliation:

N/A

Architect(s)/Builder(s):

Brown, A. Ten Eyck (architect, First National Bank Building)
Morgan & Dillon (Morgan, Thomas H. and Dillon, John R.) (architects, Carnegie Library)

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

Statement of significance (areas of significance)

The Dublin Commercial Historic District encompasses the historic central business district of Dublin, a county-seat town in central Georgia. It includes the community's central business district and associated public or community landmark buildings anchored by the historic courthouse square at the eastern end of the district.

The Dublin Commercial Historic District is significant in the area of agriculture for its association with agricultural industries during the historic period and the buildings associated with those industries. Dublin was continuously the center of activity for the town's agri-business activities, including processing, shipping, and storage. Agriculture was crucial to the development of the city and the region's economic structure. Agricultural products from the outlying areas were brought to Dublin for processing, storage, and shipping. From Dublin, the raw materials of agricultural production, such as compressed cotton, made their way to Georgia's distribution points and eventually to national and international markets. During the decades between 1850 to 1920 cotton became the primary crop of the Dublin area. It was also during this period that the growth of the economy of Dublin from the production of cotton and the eventual presence of the railroad spurred the development of the downtown commercial area and agricultural-related resources. The production of cotton declined during the early 1920s due to the boll weevil outbreak and continued to decline through the Great Depression. Following the decline of cotton as the major crop farmers were forced to diversify.

The Dublin Commercial Historic District is significant in the area of architecture for its representative collection of intact 19th and early 20th century commercial buildings that represents prevailing design and construction traditions of cities and towns in Georgia. They include freestanding and attached one- and two-story buildings. Character-defining features of these types of buildings include: freestanding or attached with party walls; simple rectangular forms; oriented to the street, usually in lines or rows with a common setback usually fronting directly on the sidewalk; storefronts with cast-iron or wood columns, large display windows with transom lights and wood or brick bulkheads; architectural ornament primarily on the front and sometimes side facades; parapet rooflines, some with recessed panels; second-story segmental-arched windows; and ornamented projecting cornices. Architectural styles represented by these buildings include good examples of the Gothic Revival, Italianate, Classical Revival, Colonial Revival, Neoclassical Revival, Commercial, International, and Art Deco styles. Characteristics of the Gothic Revival Style include steeply pitched roofs, usually with steep cross gables, rarely flat with castellated parapet, decorated verge boards, wall surface extending into gable, windows extending into gables frequently having pointed-arch shape, one-story porch commonly supported by flattened Gothic arches. Characteristics of the Italianate style include two- to three-story height, low-pitched roof with wide eaves and decorative brackets, and tall windows with arched elaborate crowns. Characteristics of the Classical Revival styles include dominant full-height entry porch with roof supported by classical columns, windows aligned horizontally and vertically in symmetrical rows, and a central door. Characteristics of the Colonial Revival style are an accentuated front door with a decorative pediment supported by pilasters, symmetrical facade with a central door and multi-pane windows. Characteristics of the Commercial style include geometric form, storefronts with large display windows, parapet rooflines, second-story segmental-arched windows, and ornamented projecting cornices. Characteristics of the International style include a flat

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

roof, windows flush with outer wall, smooth, unornamented wall surfaces, and an asymmetrical façade. Characteristics of the Art Deco style include smooth wall surface, flat roof, coping at roofline, horizontal lines in walls, symmetrical facade. Characteristics of the International style include a flat roof, windows flush with outer wall, smooth, unornamented wall surfaces, and an asymmetrical facade. The use of brick, both structurally and decoratively, as the principal building material, in conjunction with cast iron, stone, ceramic tile, pressed metal and wood also is characteristic of the way in which these kinds of commercial buildings were built during these periods in Georgia cities. The district also contains architecturally significant community landmark buildings including the Carnegie Library, First National Bank Building, the former United States Post Office, Fred Roberts Hotel, the Martin Theater, and the Federal Building and United States Courthouse. These are excellent local examples of the Neoclassical, Classical Revival, Colonial Revival, Gothic Revival, Art Deco, and Classical Revival styles, respectively, as evidenced by their detailing and distinctive features. The materials used in the construction of these buildings are the same as those used in the construction of the commercial buildings in the district, however some of the materials such as stone and ceramic tile are used in applied ornamentation on the community landmark buildings. These buildings generally possess a high degree of craftsmanship as evidenced by architectural details such as cast-iron posts, brick corbeling, and other ornamentation common to the architectural styles represented in the district. The First National Bank Building (photograph 11), at seven stories in height, is unusually tall for a small Georgia city.

The Dublin Commercial Historic District is significant in the area of commerce as the historic commercial center of Dublin and the surrounding county. Typically the county seat was also the principal commercial center in the county. Such commercial centers generally featured a range of retail stores, offices and professional services, warehouses, artisans, mechanics, entertainment and related services, and communications-related businesses. Extant buildings in the Dublin Commercial Historic District represent many of these commercial activities including general merchandise, hardware, drug store, gas stations, hotels, banks, law offices, theater, post office, and newspaper office. Of special note locally are the Martin Theater, the Fred Roberts Hotel, and the United States Post Office. These historic buildings and the commercial activity they represent are directly related to the economic development and prosperity of the community and its surrounding region during the 19th- and early 20th-centuries. Dublin's development was due in large part to the arrival of the Wrightsville and Tennille and Macon, Dublin, and Savannah Railroads in the 1891.

The Dublin Commercial Historic District is significant in the area of community planning and development for its intact historic town plan and in the area of transportation for its association with river travel on the Oconee River and for the railroad-related activities that occurred during the historic period and the enhancement of the city's role as a commercial, industrial and rail-related center in Laurens County and for the important role of the railroad in the development of the downtown Dublin business district. The Dublin town plan is a good example of the Sparta-type of county seat plan, one of four major types of county seat plans that prevailed in Georgia from the late 18th-century through the early 20th century. The character-defining features of this plan include a central courthouse square with major streets running directly towards its center. This may occur on all four sides or two streets may approach the center while others intersect at the corners as in Dublin. This plan also reflects the designation of the town as the Laurens County seat. In Georgia, generally, only

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

county seat communities were laid out in this distinctive manner. Reinforcing the importance of the plan is the concentration of historic commercial and community landmark buildings around the square and along the principal streets that creates a clearly defined "downtown" or central business district. This pattern of development represents the traditional way in which Georgia's county seats grew and developed over time. The architectural development of the central business district also reflects some of the major periods of community growth and development and the major economic factors that contributed to the community's growth and development including the establishment of the railroad in the early 1890s. The development of downtown Dublin occurred mainly to one side of the courthouse square, and continued westward, terminating at the Carnegie Library which was constructed on a triangular-shaped lot. This pattern of development created a distinctive and "main street" anchored by two local landmark buildings. The railroad arrived in 1891 and was a catalyst for a period of great growth. The railroad's role is represented by the concentration of commercial and industrial development near the rail lines and the rail lines themselves. The railroad enhanced the city's role as a regional commercial center. The railroad provided essential transportation that facilitated the growth of the cotton industry in the late 19th and early 20th centuries. The extant historic warehouses represent the industrial success that Dublin experienced during this period. During the early 20th century the dependence on the railroad shifted to the automobile. By the 1920s Dublin had several auto dealerships in the downtown area. Several major state thoroughfares intersect in Dublin reinforcing its role as a transportation hub for Dublin and the surrounding area.

The Dublin Commercial Historic District is significant in the area of industry for its role as the largest distribution center of goods and services in Laurens County. Its location at the headwaters of the Oconee River provided a natural center for trade. Dublin's role as the center of trade was further solidified with the completion of the railroad in 1891. The Dublin Manufacturing Company, no longer extant, was the first true industry established in 1868. The proposed district is characterized historically as mixed use with examples of commercial, offices, and industrial businesses. The remaining associated buildings, a small group of warehouse and storage buildings adjacent to the railroad concentrated at the south end of the district, reflect the historical development of Dublin and the prevailing agriculturally-related industries of Georgia towns in the late 19th century.

The Dublin Commercial Historic District is significant in the area of politics/government as the county seat of Laurens County and because of the presence of buildings and structures directly related to activities and events associated with local county government and the federal government. Throughout much of Georgia's history, the county has been the most important and powerful form of government. County governments made and enforced laws; provided essential public services including building and maintaining roads, water and sewer systems, and other utility services; administered important aspects of the legal system including courts, birth and death records, taxes, wills and probate, and property deeds; and provided public education throughout the county through county school boards. County commissioners, sheriffs, and judges traditionally are the most important local political figures. These important governmental functions and the politics that directed them are generally represented by the county courthouse, often a courthouse square, the county jail, and sometimes auxiliary offices. In the Dublin Commercial Historic District, county government is represented by the courthouse square with its placement at the eastern end of the commercial downtown serving as an anchor for the district. The federal government is represented by the 1936

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Section 8--Statement of Significance

Federal Building and United States Courthouse and the 1912 Post Office building, which is the only evidence of the federal government in many small towns.

National Register Criteria

The Dublin Commercial Historic District is eligible for listing in the National Register of Historic Places under Criterion A for its development as the county seat and economic center for Laurens County. The Dublin Commercial Historic District is eligible for listing under Criterion C for its intact collection of historic commercial and institutional buildings constructed from the 1890s through the 1950s.

Criteria Considerations (if applicable)

N/A

Period of significance (justification)

The period of significance for the Dublin Commercial Historic District begins in 1893, the year in which the earliest extant building was constructed and ends in 1951, the end of the historic period.

Contributing/Noncontributing Resources (explanation, if necessary)

Contributing resources in the historic district are those constructed during the historic period that are significant in the areas of agriculture, architecture, commerce, community planning and development, industry, politics and government, and transportation. These resources include commercial buildings on and around the courthouse square and community landmark buildings such as the Carnegie Library, the former United States Post Office, the Federal Building and United States Courthouse, the Fred Roberts Hotel, and the Martin Theater. A contributing structure is the gridiron street pattern. A contributing object within the district is the Confederate monument at the west end of the district.

Noncontributing resources in the district are those constructed after 1951 (photographs 3, 4, 16, background, 23, and 25) and those that have lost their historic integrity due to significant alterations (photographs 10, foreground, 11, and 23).

Developmental history/historic context (if appropriate)

****NOTE: The following history was compiled by John Killan, Manager, Dublin Main Street and Scott B. Thompson, President, Laurens County Historical Society, April, 1994. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.**

The area of the Dublin downtown business district was inhabited by the Creek and Uchee Indians until the early 1700s. After that date the area served as hunting grounds for the Creeks and as a river crossing. A small settlement, known as Sandbar, grew up along the side of the Oconee River at this point. In 1803, the State of Georgia acquired the property from the Creek Indians. The land was originally laid out as Wilkinson County. In 1807, Laurens County was created by the State of

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

Georgia. The original county seat of Sumpterville was about six miles to the west on Rocky Creek. Laurens County lost most of its land to Telfair and Pulaski Counties but later obtained land on the east side of the Oconee River. A commission was formed to find a suitable location for the county seat and they selected the present location, opposite the town of Sandbar, which had previously been in Montgomery County. Dublin was founded in 1811 as the county seat and incorporated a year later.

All of the land in the proposed district was originally owned by Joseph Hill and Jonathan Sawyer. Hill sold his lands to the commissioners and Sawyer developed his lands privately. Dublin became a main river port on the Oconee because it was the largest town at the upper limits of navigation. Cotton, corn, and timber were grown and shipped from the river port of Dublin. When the State of Georgia acquired most of southwestern, western, and northern Georgia in the 1820s, settlers bypassed this area for the new lands. The town then became an agricultural town with very little other kinds of commerce.

Shortly after the end of the Civil War, Dublin began to grow. The Dublin Manufacturing Company, the first true industry established in the area, was incorporated in 1868. Colonel John M. Stubbs and Captain R.C. Henry began steamboat operations in the late 1870s north to the Central Railroad and south to the Altamaha River. Col. Stubbs published the first newspaper in 1878. During that time the business district was lined with wooden buildings along West Jackson Street and South Jefferson Street. In 1885 nearly all of the central business district was destroyed by fire.

In 1891, three factors ignited the rapid growth of the downtown business district and the surrounding area: a concrete public bridge was completed and two railroads, the Wrightsville and Tennille and the Macon, Dublin, and Savannah, reached Dublin. The coming of the railroads allowed the farmers of the community a market for their cotton to the northeast and Europe. A major cotton compress, which is still extant outside of the historic district, was opened in 1895. Support business and industries soon followed; the first banks were chartered in the late 1890s. A large cotton mill and furniture factory were established on the fringes of the town. Numerous other agricultural and timber industries continued to attract people to Dublin. The rapid growth in Dublin brought about the need for public utilities. Electrical, telephone, water, and sewer lines were laid out around the turn of the century.

Dublin grew to be the sixth largest city in Georgia in 1900. The citizens of the community saw a great need for education and culture in Dublin. The first step was a large modern brick school, now City Hall and located southwest of the district, which was built in 1902. A few years later a large opera house and auditorium was constructed on the southwest corner of South Monroe Street and West Madison Street, but was destroyed by fire around 1913. The Carnegie Library was built in 1904 through a grant from Andrew Carnegie. The building, which is listed in the National Register of Historic Places, is now occupied by the Dublin-Laurens Museum. It was restored by the Laurens County Historical Society in the 1970s. Christ Episcopal Church, the oldest wooden church in Dublin and oldest public building used for its original purpose, was constructed in 1898. Movie theaters flourished ever since their inception in 1905. At times there were as many as six theaters along Jackson Street, however only the Martin Theater remains intact, although three contributing

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

properties once housed movie theaters.

By the end of the first decade of the 20th century, Dublin's growth was at its peak. Most of the proposed district was developed with commercial buildings in all but the western section of the district. The coming of the automobile caused many changes in the town. The main streets were paved with brick, and buggy and wagon companies were replaced with no less than ten automobile dealers. By 1912, the cotton market was at its peak when Laurens County produced the most cotton ever produced by a county in Georgia. That year saw the erection of the seven-story First National Bank Building on South Jefferson Street. The building, originally planned to accommodate three additional floors, was the center of professional and economic activity in the area.

By 1916, the boll weevil began to spread northward from South Georgia. Dublin and Laurens County heavily relied on cotton. A series of catastrophic events led to the downfall of the cotton market. Farmers tried to diversify by raising swine and shipping them to market in Moultrie. The people of Dublin had moderate success in other ventures, but had extreme difficulty in overcoming the boll weevil, the influenza epidemic, and a small migration to larger cities after World War I.

During the twenties Dublin was in various stages of economic depression. The latter years saw the failure of all banks in Dublin, the powerful First National Bank was the last to close. There was very little new construction during the decade. The Fred Roberts Hotel, recently renovated into a senior citizens activity center, was built under the sponsorship of the Chamber of Commerce in 1926.

Despite the economic conditions the people of Dublin persevered. The Citizens and Southern Bank reestablished the banking system in the late twenties and moved into the former First National Bank Building in the early 1930s. Businesses gradually came back into the area. By the end of the 1930s the downtown area again was thriving. Economic growth did not resume until after the World War II. The Naval Hospital (outside the district), built in 1943, brought many new jobs to the area that led to renewal of the downtown.

Beginning in the 1950s property owners and developers began to modernize buildings and in many cases destroyed buildings in preference to modern structures. The county courthouse was demolished in 1962 mainly due to monetary and political pressures. The half-century old city hall was demolished for additional courthouse parking. Many property owners covered storefronts with stucco, metal, and paint. Most of the last remaining residential properties were taken over by commercial developers during the 1960s. This process continued until the Downtown Development Authority was created in the mid 1980s. Tax advantages encouraged the restoration of older buildings and relocation of businesses to the downtown area. In 1990 Main Street Dublin was created to encourage economic development and historic preservation in the downtown business district.

9. Major Bibliographic References

Killan, John and Scott B. Thompson. Historic District Information Form. April, 1994. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia. With Supplemental Information.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York, NY: Alfred A. Knopf, Inc., 1984.

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 Carnegie Library
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

Primary location of additional data:

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

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

10. Geographical Data

Acreage of Property 32 acres

UTM References

A)	Zone 17	Easting 321371	Northing 3601823
B)	Zone 17	Easting 321371	Northing 3601346
C)	Zone 17	Easting 320759	Northing 3601370
D)	Zone 17	Easting 320761	Northing 3601835

Verbal Boundary Description

The boundary of the proposed historic district is indicated on the attached map by a heavy black line.

Boundary Justification

The boundary of the proposed historic district includes the historic, intact, and contiguous resources in the commercial core of Dublin.

11. Form Prepared By

State Historic Preservation Office

name/title Holly L. Anderson, National Register Historian
organization Historic Preservation Division, Georgia Department of Natural Resources
mailing address 156 Trinity Avenue, S.W., Suite 101
city or town Atlanta **state** Georgia **zip code** 30303
telephone (404) 656-2840 **date** March 20, 2002
e-mail holly_anderson@mail.dnr.state.ga.us

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

name/title John Killan, Manager
organization Main Street Dublin
mailing address P.O. Box 969
city or town Dublin **state** Georgia **zip code** 31040
telephone (478)277-3733
e-mail

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

name/title Scott B. Thompson, Sr., President
organization Laurens County Historical Society
mailing address P.O. Box 1586
city or town Dublin **state** Georgia **zip code** 31040
telephone (478)272-4460
e-mail

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

Property Owner or Contact Information

name (property owner or contact person) Kathy Jones, Manager
organization (if applicable) Main Street Dublin
mailing address P.O. Box 969
city or town Dublin **state** Georgia **zip code** 31040
e-mail (optional)

National Register of Historic Places **Continuation Sheet**

Photographs

Name of Property: Dublin Commercial Historic District
City or Vicinity: Dublin
County: Laurens
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: August, 2001

Description of Photograph(s):

Number of photographs: 28

1. Jackson Avenue; photographer facing west.
2. Courthouse square; photographer facing southwest.
3. Laurens County Courthouse; photographer facing northeast.
4. East Jackson Avenue; photographer facing south.
5. Federal Building and United States Courthouse; photographer facing west.
6. Corner of Franklin Street and East Jackson Avenue; photographer facing south.
7. Alley off Franklin Street; photographer facing west.
8. Corner of Franklin Street and Madison Street; photographer facing west.
9. Madison Street; photographer facing west.
10. South Jefferson Street; photographer facing north.
11. South Jefferson Street; photographer facing south.
12. United States Post Office; photographer facing southwest.
13. South Jefferson Street; photographer facing northwest.
14. First National Bank; photographer facing west.
15. West Madison Street; photographer facing west.
16. Lawrence Street; photographer facing northwest.

National Register of Historic Places **Continuation Sheet**

Photographs

17. Intersection of West Madison Street, Lawrence Street, and Telfair Street; photographer facing southwest.
18. Telfair Avenue; photographer facing north.
19. Monroe Street; photographer facing northwest.
20. Monroe Street; photographer facing southeast.
21. West Madison Street; photographer west.
22. Corner of Monroe Street and West Madison Street; photographer facing northwest.
23. West Jackson Street; photographer facing west.
24. Corner of West Jackson Street and Lawrence Street; photographer facing northwest.
25. West Jackson Street; photographer facing west.
26. Fred Roberts Hotel; photographer facing west.
27. Confederate monument and Martin Theater; photographer facing southwest.
28. Carnegie Library and Christ Episcopal Church; photographer facing southwest.

(HPD WORD form version 11-03-01)