A HISTORIC RESOURCES SURVEY OF CARROLLTON – PHASE I

DOWNTOWN, IN-TOWN SOUTH, & MAPLE STREET NEIGHBORHOODS
CARROLLTON, CARROLL COUNTY, GEORGIA
SEPTEMBER 2015 – APRIL 2016

HISTORY INCORPORATED

Prepared For:
The City of Carrollton
Carroll County, Georgia

Prepared By
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HISTORIC PRESERVATION • HISTORY • ARCHAEOLOGY • ARCHITECTURAL HISTORY
LANDSCAPE ARCHITECTURE • ENVIRONMENTAL ASSESSMENT

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EXECUTIVE SUMMARY

This historic resources report was conducted as part of an effort to identify and survey all properties 40 years old or older located within the Carrollton Downtown Historic District, the In-Town South Local Historic District, and the Maple Street Neighborhood in Carrollton, Carroll County, Georgia. The survey also includes two properties that are adjacent to, but not within, the Carrollton Downtown Historic District (*see* "Project Description" for further information). The In-Town South local historic district includes the entirety of the South Carrollton Residential Historic District, which was listed on the National Register in 1984. The primary objectives of the intensive-level survey include the survey of the three aforementioned neighborhoods, with specific goals within each individual neighborhood. The project goals associated with the Carrollton Downtown Historic District (listed on the National Register of Historic Places) include recommendations regarding local historic district designation. For the In-Town South locally-designated historic district, character-defining features were identified for a proposed update to the city's design guidelines. The scope of work for the Maple Street neighborhood includes a delineation of boundaries for a potential local historic district, and recommendations for the local district designation.

Collectively, the three survey areas contain an impressive collection of residential, commercial, religious, and public architecture reminiscent of a period of great prosperity of the City of Carrollton during the late-19th and early-20th century. The wide array of residential types and styles reflects Georgia and national trends in middle- and upper-class housing.

A detailed inventory for each of the three survey areas is included in the Appendices. The inventory resulting from this project includes a total of 244 line items. This number accounts for all standing structures, vacant parcels and parking lots (total of 12), four (4) above-ground parking garages, as well as previously identified buildings that are no longer extant.[1] The inclusion of all of the above on the inventory was done so in order to provide a thorough account of each survey area, including noting the loss of historic resources, and the potential for contemporary development on vacant parcels and parking lots for future planning efforts. Excluding vacant lots and parking lots, during the course of this project, a total of 231 resources were surveyed. This number encompasses all built resources, including the parking garages (4) that are intrusive contemporary structures within the survey area. One resource (GNAHRGIS 252047) occurs in both the Carrollton Downtown Historic District and the In-Town South Historic District, and is thus documented twice (one on each inventory), bringing the total number of surveyed resources to 231.[2] Two hundred and five (205) of the 231 resources were identified as being 40 years of age or older and were assigned a Georgia's Natural, Archaeological, and Historic Resources Geographic Information System ("GNAHRGIS") number.

[1] For purposes of this project, the In-Town South Historic District inventory does not include vacant lots, destroyed resources, or contemporary parking lots.
[2] 244 line items – 12 vacant lots/parking – one occurrence of GNAHRGIS 252047 = 231 total surveyed resources

As a result of the intensive-level survey, it is recommended the entirety of the National Register-listed Carrollton Downtown Historic District be considered for local designation in order to preserve the integrity of its historic character and resources, and to appropriately guide future development. It is recommended that a portion of the Maple Street survey area also be considered for local designation. The current locally-designated In-Town South Historic District appears to remain relatively unaltered since the 1989 draft Design Guidelines were prepared. Character-defining features of the neighborhood are noted in this report and taken into consideration when making recommendations for an updated Design Guidelines.

It is further recommended that a portion of the Maple Street survey area be considered for inclusion on the National Register as a historic district significant for the late-19th century development and expansion of the City of Carrollton, as well as for its collection of impressive high-style residential architecture.

A number of community landmark buildings determined to be individually eligible for the National Register based solely on exterior observations were identified and are listed in Chapter V. It is recommended that additional research and interior observations of each potentially eligible resource be conducted to formally determine its National Register eligibility.

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I. PROJECT DESCRIPTION

This historic resource report is the result of an intensive-level survey in the City of Carrollton, Carroll County, Georgia, and conducted as part of an effort to identify and document resources located within the Carrollton Downtown Historic District, the In-Town South Local Historic District, and the Maple Street neighborhood. This publication has been financed in part by funds from the National Park Service, U.S. Department of the Interior, through the Historic Preservation Division of the Georgia Department of Natural Resources and sponsored by the City of Carrollton. This publication is compliant with all applicable Federal and State laws, rules, and regulations.

The documentation of historic resources plays an important role in community planning and the continued preservation of the architectural heritage of Carrollton. In order to generate a comprehensive inventory of historic resources in the three aforementioned areas, the 2015-2016 survey project includes a number of objectives:

1) to identify, record, and photograph all resources forty (40) years old or older within the survey boundaries.
2) to make recommendations regarding local historic district designation for the Downtown Historic District
3) to identify notable character-defining characteristics within the In-Town South Local Historic District that should be accounted for in the city's proposed update to its design guidelines for the district
4) to delineate the boundaries of a potential local historic district in the Maple Street neighborhood, and to make recommendations regarding local historic district designation for the area

The analysis and evaluation of information obtained during the survey will contribute not only to Carrollton's impressive inventory of historic resources, but will benefit future planning and management projects for the preservation of the City's unique historic sense of place.

The survey area encompasses three different neighborhoods: 1) the Carrollton Downtown Historic District, listed on the National Register in 2007, and two properties adjacent to the district; 2) locally designated in 1984, the majority of the In-Town South Historic District is occupied by the NR-listed South Carrollton Residential Historic District (listed 1984); and 3) the Maple Street neighborhood. Figures 1 through 5 show the boundaries of each survey area.[3]

A total of 244 line items are documented on the inventory. This number accounts for all standing structures (including above-ground parking garages), vacant parcels and parking lots (total of 12), as

[3] The Downtown Historic District and the Maple Street Survey Areas are slightly larger than the preliminary boundaries provided by the City. Additional properties along the periphery were surveyed to provide a thorough analysis of each area.

well as previously identified buildings that are no longer extant.[4] The inclusion of all of the above on the inventory was done so in order to provide a thorough account of each survey area, including noting the loss of historic resources, and the potential for contemporary development on vacant parcels and parking lots. During the course of this project, a total of 231 resources were documented. This number encompasses all built structures within the survey area, including buildings, parks, and above-ground parking garages (total 4), which are intrusive contemporary structures. One resource (GNAHRGIS 252047) occurs in both the Carrollton Downtown Historic District and the In-Town South Historic District.[5] Two hundred and five (205) of the 231 resources were identified as being 40 years of age or older and were assigned a Georgia's Natural, Archaeological, and Historic Resources Geographic Information System ("GNAHRGIS") number.

The Carrollton Downtown Historic District Survey Area consists of commercial, civic, and industrial properties surrounding the original courthouse square. It is roughly bounded on the north by Johnson Avenue, East Ward Street, and Old City Hall Avenue (moving from west to east); bounded on the east by Dixie Street; bounded on the south by West Avenue, Mill Street, and Lee Street; and bounded on the west by Maple Street and North Cliff Street.

The In-Town South Historic District consists of residential properties located immediately southeast of the downtown area. It is roughly bounded on the northwest by the southeastern boundaries of the Downtown District; bounded on the north by West Avenue; on the east by the rear property lines of properties fronting West Avenue, Dixie Street, Austin Avenue, and Clifton Terrace; roughly bounded on the south by the rear property lines of properties fronting Harmon Avenue, History Drive, Lee Street, and Minden Place; and bounded on the west by Bradley Street and Tanner Street. Figure 3 identifies the boundaries of the In-Town South Historic District, as well as the National Register boundaries of the South Carrollton Residential Historic District.

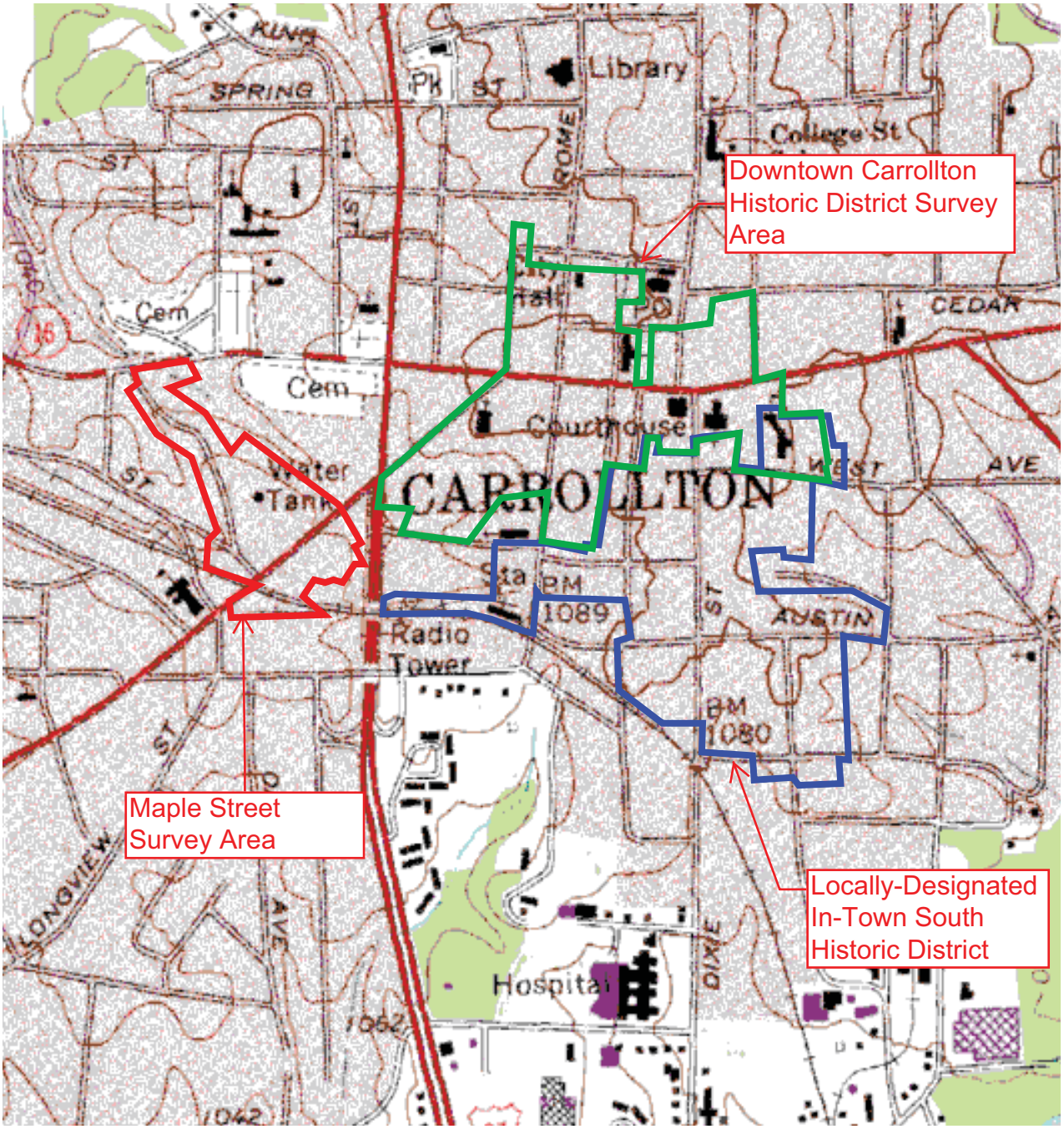
The Maple Street neighborhood's survey area ("Maple Street Survey Area") boundaries are defined by Maple Street, southwest of the downtown area, and several resources fronting Watson Street. This neighborhood consists of a mix of residential, commercial, and industrial resources.

The intensive-level field survey was conducted by History, Incorporated in September of 2015. Secretary of Interior-Qualified Architectural Historians, Jaime L. Destefano and Lindsay L. Crockett conducted all phases of this project. High-quality digital photographs of each resource were taken during the field survey. For each surveyed resource (40 years old or older), History, Incorporated entered data and uploaded a minimum of two photographs into Georgia's NAHRGIS online database. Appendices A, B, and C includes a detailed inventory of each of the three survey areas. At a minimum, the inventory lists each address, parcel, or resource, assigned GNAHRGIS number, if applicable, date of construction, function, building type, and architectural style. A large-scale map of each survey area

[4] For purposes of this project, the In-Town South Historic District inventory does not include vacant lots, destroyed resources, or contemporary parking lots.
[5] 244 line items – 12 vacant lots/parking lots – one occurrence of GNAHRGIS 252047 = 231 surveyed resources

(1”=200’) supplements this report. Each map is on file with the Georgia Historic Preservation Division (HPD) and the Carrollton City Hall Planning Office.

The result of this project is the completion of data entry for the 205 surveyed resources (40 years old or older) in GNAHRGIS, a 1”=200’ survey map for each survey area, and this cultural resource report. A detailed inventory of each survey area is also a product of this project and provided in Appendices A, B, and C. A hard copy of the above documentation, as well as a digital copy on CD, are on file with HPD.



Source: USGS Topographic Map, 7.5 Minute Series, Carrollton, GA (1973, Photo Revised 1982)

Carrollton Historic Resources Survey—Phase I

Carrollton , Carroll County, Georgia

Figure 1: USGS Topographic Map Showing Boundaries of Three Survey Areas

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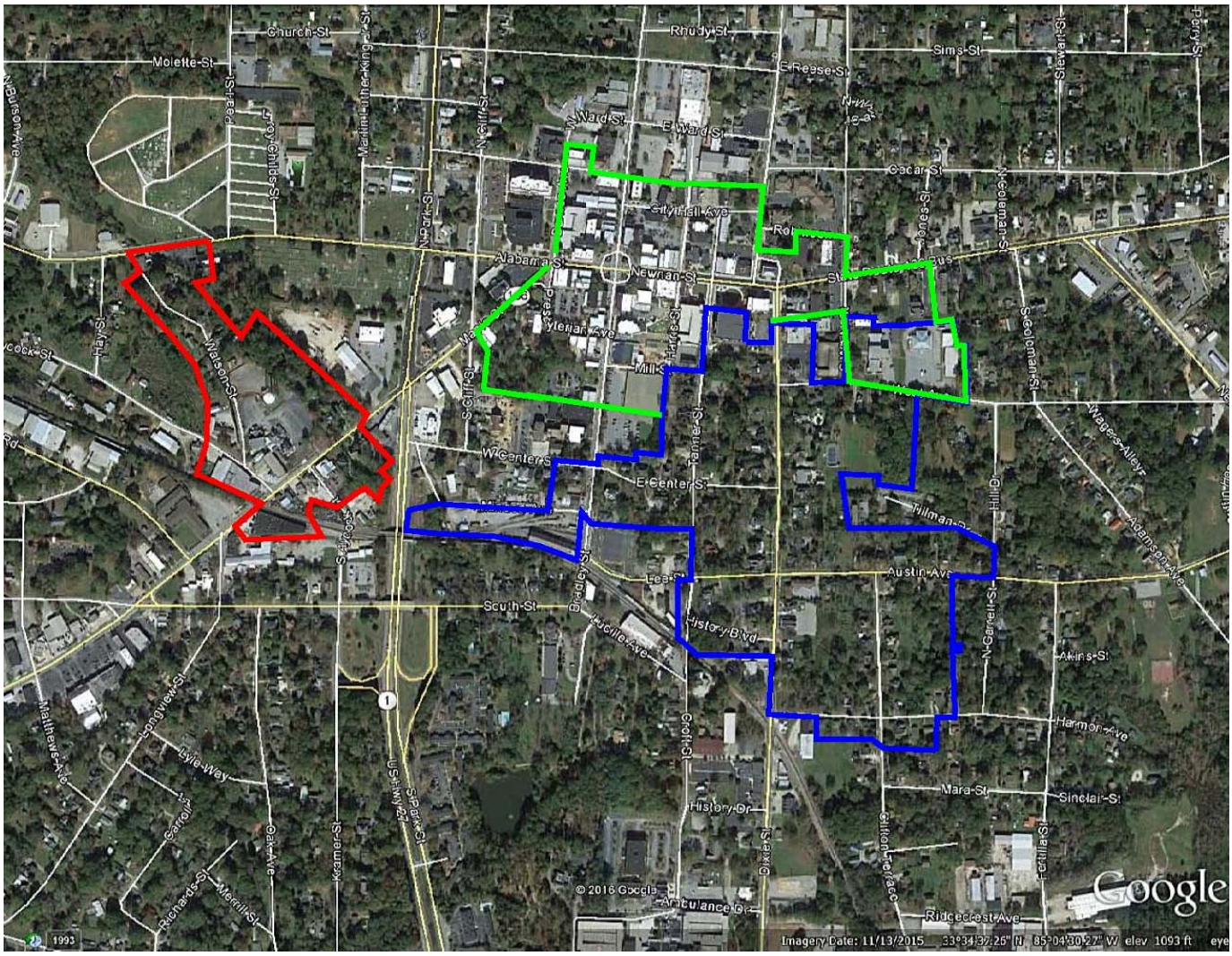
History, Inc. Project R1183



Source: Google Earth Aerial Photography

Carrollton Historic Resources Survey—Phase I

Carrollton, Carroll County, Georgia

Figure 2: 2015 Google Earth Aerial Photograph Showing Approximate Survey Area Boundaries

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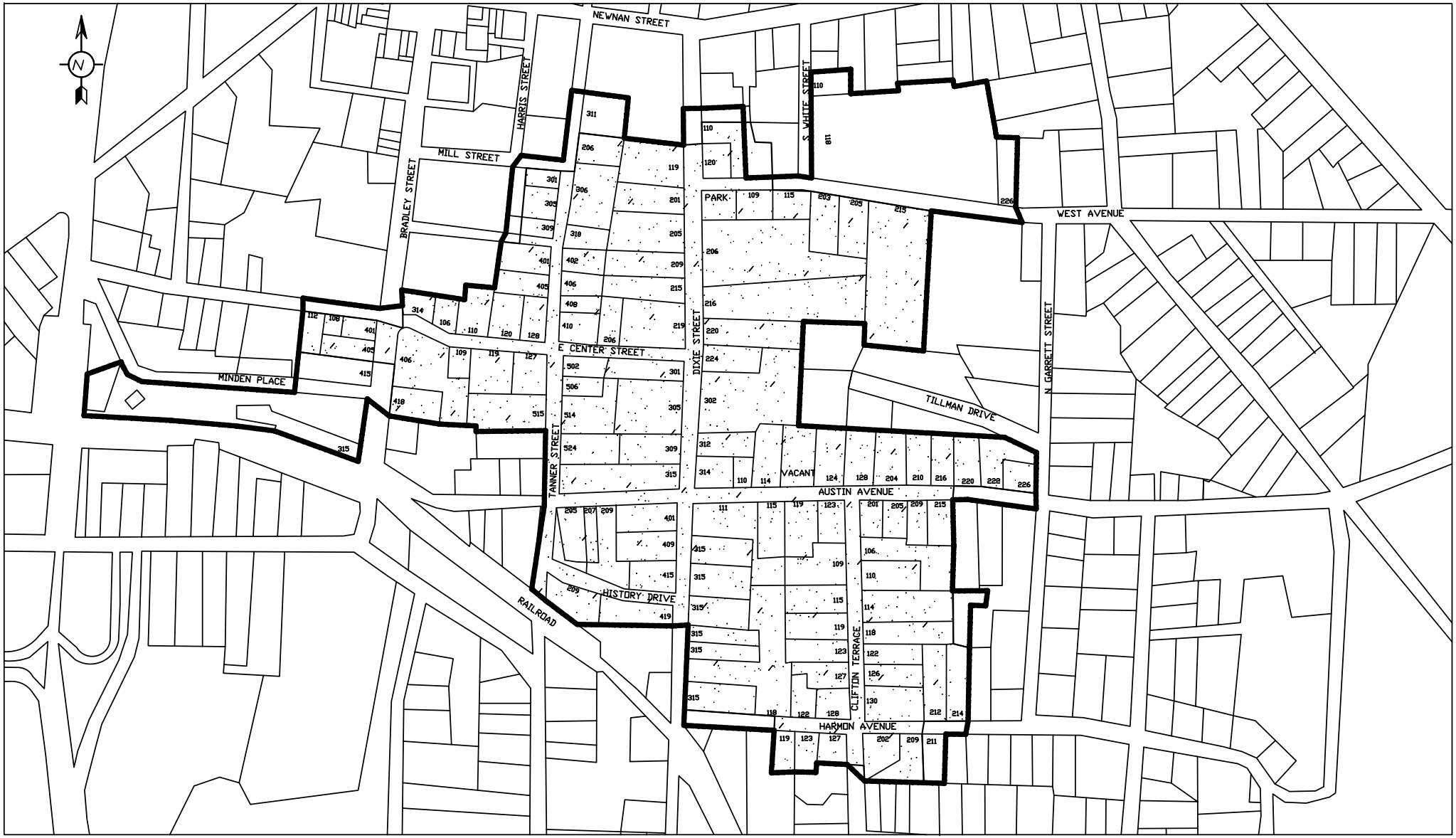
History, Inc. Project R1183



LEGEND	
V	VACANT LOT
001	ADDRESS
——	PARCEL BOUNDARY
▬▬	EXISTING LOCAL DISTRICT AND SURVEY AREA
▩	NR BOUNDARY

0' —— 200'

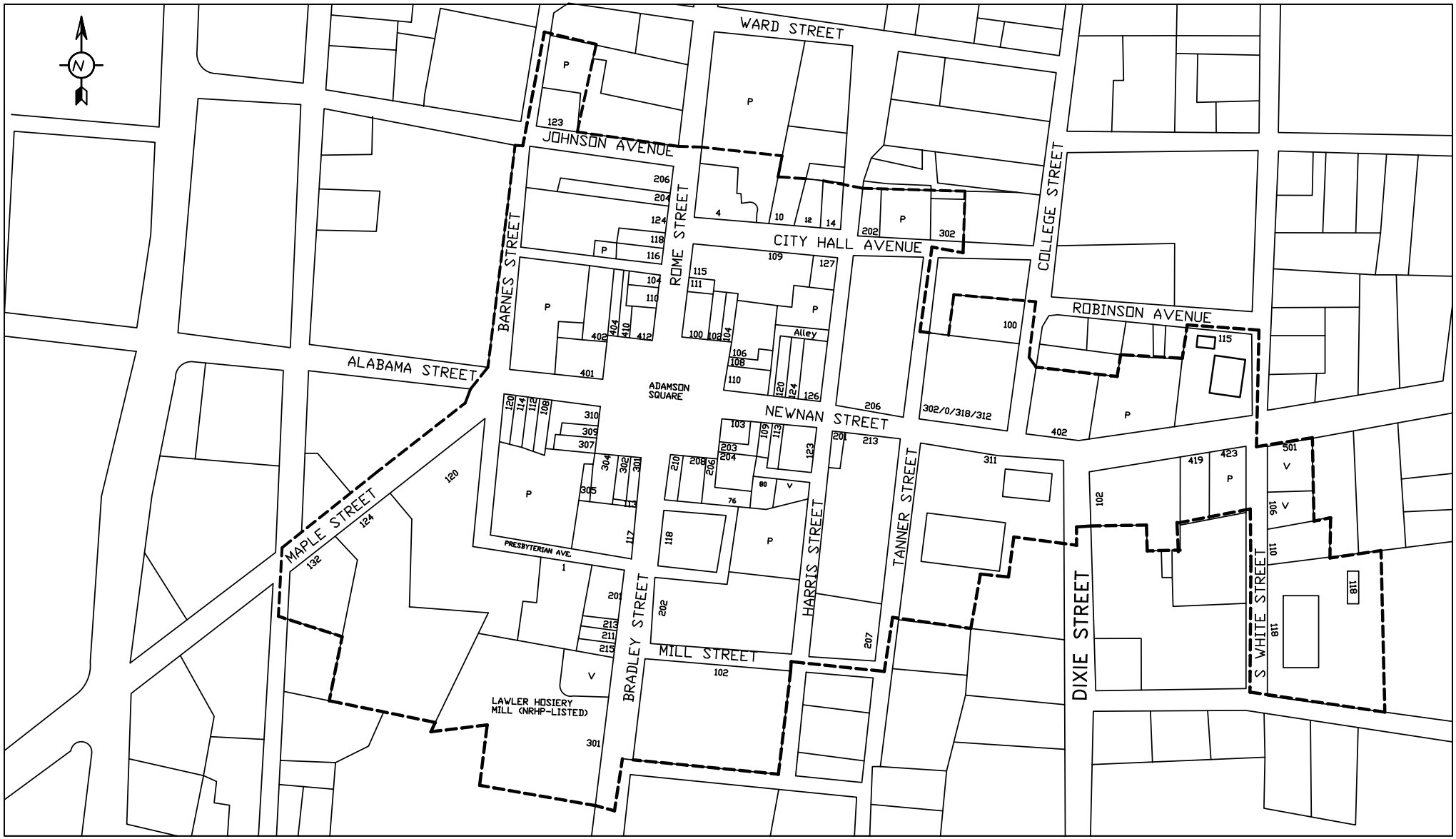
IN–TOWN SOUTH HISTORIC DISTRICT
CARROLLTON, CARROLL COUNTY, GEORGIA

HISTORIC RESOURCES SURVEY MAP
SEPTEMBER 2015 – APRIL 2016

Drawn By: Jaime L. Destefano, History, Inc.
Base Map: Carroll County GIS Parcel Maps

FIGURE 3

HISTORY INCORPORATED



LEGEND	
V	VACANT LOT
P	PARKING LOT
001	ADDRESS
------	SURVEY AREA BOUNDARIES
——	PARCEL BOUNDARY

0' —— 200'

CARROLLTON DOWNTOWN HISTORIC DISTRICT SURVEY AREA

CARROLLTON, CARROLL COUNTY, GEORGIA

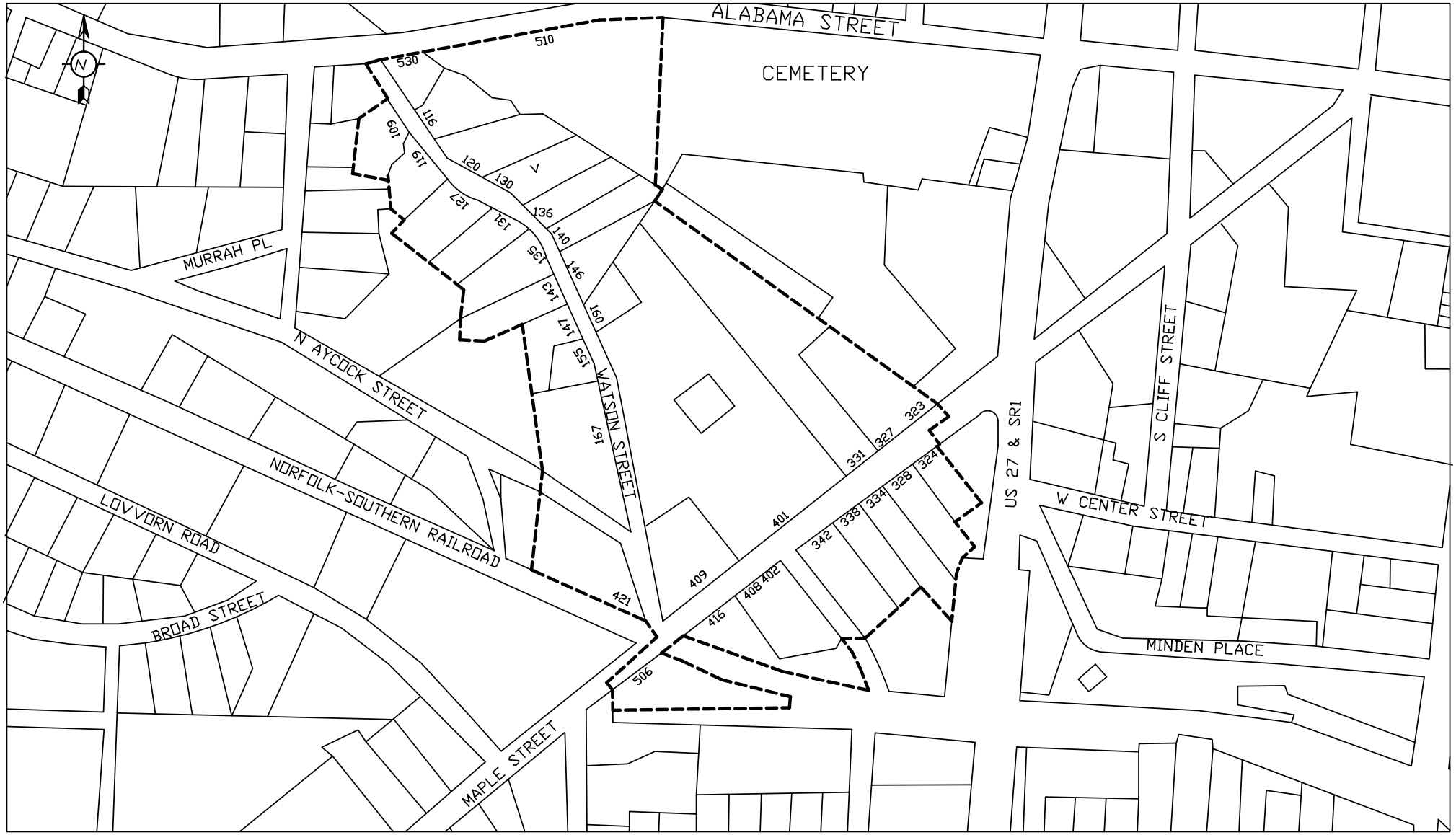
HISTORIC RESOURCES SURVEY MAP

SEPTEMBER 2015 – APRIL 2016

Drawn By: Jaime L. Destefano, History, Inc.
Base Map: Carroll County GIS Parcel Maps

FIGURE 4

HISTORY INCORPORATED



LEGEND

001 ADDRESS

SURVEY AREA

PARCEL BOUNDARY

0' 250'

Drawn By: Jaime L. Destefano, History, Inc.

MAPLE STREET SURVEY AREA

HISTORIC RESOURCES SURVEY MAP
SEPTEMBER 2015 – APRIL 2016

FIGURE 5

HISTORY INCORPORATED

II. PREVIOUS PRESERVATION PROJECTS ASSOCIATED WITH THE SURVEY AREA

Several individually-listed National Register of Historic Places (NRHP) properties are located within the survey area. The United States Post Office, located at 402 Newnan Street (GNAHRGIS 250889), was nominated to the NRHP in 1983. The present-day County courthouse was listed in 1980 (GNAHRGIS 251547), and the Lawler Hosiery Mill, located at 301 Bradley Street (GNAHRGIS 250897), was listed in 2004. The Mill was rehabilitated as loft apartments in the late 1990s and certified by the Technical Preservation Services Branch of the National Park Service in 2002. With the exception of the mill, all individually-listed National Register properties are located within the Carrollton Downtown Historic District Survey Area.

The Carrollton Downtown Historic District was listed on the National Register in May of 2007. It is listed as significant in the areas of architecture, commerce, community planning and development, and politics and government. In the nomination, seventy-two buildings, one structure, and one object are listed as contributing to the district, with twenty-nine non-contributing resources. Written to contemporary standards for National Register nominations, this nomination contains a detailed and coherent narrative of Carrollton's history and the evolution of its downtown.

The South Carrollton Residential Historic District is a National Register-listed district that makes up the majority of the locally-designated In-Town South Historic District. Roughly bounded by Harmon and West Avenues; Bradley, Mill, and Garret Streets; and Tillman and Hill Drives, the South Carrollton Residential Historic District was listed on the National Register in 1984.

Recognizing the impact historic preservation has on growth management, the Carrollton Historic Preservation Commission was created in 1987. Because a National Register nomination is an honorary designation that does not have the authority to implement design guidelines and guide future development, the establishment of a locally-designated historic district for In-Town South Historic District, encompassing the South Carrollton Residential Historic District, allows the City of Carrollton to enforce such regulations. As such, the In-Town South Historic District received local designation status shortly following the creation of the preservation commission.

In 1989, Maurie Van Buren and Max Movsovitz, representing Historic Preservation Consulting of Atlanta, Georgia, were hired by the City of Carrollton's Historic Preservation Commission to complete an in-depth survey of "pre-World War II structures in Carrollton." This survey was funded through a matching grant for Certified Local Governments from the Historic Preservation Division of the Georgia Department of Natural Resources. The project included a full survey of nine districts (including the Downtown Commercial, In-Town South, and Maple Street), with approximately 550 survey forms completed. That same year, Maurie Van Buren created a handbook of Design Review Guidelines for the locally-designated In-Town South Historic District. The guidelines serve as both an educational tool for property owners and developers, and an identification of the character-defining features that contribute to the overall historic fabric of the neighborhood.

The Carrollton Main Street Program was established in 1985 as a non-profit organization whose mission is to promote, support and revitalize Historic Adamson Square. It received National Accreditation in 2012. The Carrollton Main Street District encompasses the majority of the Carrollton Downtown Historic District, as well as the locally-designated In-Town South Historic District (Figure 6). Among the many preservation initiatives of the Main Street Program is the Downtown Beautification Grant Program. The purpose of the Main Street Downtown Beautification Program is to "stimulate downtown development, improve the visual image of properties and generate pride in the community."[6]

Collaboration between the City, the Historic Preservation Commission, the Main Street Program, and the local community has had a tremendous impact on the revitalization and preservation of the City's historic resources and neighborhoods. This present survey is one such effort to document and re-evaluate three historic areas of the City.

[6] Carrollton Main Street Program. "Downtown Beautification Grant," http://www.carrolltonmainstreet.com/downtown-beautification-grant/ ; accessed 12 April 2016.

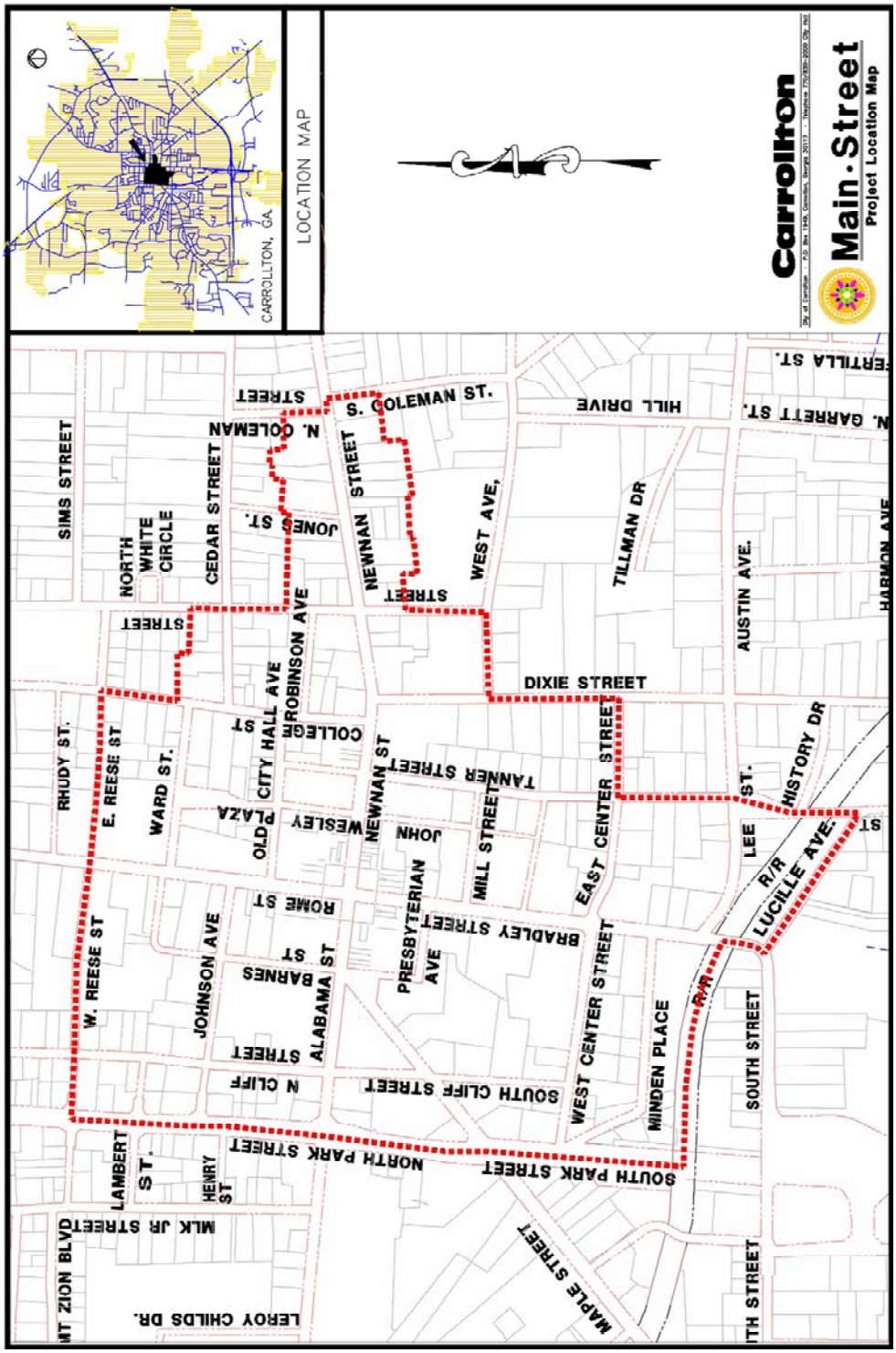


Figure 6. Map of the Carrollton Main Street District Boundaries, nd
Source: Carrollton Main Street

III. SURVEY METHODOLOGY

Prior to the field survey, History, Incorporated arranged a meeting with the City of Carrollton to discuss the goals of the project and to address any questions or concerns regarding the objectives of the survey. The City provided History, Incorporated with a tremendous amount of existing documentation pertaining to the survey areas, including published books and the original inventory forms from the 1989 survey completed by Historic Preservation Consulting. History, Incorporated completed the "Carrollton Historic Resources Survey – Phase I" in conformance with the procedures for intensive-level survey outlined in *National Register Bulletin 24: Guidelines for Local Survey: A Basis for Preservation Planning.* Compliance with the *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* and *Georgia Historic Resources Survey Manual* were also adhered to.

BACKGROUND RESEARCH REVIEW

Historical research is critical in understanding and interpreting the developmental history of the three survey areas. Research occurred prior to, and concurrently with the field survey. In doing so, the Project team not only gained a broader understanding of the project areas, but was able to incorporate the field and research data in order to develop a historic context, establish dates of construction, and interpret trends in development, where necessary.

Research pertaining to previous survey efforts, National Register listings, and local historic district designations within the project areas, was conducted at the City of Carrollton and through a review of GNAHRGIS, the National Register database, and Historic American Building Survey (HABS).

Considerable primary and secondary resources were reviewed which provided a wealth of background information contributing to the understanding of a historic context of the project area and its development. Research on the historical development of the three survey areas was conducted both locally and online by History, Incorporated. Georgia's NAHRGIS and various other online tools provided historical photographs, tax assessment records, city directories, building permits, and general local histories. Local and online repositories visited by History, Incorporated included the West Georgia Public Library, the Carroll County GIS and property records, Ancestry.com, and Sanborn Fire Insurance Maps (1885, 1890, 1895, 1900, 1905, 1911, and 1922) available through the Digital Archives of Georgia.

The majority of the Downtown Historic District Survey Area is documented on all of the Sanborn maps. A small portion of the In-Town South Historic District, particularly along Dixie Street, first appears on the 1895 Sanborn map. A small portion of the Maple Street Survey Area is identified on the 1905 Sanborn map. By the 1911 Sanborn, the majority of the survey area is documented, providing considerable information pertaining to the development patterns of the City, as well as the dates of construction of individual resources.

A review of the Downtown Carrollton Historic District and the South Carrollton Residential Historic District National Register nominations, current tax assessor records, and Sanborn maps reveal that the City of Carrollton experienced incremental growth consistent with small towns throughout the southeast, with a particular boom period during the late-19th century. The design and layout of the downtown square, and the surrounding residential neighborhoods reflect not only trends in the planning of a downtown district to serve as a County seat, and the subsequent urban residential expansion, but also demonstrate the rapid expansion and prosperity of the City throughout the late-19th and early-20th centuries.

FIELD SURVEY

History, Incorporated conducted an intensive-level field survey in September of 2015 utilizing current tax assessor maps provided by the City, previously documented survey forms of each resource (if available), National Register nominations, and equipped with a broader understanding of the unique developmental history of each survey area. Each survey area began with a general windshield survey to identify and note character-defining elements, as well as to observe frequently occurring contemporary alterations. The Maple Street Survey Area was surveyed first, followed by the In-Town South local district, and lastly the Downtown Historic District Survey Area.

Preliminary boundaries for the Maple Street Survey Area were provided in the City of Carrollton's Request for Proposals for this survey project. Following the windshield survey, it was determined that additional resources along the periphery would be included within the survey area in order to thoroughly document developmental patterns. The Maple Street Survey Area map (Figure 5) includes all resources within the survey area.

The In-Town South Historic District survey followed the boundaries of the locally-designated district, including the entirety of the NRHP-listed South Carrollton Residential Historic District. The survey team began along the railroad at Minden Place and worked eastward, street-by-street. In addition to documenting each individual resource, streetscape photographs were taken to capture trends in setback, landscaping, street design, etc.

The boundaries of the Downtown Historic District survey followed those outlined in the National Register nomination, plus the addition of two adjacent historic properties. In addition to documenting individual resources, the survey team photographed streetscapes, rear alleys of commercial buildings fronting the square, and areas of modern development.

Unless visibility was limited, a minimum of three, high-quality digital photographs were made of each resource (historic and non-historic). Architectural descriptions of prior surveys and National Register nominations were cross-checked during the field survey. Any changes or alterations since the prior survey were noted in the field.

Community landmark buildings were assessed in the field for individual National Register eligibility. Character-defining elements of each survey area, including architectural, landscaping, materials, and design were noted during the field survey.

SURVEY DOCUMENTATION

Upon completion of the field survey, and during the months of October 2015 through April 2016, field data for each resource 40 years old or older was entered into Georgia's Natural, Archaeological, and Historic Resources Geographic Information System (GNAHRGIS). Notable subsidiary buildings, such as carriage houses or barns, were recorded individually in GNAHRGIS. A minimum of two photographs were uploaded in GNAHRGIS for each resource, unless visibility of an individual resource was limited.

Chapters II-IV and the appendices include a general historical background of each survey area, architectural survey results, and a detailed assessment of historic resources located within each survey area. Chapter V includes an evaluation for a potential Maple Street local historic district; recommendations regarding local historic district designation for the Downtown Historic District; and recommendations for character-defining characteristics of the In-Town South Historic District to be accounted for in the proposed update to its Design Guidelines.

It should be noted that this historic resource survey report does not in any way change (municipality/county)'s existing individual property or historic district listings in the National Register of Historic Places. Any amendments to existing listings and/or the nomination of additional properties or districts, including those recommended herein, must be made through the National Register of Historic Places process according to 36 CFR 60, as amended.

A detailed inventory for each of the three survey areas is included in the Appendices. The inventory resulting from this project includes a total of 244 line items. This number accounts for all standing structures, vacant parcels and parking lots (total of 12), four (4) above-ground parking garages, as well as previously identified buildings that are no longer extant.[7] The inclusion of all of the above on the inventory was done so in order to provide a thorough account of each survey area, including noting the loss of historic resources, and the potential for contemporary development on vacant parcels and parking lots for future planning efforts. Excluding vacant lots and parking lots, during the course of this project, a total of 231 resources were surveyed. This number encompasses all built resources, including the parking garages (4) that are intrusive contemporary structures within the survey area. One resource (GNAHRGIS 252047) occurs in both the Carrollton Downtown Historic District and the In-Town South Historic District, and is thus documented twice (one on each inventory), bringing the total number of surveyed resources to 231.[8] Two hundred and five (205) of the 231 resources were

[7] For purposes of this project, the In-Town South Historic District inventory does not include vacant lots, destroyed resources, or contemporary parking lots.
[8] 244 inventory line items – 12 vacant lots/parking lots – one occurrence of GNAHRGIS 252047) = 231 surveyed resources

identified as being 40 years of age or older and were assigned a Georgia's Natural, Archaeological, and Historic Resources Geographic Information System ("GNAHRGIS") number.

III. HISTORICAL OVERVIEW

Carrollton was chosen as the seat of Carroll County in 1829, on "Lot Number 128," a parcel of county land surveyed in March of 1827. A survey was conducted the following January, and the present-day downtown area was laid out as a public square at the intersection of four streets oriented to the cardinal directions. Present-day Dixie Street and Lee Streets formed the eastern and southern edges of the city limits, with development radiating away from the public square. Lots were sold at public auction soon after, and the first buildings in Carrollton included the Carrollton Academy, a two-story frame building, and a jail made of hewn oak logs, which was moved from the previous seat of Carroll County. In 1830, a modest courthouse was constructed in the center of the public square.[9] Development in Carrollton during the early years of its settlement was slow, with less than a dozen houses and two stores built in town by 1837.[10] The First United Methodist Church built the first permanent church building in the town, followed by the First Baptist Church in 1851.

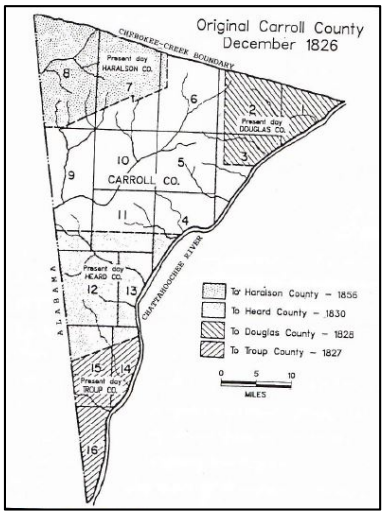


Figure 7. Original Survey of Carroll County, GA. Source: *At Home in Carrollton 1827-1994.*

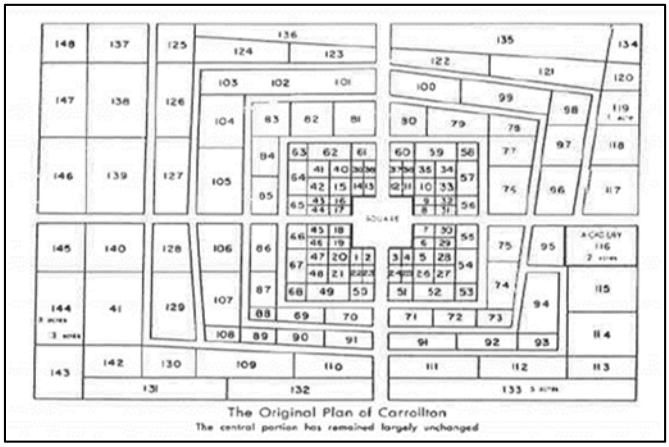


Figure 8. Original Plan of Carrollton. Source: 1988 *Design Review Guidelines for the South Carrollton Historic District.*

The downtown layout followed a traditional grid pattern surrounding a central public square (Figure 8). By 1854, the town limits extended 800 yards from the center of the square.[11] A new brick masonry courthouse (not extant) was constructed in the center of the square in 1857. By 1860, there were approximately forty-five residences and more than thirty non-residential buildings within the town limits. When the Civil War broke out, residents of Carrollton proved relatively indifferent to the issues of slavery and states' rights, with the Unionist agenda winning

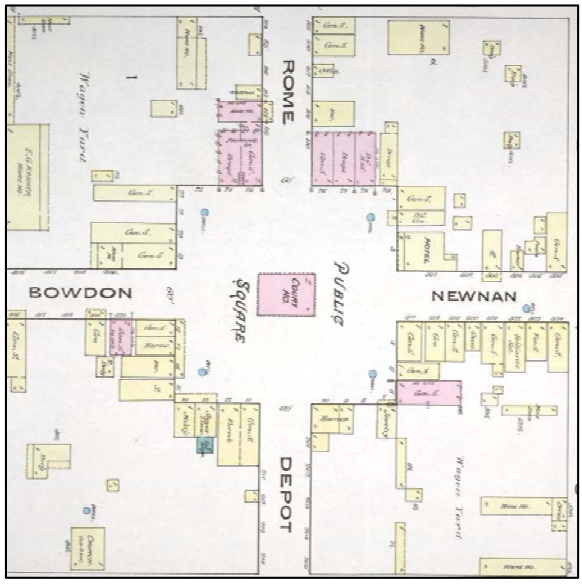
[9] Griffith, Ben. *At Home in Carrollton: A History Illustrated, 1827-1994.* Carrollton: Carroll County Historical Society, 1995.

[10] "Carrollton Downtown Historic District." NR# 07000378. *National Register of Historic Places.* U.S. Department of the Interior: National Park Service. May 1, 2007.

[11] "Carrollton Downtown Historic District." *National Register of Historic Places.* 2007. Page 13.

by a narrow margin in a January 1861 county convention.[12] The only Civil War fighting within Carroll County occurred at Moore's Bridge on the Chattahoochee River in July 1864. However, in April 1865, Union raiders, under General John T. Croxton, burned the northwest quadrant of the public square, and a number of commercial buildings located on Rome and Alabama streets were destroyed. Carrollton experienced additional challenges resulting from the Civil War including food shortage and a lack of a steady labor force due to the draft.

From 1865 to 1872, the Reconstruction period posed further challenges to Carrollton. Agriculture experienced a substantial decline in the number of cultivated acres, livestock and animals utilized. However, the arrival of the railroad in the early 1870s allowed Carrollton to gradually recover. In 1871, the Savannah, Griffin, and North Alabama Railroad was completed to Newnan, approximately twenty-two miles southeast of Carrollton. By early 1872, a site on South Street was selected for the new Carrollton Depot, and the rail line was extended into town. This connection facilitated travel to Atlanta and increased the available markets for agricultural products and manufactured goods. While trains did not travel to Carrollton until 1874, business boomed in anticipation of the railroad, and the number of residents in town reached 500.[13] In October 1872, Carrollton held its first city election, with a Carroll County newspaper established in January of the same year. [14]



Photograph 1. 1885 Sanborn Fire Insurance Map.
Source: Digital Archives of Georgia

During the 1880s and 1890s, Carrollton experienced a tremendous period of commercial and residential growth. The heart of downtown surrounded the courthouse centered within the square. The area hosted a general store, a hardware shop, a hotel, a grocery, and various mercantile shops. The square also included four water wells at its corners as shown on the 1885 Sanborn Fire Insurance Map ("Sanborn").

[12] Griffith, 1995. p. 27.
[13] "Carrollton Downtown Historic District." *National Register of Historic Places*. 2007. Page 14.
[14] Griffith, 1995. p. 32.

Photograph 2. A bird's eye view of Carrollton in 1909. Source: *At Home in Carrollton, 1827-1994.*

Carrollton's industry also prospered during the late nineteenth century. By 1890, the Carrollton Brick Company, a coal company, and a planing mill were producing the goods and services necessary to sustain the town's building boom. William C. and Dock New set up steam-powered grist and flour mills in a two-story brick building immediately in front of their blacksmith and wagon shops.[15]

A series of destructive fires in the late nineteenth century accompanied this period of growth. In 1889, the Carrollton city council passed an ordinance forbidding the new construction of wooden structures within the downtown core. In 1892, the first fire destroyed four warehouses and a residence at the southwest section of the public square, with a second in 1893 destroying 15 buildings along Newnan Street.[16]

The building boom occurring throughout the late-19th century propelled the installation of modern utilities to the City, and thereby, further promoting the growth of Carrollton. Telephone service was installed with the establishment of the Carrollton Telephone Company in 1892. The Carrollton Light and Power Company provided steam-powered electric light by 1890.[17] As industry and commercial services were made available, cultural opportunities began to arise. An opera house was constructed west of the public square at 108-120 Alabama Street (GNAHRGIS 250779-250781, and 250757) around 1890. The opera house operated until at least 1905 before transitioning into a printing office by 1911.[18] A large, state of the art post office was erected downtown at 402 Newnan Street in 1914 (GNAHRGIS 250889), resulting in the closure of a number of small rural post offices.[19] Fraternal

[15] Griffith, 1995. p. 36.
[16] "Carrollton Downtown Historic District." *National Register of Historic Places.* 2007. Page 15.
[17] Griffith, 1995. p. 36.
[18] "Carrollton Downtown Historic District." *National Register of Historic Places.* 2007. Page 16.
[19] "United States Post Office." *National Register of Historic Places.* NR# 83000185. U.S. Department of the Interior: National Park Service. April 18, 1983.

organizations, such as the Masons and the Elks Club, also met in various spaces throughout downtown Carrollton, oftentimes on the second floor of existing commercial buildings.

The United States' entry into World War I served as a brief pause for the steady commercial and residential construction projects in Carrollton. The boll weevil's arrival to Carroll County in 1917 also accompanied the financial hardships of war, and a period of decline in the region's cotton economy began. Carroll County's largest crop in 1914 was cut in half by 1921. Though successful boll weevil control was developed by 1926, farmers in Carrollton were challenged by falling prices of cotton and the introduction of synthetic fibers.[20] The nationwide agricultural depression of the 1920s combined with the regional cotton crisis to further challenge Carrollton's farming industry, followed by the Great Depression resulted in the city's relatively stagnant economy during the 1920s and 1930s. During World War I, four banks provided services to the town of Carrollton, but the Peoples Bank of Carrollton was the sole survivor of the Great Depression. Few commercial or residential buildings were constructed between World Wars I and II, and the downtown area did not undergo any substantial changes until the years following World War II.

In the latter half of the twentieth century, Carrollton experienced another period of growth. In 1936, the Rural Electrification Agency began lending money to organizations who would extend power lines to isolated areas, and a Carrollton-based organization was one of the first to apply. By August of 1937, approximately 350 families in more rural areas of Carroll County had electricity.[21] Carrollton also began to benefit from government-created welfare programs. West Georgia College replaced the A&M School in 1933, and the Tanner Memorial Hospital was completed in 1949.[22] Both institutions not only provided important services to residents of Carrollton and the surrounding county, but they also created numerous well-paying jobs. Although post-World War II economic expansion returned Carrollton to a state of prosperity, a dramatic shift in American lifestyle values led to a decline in the downtown area. An increase in ownership of personal automobiles accompanied the discontinuation of passenger railroad service into Carrollton, and retail establishments moved away from downtown into strip-mall style buildings along highways.

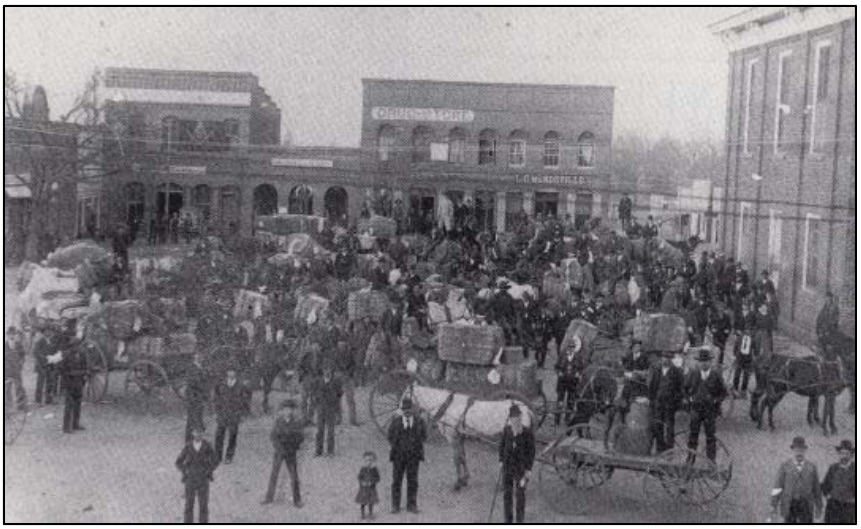
The following sections will provide an exploration of public, religious, commercial, residential, and industrial development within the three survey areas for Phase I of Carrollton's historic resources survey. These individual areas, or neighborhoods, reflect both the periods of expansion and economic challenges that occurred throughout Carrollton's rich and varied history. A thorough understanding of the physical manifestations of the city's history can only encourage future growth in the area.

COMMERCIAL AND INDUSTRIAL DEVELOPMENT WITHIN THE DOWNTOWN DISTRICT

Carrollton's public square and surrounding downtown area form the core of the town's historic, commercial, and social development. The history of Carrollton and its original environs are entirely intertwined; therefore, the narrative of the Downtown District's evolution is explored thoroughly in

[20] Griffith, 1995. p. 94.
[21] Griffith, 1995. p. 134.
[22] "Carrollton Downtown Historic District." *National Register of Historic Places.* 2007. Page 21.

the above discussion of Carrollton's historic context. However, to further understand the area, it is necessary to explore the specifics of some original buildings that surround the public square.



Photograph 3. Downtown Carrollton in the early 1900s, with the first brick store building visible. Source: *At Home in Carrollton, 1827-1994.*

The first brick store building in Carrollton was constructed from 1872-3, located at present-day 412 Adamson Square (GNAHRGIS 250939). The store was purchased and operated by L.C. Mandeville, a Carrollton resident who sold cotton and basic merchandise until 1895.[23] The building has served as a drug store, a grocery, a jewelry store, and various other specialty shops. Other than this outlier, the earliest group of commercial buildings in the Downtown District date to the 1880s and 1890s, including 404 Adamson Square (GNAHRGIS 250937) and Horton's Book Store at 410 Adamson Square (GNAHRGIS 250938). Famous for its title as Georgia's oldest bookstore, Horton's Books and Gifts has been in continuous operation since 1891.[24] Located at 304 Adamson Square (GNAHRGIS 250790), the Bradley Building contains four storefronts and was built in two parts in 1888 and 1891. In the northeast corner of the square, the buildings at 106 A and B Adamson Square (GNAHRGIS 250899) were built in 1892.

Photograph 4. The 1893 brick courthouse. Source: *At Home in Carrollton, 1827-1994.*

A large portion of the properties that currently contribute to the Carrollton Downtown Historic District were constructed from 1890 until the United States' entry into World War I in 1917. These businesses benefitted from the aforementioned period of economic prosperity, influenced by the arrival of rail transportations and modern utilities and reflected in the growing number of commercial and industrial markets.

During the mid-1890s, the commercial district began to expand to the east along Newnan Street. Buildings constructed in this period of eastward expansion include 101, 103, and 109 Newnan

[23] "Carrollton Downtown Historic District." *National Register of Historic Places.* 2007. Page 14.
[24] Horton's Books & Gifts; http://www.hortonsbooks.com/ accessed October 2015.

Street, and the smaller commercial buildings at 106, 108, and 110 Rome Street. Commercial buildings were also constructed on the north side of Newnan Street, which served multiple purposes throughout the twentieth century.

Photograph 5. The water tank in the public Square. Source: *At Home in Carrollton, 1827-1994.*

In 1893, a new brick masonry courthouse was constructed on the site of the present courthouse, away from the public square (Photograph 4). The courthouse was constructed in the Romanesque style, featuring wide stone archways, large windows, a rounded turret, and a clock tower. Though constructed of brick, the courthouse was destroyed by fire in the 1920s. The public square, occupied by the original courthouse until 1893, became an open space perfect for public gatherings and a market. A water tower was present in the square around 1895, and a Confederate memorial replaced it in 1910.[25] The latter was relocated to its current location adjacent to the present courthouse in 1976.

The early-twentieth century saw the construction of numerous warehouses and industrial facilities on the periphery of the public square area. Similar to the commercial buildings surrounding the public square, these warehouses served multiple purposes over the years. A former building located at 102 Mill Street was constructed as a warehouse in 1900, and was used by the federal government in World War I as a storage for medical supplies.[26] The present parcel contains a later, mid-20th century warehouse. Another warehouse built during this period is located at 124 Rome Street (GNAHRGIS 250930). The majority of these industrial buildings are still extant today, due to their adaptability to a variety of purposes.

Few buildings were constructed within, or along the periphery of the Carrollton Downtown District during the challenging economic period of the Great Depression. The Lawler Hosiery Mill (NRHP-listed 2005) was constructed in 1934 as a single steel-framed brick building that was incrementally joined by several other structures to form the full mill complex. In the 1990s, the mill was rehabilitated as loft apartments, with a rehabilitation certified by the Technical Preservation Services Branch of the National Park Service in 2002.[27] A third courthouse was built in 1928, replacing the previous Romanesque-style structure. The courthouse was designed by architect William Chase, and constructed of concrete masonry construction with stone detailing.[28] Following World War II, few commercial resources were constructed within the district, particularly along the northern fringes.

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[25] "Carrollton Downtown Historic District." *National Register of Historic Places.* 2007. Page 16.

[26] "Carrollton Downtown Historic District." *National Register of Historic Places.* 2007. Page 19.

[27] "Lawler Hosiery Mill." NR# 04001558. U.S. Department of the Interior: National Park Service. *National Register of Historic Places.* January 26, 2005.

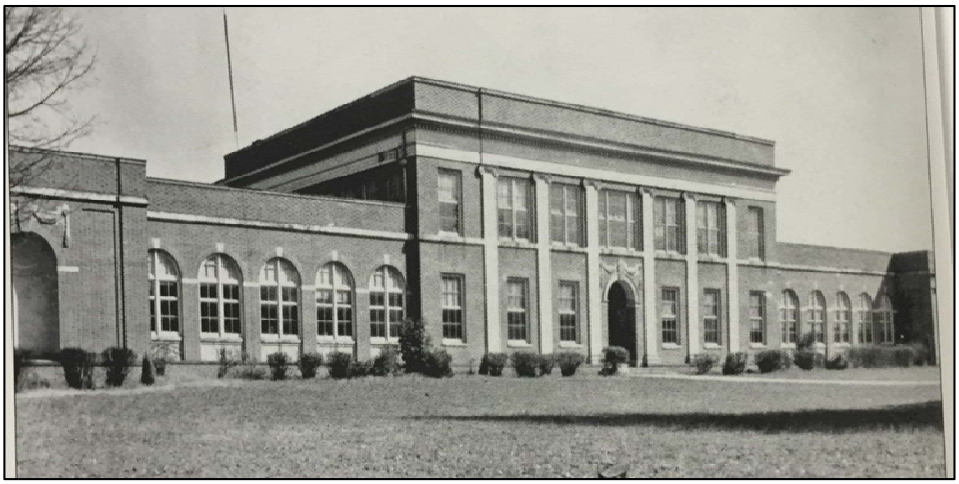
[28] "Carroll County Courthouse." NR# 80000985. U.S. Department of the Interior: National Park Service. *National Register of Historic Places.* September 18, 1980.

The Carrollton Downtown Historic District is an accurate representation of the city's significant periods of prosperity, with the major building campaigns dating to the late-nineteenth century, a lull in construction during the Great Depression, and a few structures built after World War II. The Downtown District also reflects the more general post-war trend in the United States where recreational and commercial centers migrated from downtown areas to strip malls along major arteries. Development in recent years within the Downtown District threatens the historic integrity of the district. Efforts to promote the preservation of the historic character of the City include obtaining Federal grant funds to sponsor this survey and report.

RESIDENTIAL AND COMMERICAL DEVELOPMENT WITHIN THE MAPLE STREET SURVEY AREA

The Maple Street Survey Area is not a National Register-listed or local historic district. In 1988, attempts were made to establish the Maple Street neighborhood as a local historic district. However, the nomination was not completed. Maple Street, a diagonal street that runs in a southwesterly direction from the south side of Alabama Street, encompasses both commercial and residential development.

In the city's most active period of construction, the 1890s to 1910s, residential construction spread outwards from the public square of Carrollton, extending along Maple Street. An elementary school was part of several significant civic improvements that occurred in 1912, when voters approved bonds issued for construction of the school and a city hall with a large auditorium.[29] The elementary school was a two-story, brick building with Colonial Revival influences. Unfortunately, the Maple Street School was destroyed in a fire in 1947, and subsequently rebuilt. The second school building is no longer extant.



Photograph 6. Maple Street School, c.1945
Source: *Carroll and Haralson Counties in Vintage Postcards*

[29] Griffith, 1995. p. 53.

These civic buildings joined the array of grand private residences that lined the northern portion of the street. Several residences from the late-19th and early-20th centuries are still extant along Maple Street. The houses dating to this period of construction are primarily Queen Anne house types, with elaborate stylistic detailing. The Camp-Bickford Home (GNAHRGIS 250262), located at 334 Maple Street, is a two-story Queen Anne house, built in the 1890s by a prominent doctor.[30] Located at 327 Maple Street (GNAHRGIS 250249), a gabled-wing cottage shows well-crafted Folk Victorian influences, and was one of many built by Carrollton designers and builders, the Gaston brothers.[31] These structures, among a few others, are located on the portion of Maple Street closest to downtown Carrollton.

As one travels southwest along Maple Street, the grand Queen Anne and Victorian estates give way to more modest, late-19th and early-20th century dwellings. In recent years, development pressures in and around Carrollton have resulted in considerable remodeling and exterior alterations to several of these resources along the east side of Maple Street. Chapter IV details a number of these alterations.

Historic, early-20th century commercial and industrial buildings developed surrounding the intersection of Maple Street and the rail line (presently Norfolk-Southern Railroad). These include the c.1900 C.M. Tanner Grocery Company at 421 Maple Street (GNAHRGIS 250271); the c.1920 Maple Street Cotton and Fertilizer Warehouse at 506 Maple Street (GNAHRGIS 250272); and the c.1930 commercial/industrial building located at 409 Maple Street (GNAHRGIS 250267). These commercial/industrial buildings are more closely associated with the development of Mandeville Mills during the early-20th century along Lovvorn Road, south of the railroad track (Figure 9).

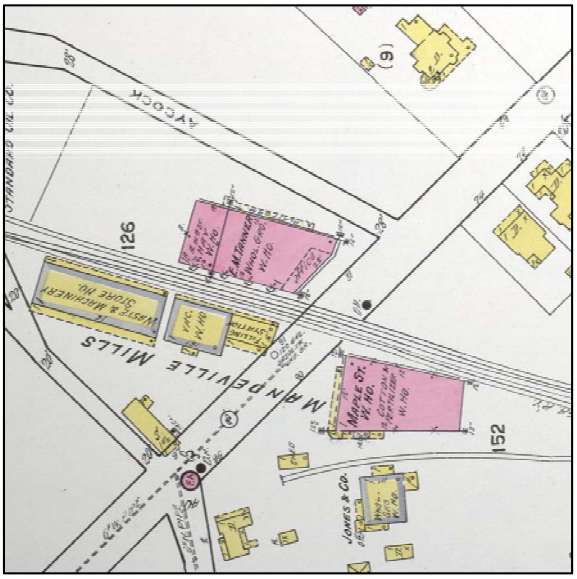


Figure 9. 1922 Sanborn Fire Insurance Map Showing Commercial/Industrial Development along the Rail Line in the Maple Street Survey Area

[30] Griffith, 1995. p. 55.
[31] Griffith, 1995. p. 56.

The Mandeville Mill, including its associated worker housing and subsequent commercial and industrial-related buildings developed along the rail line, primarily from Maple Street, west-northwest toward Alabama Street, and south of the Maple Street Survey Area. According to the 1988-89 survey of Carrollton, the mill began operation in 1898, and Mandeville Mills Co. was formed in 1902 by the consolidation of the Carroll Oil Mills and Mandeville Cotton mills. Another mill building was constructed by 1908, which doubled in size in 1928. Unfortunately, the Great Depression dramatically slowed operations at the mill. Once boasting employment of more than 400 workers, Mandeville Mills was purchased by the Comer Machinery Company of Atlanta.[32] Today, the original mill has been converted into Mandeville Mill Loft Apartments, located on Lovvorn Road in Carrollton, Georgia. The mill and its associated housing are not included within the survey area, as they form a distinct separate grouping of resources directly related to the development of the mill. Mandeville Mill and Mill Village was listed on the National Register of Historic Places in 2006.

During the 1940s, present-day Watson Street was built through what is historically referred to as Mandeville Meadow, an interesting element of the 1988 attempt at a local historic district in the Maple Street neighborhood. The Meadow is described as a remnant historic landscape, characterized by grassy meadows and stands of mature hardwoods. Five natural springs that flowed through the meadow fed into the Tan Yard Branch, which was a target of early-twentieth century conservation efforts after nearby industrial efforts threatened its pollution. The Meadow was the site of Carroll County's pageant in celebration of the 1927 Centennial, a performance which included over one thousand citizens from Carroll County.[33]

Today, the Mandeville Meadow is bisected by Watson Street. Mature shade trees are still present in portions of the historic Meadow, especially on the northeast side, while the southwest retains visible streams and grassed land. However, a number of properties ranging from the late 1950s to the 1990s are located on the northeast and southwest sides of Watson Street. The 1988 drawing also acknowledges these intrusions and delineates the meadows as present on the rear residential property lines. The 1989 survey performed for the City of Carrollton proposing boundaries for a Maple Street National Register Historic District did not include land associated with the Meadow.

Photograph 7. 2015 Google Earth Image of Watson Street, with the Mandeville Meadow outlined.

[32] Maurie Van Buren,. "Mandeville Mills," Historic Resources Survey, Atlanta: Historic Preservation Consulting, 1988-89. No page numbers.

[33] "Historic District Information Form: Maple Street District." Georgia Department of Natural Resources, Historic Preservation Section. August 1988.

DEVELOPMENT WITHIN THE IN-TOWN SOUTH HISTORIC DISTRICT

The locally-designated In-Town South Historic District, which includes the entirety of the NRHP-listed South Carrollton Residential Historic District (NRHP-listed 1984), located south of the commercial and industrial development surrounding the public square, is also indicative of the city's development and prosperity in the late-nineteenth and early-twentieth centuries. When the city's boundaries were expanded in 1872 to accommodate an increase in residential development and commercial growth, the traditional gridiron design of the original City plan was continued, though slightly irregular, with present-day Dixie and Lee streets forming the eastern and southern edge of the city limits. The entirety of the In-Town South Historic District is located within the boundaries of the 1872 plan.[34]

Historically, the neighborhood was occupied by a range of income levels, from the city's most prominent leaders and middle-class citizens, to a number of working class families. Occupations of residents ranged from merchants and businessmen, industrialists, professionals, politicians, managers and clerks, and laborers. "Among the most prominent residents was W. C. Adamson, a judge who was elected to Congress in 1894," serving his district for twenty-five years.[35]

Residential development in Carrollton, including the In-Town South Historic District, accompanied the advances in agriculture and manufacturing in the 1870s, and were further encouraged by the arrival of the railroad in 1874. This residential district was laid out in large, spacious lots, the majority of which were later subdivided throughout the early- twentieth century as home styles and forms evolved, and more residents wished to reside within the city limits. As such, the district survives as an excellent representation of an "in-town" residential neighborhood exhibiting incremental growth patterns commonly occurring in small towns across the country.

One resource located at 228 West Avenue (GNAHRGIS 250645) was constructed during the 1830s outside of the district, and was later relocated to its present site. Reportedly, two additional resources located at 206 and 309 Dixie Street (GNAHRGIS 250600 and 250590, respectively) were originally constructed during the 1850s and heavily updated at later dates with contemporaneous styles. Similar to the Downtown District, a large percentage of the extant resources within this district reflect the first prominent boom period experienced in Carrollton during the late-19th century. As in

Photograph 8. 206 Dixie Street. September 2015.

[34] "South Carrollton Residential Historic District." *National Register of Historic Places*, 1984; Page 3.

[35] Van Buren, Maurie. "Design Review Guidelines: South Carrollton Historic District." Atlanta: Historic Preservation Consulting, 1989. Page 11.

the commercial district, the majority of the In-Town South District's residences date from the 1880s to the early 1900s.

Bradley Street (once Depot Street) served as the primary thoroughfare connecting the town square with the train depot. Due to its use as a main artery, it is not surprising that development along Bradley Street includes an array of resources including industrial and commercial buildings, large mansions, and more modest dwellings. Dixie Street is home to many of Carrollton's largest and most historic residences, including a few dwellings dating from the mid-19th century previously mentioned. Formerly named Bowen or Lower Ferry Road, legend tells the story of the approach of Confederate troops along the road singing "Dixie" following a Union raid in town which destroyed a number of buildings on the town square. So moved by the singing, the road was renamed Dixie Street.[36] Tanner and Center Streets showcase more modest residential development dating from the late-19th and early-20th centuries. History Street was constructed c.1995 connecting Croft Street to Dixie Street.

Included within the boundaries of the locally-designated In-Town South Historic District, but outside of the NR-listed district, is the Carrollton Train Depot (GNAHRGIS 250617), constructed in 1888, and fronting Bradley Street. The old depot speaks toward a time of economic prosperity for the City of Carrollton. This "station played an instrumental role in the development of Carrollton as a center of agriculture after the Civil War."[37] Prior to the arrival of the railroad in 1874, horse-drawn wagons were used to transport fertilizer and large cotton bales in and out of the City. Trains provided a much more cost efficient way to ship goods such as fertilizer. In doing so, the trains allowed for the increase in cotton production locally, "contributing to the growing cotton trade and activity around the depot and the square."[38] Workers loaded cotton bales, cotton yarn, and hosiery products to transport to larger markets. The railroad, including the depot, not only played an important role in the cotton industry, but also insured the success of the textile industry, and provided a means of transportation for passengers to connect to other towns and cities.

The former Central of Georgia Railway Depot was once threatened with demolition by present railroad owner, Norfolk Southern. However, the building was acquired by the City to be preserved and used by city residents. Much of the rehabilitation work was completed from 2010 to 2013. It opened to the public in January of 2013 and contains two main areas: The Ticketing Booth and The Grand Hall. The Ticketing Booth area is slated to house both Carrollton and Railroad memorabilia while the Grand Hall is available for event rentals. The Grand Hall offers a large venue space for weddings, receptions, fundraisers, banquets and dances.[39]

During the 1910s and 1920s, approximately forty residences were constructed within the In-Town South Historic District. These structures spread southward and eastward along streets such as Clifton

[36] "Dixie Street: from 1865." Sign erected through public subscription by McDaniel Curtis Camp, Sons of Confederate Veterans, April 26, 1966.
[37] Carrollton Main Street. "Discover Downtown: Carrollton's Historic District Tour of Homes," Brochure prepared by the Carrollton Main Street, Carrollton Area Visitor's Bureau, and the Carrollton Historic Preservation Commission, no date.
[38] "The Bustling Depot," West Georgia Textile Heritage Trail, interpretation sign in front of the depot.
[39] "The Depot," Carrollton Main Street, http://www.carrolltonmainstreet.com/the-depot/.

Terrace and Austin Avenue, and most often utilized new, more modest residential house forms. Although, there are some examples of large, impressive estates also constructed during this period.

The former Carrollton High School (GNAHRGIS 252047), located at 118 S. White Street, was constructed in 1922 to support the growing population. The dominant Neoclassical Revival edifice is located within both the boundaries of the National Register-listed Carrollton Downtown Historic District survey area and the locally-designated In-Town South Historic District. It is reflective on the strength of Carrollton's economy and the rapid growth of the City in the years leading up to its construction. Today, the school is used as a community center.

Despite the slowing of construction during the 1920s and 1930s, a number of dwellings were constructed to house employees of area mills.[40] These residences are often smaller in scale, with bungalows being the predominant form, followed by English Cottages. Later construction tends to be concentrated along Austin Avenue and Lee Street. There are few modern intrusions within the In-Town South District, the most prevalent being a late-20th century apartment and small office buildings.

[40] Van Buren, Maurie. "Design Review Guidelines: South Carrollton Historic District." Atlanta: Historic Preservation Consulting, 1989.

IV. SURVEY FINDINGS AND ARCHITECTURAL ANALYSIS

The survey area comprises three distinct survey groupings: the 2007 National Register-listed Carrollton Downtown Historic District; the locally-designated In-Town South Historic District, which includes the NRHP-listed South Carrollton Residential District; and the Maple Street survey area. Among the 237 resources documented resources, a total of 205 are forty years old or older, and were entered into GNAHRGIS throughout the course of this survey[41]: Downtown District – 76, In-Town South – 102; and Maple Street - 26. It should be noted, one resource (GNAHRGIS 252047) is located within both the Carrollton Downtown Historic District and the locally-designated In-Town South Historic District.

The **Carrollton Downtown Historic District** survey encompasses all resources within the 2007 National Register boundaries, as well as two additional resources, the former Lawler Hosiery Mill (GNAHRGIS 250897), which was listed on the National Register in 2004, and is rehabilitated for residential lofts; and a large Colonial Revival-style office building (GNAHRGIS 250891) constructed c.1890, and which is identified on the 1900 Sanborn map. These resources were included due to their close proximity to the district.

Within the survey area, ten (10) parcels are vacant lots or contemporary parking lots, four (4) of which replaced earlier buildings. The resource located at 118 Bradley Street is no longer extant and its site is presently occupied by an outdoor amphitheater constructed in 2011. In total, nine resources identified on the National Register nomination appear to be no longer extant. These include 213, 419, 423, and 501 Newnan Street; 118 Bradley Street, and 106 S. White Street. An additional two parcels occupied by parking garages, and one vacant lot located on Barnes, Newnan, and Harris street lack addresses, but are noted on the present survey inventory as having replaced an earlier building identified in the National Register nomination.

Excluding line items on the inventory for vacant lots and destroyed resources, a total of 85 extant buildings, including above-ground contemporary parking garages, were surveyed within the Carrollton Downtown Historic District Survey Area.[42]

The Carrollton Downtown Historic District National Register nomination identifies a total of 103 resources (74 contributing, 29 non-contributing). While the National Register nomination provides a concise and well-articulated portrait of the district's evolution and development, nearly ten years have passed since its designation. As such, this survey includes preliminary recommendations for re-evaluation of contributing status for each resource within the district based on current alterations or loss of a historic building.[43]

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[41] Note that a total of 244 line items are documented on the survey inventory (*see* Appendices). This number accounts for the 237 documented resources, as well as vacant parcels, parking lots, and known historic buildings that are no longer extant.

[42] This number includes the two additional resources surveyed that are not located within the existing National Register boundaries.

[43] It should be noted that this historic resource survey report does not in any way change (municipality/county)'s existing individual property or historic district listings in the National Register of Historic Places. Any amendments to existing

The present survey inventory documents a total of 83 buildings within the existing National Register boundaries of the Downtown District. The difference in resource count from the National Register nomination takes into consideration the loss of the nine (9) destroyed resources noted above, as well as minor discrepancies in the nomination. For example, in some instances, large commercial buildings where there are multiple units received a resource count of three in the nomination, rather than identifying it as a single resource. In other instances, the preparer of the nomination identified two distinct buildings as a single resource. The present survey attempted to provide the most accurate assessment of the commercial buildings based on design elements and a review of historic Sanborn maps. The National Register nomination also identified the rear addition of the First United Methodist Church (GNAHRGIS 250905), located at 206 Newnan Street, as an individual resource, rather than an addition. The church, including its addition are considered a single resource for this survey.

Among the 85 buildings documented during the survey, which includes two resources located outside of the existing National Register boundaries, 76 are at least forty years of age and were assigned GNAHRGIS numbers. The full inventory, including associated GNAHRGIS numbers, if applicable, is provided in Appendix A.

The development of the Downtown District and two associated residential and commercial districts exemplifies Carrollton's period of economic and population growth from the 1880s to the mid-20th century, and the prominent architectural styles and construction techniques representative of this time. The Downtown District demonstrates a wide array of well-preserved, late-nineteenth- to mid-twentieth-century commercial and public architecture. Further, despite modern development pressures, the Carrollton Downtown Historic District retains strong historic integrity.

Within the **Maple Street Survey Area**, a total of 36 line items were documented on the survey inventory (Appendix B). Only one of the line items is a vacant parcel. Among the 35 documented resources include a parking lot and water tower, which are noted due to their intrusive presence within the survey area. The Maple Street neighborhood features both residential and commercial architecture spanning the late-19th century through mid-20th century, with a few modern intrusions. Of the 35 resources, twenty-six (26) are 40 years old or older and were assigned GNAHRGIS numbers. Twelve resources are less than fifty years of age and would not contribute to a locally-designated historic district should the City move forward with a possible designation. Unfortunately, a number of significant resources within this section of the survey area, identified during the 1988-89 survey as resources Cl-C-412, 413, 418, and 419, are no longer extant.[44]

Finally, the survey inventory of the locally-designated **In-Town South Historic District** includes a total of 114 line items. Unlike the previous two survey areas, vacant lots and parking lots are not included within the inventory for purposes of this survey. This is due, in part, to the fact that the district is already locally-designated, and the majority of it is located within a National Register historic district. As such, the inclusion of such elements is not relevant for purposes of this particular survey

listings and/or the nomination of additional properties or districts, including those recommended herein, must be made through the National Register of Historic Places process according to 36 CFR 60, as amended.

[44] As these resources are no longer extant, they lack current addresses.

objective. Among the 114 resources documented, 104 are forty years of age or older and were assigned GNAHRGIS numbers. Among the goals of the survey of this district include documenting character-defining elements of the district. As such, the survey inventory provided in Appendix C includes architectural type, style, number of stories, roof type, exterior material, and porch design. In doing so, trends in design, as well as alteration can be easily assessed. Further, this report details important design and landscaping elements contributing to the overall historic sense of place experienced within the In-Town South Historic District, including streetscape setting, landscaping, and residential design elements, as well as commonly occurring alterations.

LOCATION AND SETTING

Carrollton is located in western Georgia, within the foothills of the Appalachian Mountains, approximately 60 miles west of Atlanta, and centrally located within the county of Carroll. Carroll County is bordered to the north by Harlson and Paulding Counties, to the east by Douglas and Fulton Counties, to the south by Coweta and Heard Counties, and to the west by the state of Alabama (Figure 10). The general topography of Carrollton is relatively flat with some areas of gently sloping terrain.

The survey area consists of the traditional grid plan surrounding the public square in the Downtown District. The survey area also consists of the locally-designated residential In-Town South District located southeast of the Downtown District. The National Register-listed South Carrollton Residential Historic District occupies the majority of the In-Town South district. Located southwest of the square is the Maple Street survey area. The latter street deviates from the general grid plan of the city as it travels diagonally in a southwest direction from downtown. The Norfolk Southern railroad curves through the southern portions of the Maple Street survey area and In-Town South. Industrial and commercial development within these latter districts tends to be sited along the railroad. Figures 1 and 2 delineate the boundaries of each district. Due to the setting and character-defining traits unique to the three survey areas, each are detailed separately in the following sections.

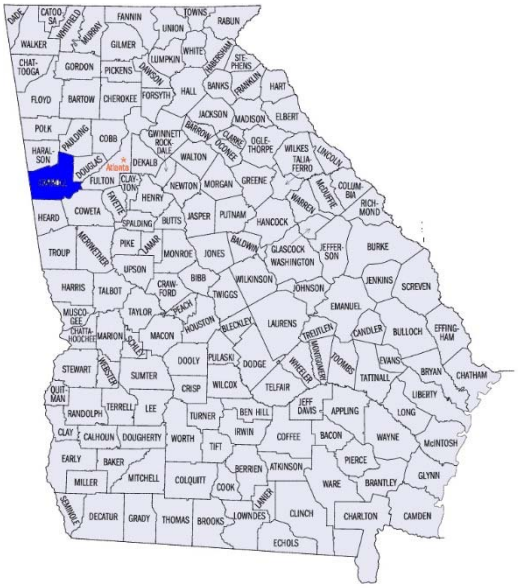


Figure 10. County Map of Georgia

Carrollton Downtown Historic District

Photograph 9. Historic Photograph of Downtown Carrollton, nd

The district is centered on a public square, which was once occupied by the first county courthouse, and later a Confederate monument. The courthouse is no longer extant; however, the Confederate monument was relocated to the site of the present courthouse (Photograph 12). Despite the shifting of government activities from the public square to the east along Newnan Street, the square continues to serve as the focal point of the historic downtown with commercial buildings fronting all sides. Within the Carrollton Downtown Historic District, the east-west streets include (from north to south) East Ward Street, Johnson Avenue, City Hall Avenue, Newnan Street, Presbyterian Avenue, and Mill Street. Streets aligned in a north-south direction include (from west to east), Barnes Avenue, Rome Street, Bradley Street, Harris Street, Tanner Street, and portion of Dixie Street. A map of the survey area is included as Figure 4.

Resources within the district include an array of mixed uses common to downtown areas including commercial, industrial, religious, educational, and public architecture, contributing to its significant role as the center of commerce, government, and society for Carrollton and the surrounding county. Today, the public square is a four-way intersection surrounded by parking along the corners creating an almost circular pattern. Each corner of the square features decorative landscaping and sidewalks with street trees and public benches, retaining its pedestrian-friendly character. The majority of the buildings fronting the square are occupied, and the square continues to remain a bustling center of town. With the exception of the square, landscaping throughout the district is minimal due to the close proximity of buildings to one another, with no setback from the sidewalks. Church properties tend to reflect informal planned landscaping with walkways, grassed lawns, shade trees, and/or hedges. The current courthouse is set back from the former courthouse, preserving an uninterrupted view of the historic building. Contemporary landscaping in front of the new courthouse includes a small circular area surrounded by low plants. At its center is the 1910 Confederate Monument that once stood in the public square.

Photograph 10. Northeast Corner of Adamson Square, 2015

Photograph 11. Southeast Corner of Adamson Square, 2015

Photograph 12. Carrollton Confederate Monument, 2015

Several contemporary parking lots and garages are located to the rear of commercial buildings fronting the square and noted on Figure 4. An outdoor amphitheater, located at 118 Bradley Street, was constructed c.2010 behind the commercial buildings fronting the southeast corner of the square. Later mid-century commercial development is located primarily south and north of the square, with government buildings to the east, fronting Newnan Street. Development in recent years tends to be confined to areas beyond the square, particularly along Newnan Street at the east end of the district. A prominent West Georgia Technical College building was recently constructed at 401 Adamson Square, replacing a former three-story, Neoclassical Revival bank. The design of the new building fronting the square maintains the scale of the surrounding historic commercial buildings, and incorporates Neoclassical-stylistic influences in keeping with the character of district.

Maple Street Survey Area

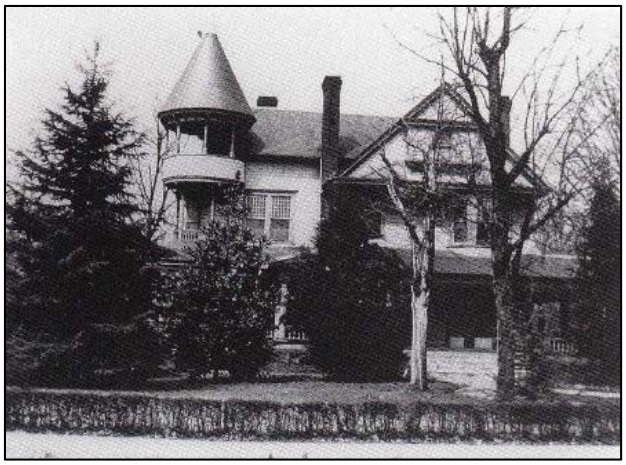
The boundaries of the Maple Street Survey Area are identified on Figure 5. Maple Street runs in a southwesterly direction extending from the square. The neighborhood includes historic residential dwellings dating to the late-19th and early-20th centuries fronting Maple Street near its intersection with US 27/SR 1. This busy intersection, though located outside of the boundaries of the survey area, is surrounded by modern commercial development, threatening the integrity of the adjacent historic residences. The survey area along Maple Street extends south to the Norfolk-Southern Railroad, including one resource located south of the rail line. The intersection of Maple Street and the railroad is surrounded by historic commercial and/or industrial buildings. Also included within the Maple Street survey area are mid- to late-20th century resources fronting Watson Street. This is a gently rolling street extending from the north side of Maple Street and traversing in a generally north-northwest direction before connecting to Alabama Street.

The Maple Street Survey Area generally contains three distinct areas, each exhibiting specific, character-defining elements separating itself from the others. The earliest is represented by grand, late-19th century residences, as well as more modest early-20th century dwellings. These resources are grouped along the northern portion of Maple Street and generally enjoy a relatively deep setback on long, narrow lots. Concrete sidewalks line both sides of this portion of Maple Street. The sidewalks are separated from the street by maintained grassed curbing. The majority of the houses along this section of Maple Street exhibit planned landscaping including pathways, grassed lawns, hedges, mature shade trees, as well as concrete driveways. Houses feature stylistic embellishments popular throughout the late-19th and early-20th centuries among middle and upper-middle class residents. The house types, exterior adornment of dwellings, coupled with the planned landscaping, and street design contribute to a unique sense of place associated with Carrollton's boom period expansion along Maple Street.

Photograph 13. Southwesterly View along Maple Street, 2015

Photograph 14. Northeasterly View along Maple Street, 2015

One interesting residence from the late-19th century is the L.C. Mandeville House, located at 401 Maple Street (GNAHRGIS 250264) and completed in 1890. According to *At Home in Carrollton*, it was the first house to have running water and a telephone.[45] However, this structure now shows the challenges that face the Maple Street area in the twenty-first century. The house was converted into a restaurant and bar, with a large-scale secondary event space added to its rear and the southwest elevation in the 1990s. Once lined with street trees and surrounded by a grassed yard, the historic setting of the grand house has been substantially compromised resulting from the loss of the historic resources previously noted, and their replacement with a large paved parking lot and water tower (Photographs 15 and 16).



Photograph 15. 401 Maple in its Original Context, nd
Source: *At Home in Carrollton*

Photograph 16. Mandeville House, 2015

The building located at 342 Maple Street is a restaurant constructed in 2014, which replaced an earlier residence and marks a transition in character and setting from residential to commercial along the east side of Maple Street. Although the resources located at 402 and 408 Maple Street represent late-19th century residential development, they have been substantially altered to accommodate commercial functions. Further, landscaping is minimal, as parking lots have replaced residential yards and shade trees. These resources then transition into the second distinct grouping of resources within the survey area, which includes four, early- to mid-20th century commercial and industrial buildings surrounding the intersection of Maple Street and the Norfolk Southern railroad. One of the resources, located at 506 Maple Street (GNAHRGIS 250272) is located on the south side of the railroad. These resources reflect a clear break in development from the earlier residential construction to the north as commercial and industrial buildings were constructed along the railroad and associated with the development of Mandeville Mills.

Watson Street, which extends in a north-northwesterly direction from N. Aycock and Maple Streets was not constructed until the mid-century. It is a relatively narrow, gently sloping road that separates the former Mandeville Meadows discussed earlier. On either side of the street are modest dwellings

[45] Griffith, 1995. p. 56.

constructed from the 1940s to the 1990s. Residences generally share a 25 to 30-foot setback. Modest landscaping tends to include grassed yards, minimal foundation shrubs, and concrete or paved driveways extending from Watson Street. There are no sidewalks along this street.

Photograph 17. Northeasterly View along Watson Street, 2015

Photograph 18. Southeasterly View along Watson Street, 2015

In-Town South Historic District

The present layout of the locally-designated In-Town South Historic District generally continues the gridded street pattern originally planned for downtown Carrollton, although somewhat irregular. Those aligned in an east-west direction include (from north to south): West Avenue, East Center Street, Minden Place, Austin Avenue, History Drive, and Harmon Avenue. Streets aligned in a north-south direction include (from west to east) Bradley Street, Tanner Street, Dixie Street, and Clifton Terrace. The Norfolk-Southern Railroad creates the west-southwest boundary of the district. Figure 3 shows the layout of streets and lots within the district.

The district appears to have changed little since the 1989 draft Design Review Guidelines were developed. The In-Town South Historic District is located on gently rolling terrain, southeast of the commercial district. House lots vary in size and shape, with the majority being long and narrow. For the most part, houses are situated relatively close to one another. Streets throughout the district generally reflect consistent setbacks, with manicured yards and planned landscaping elements. Walkways leading from sidewalks or driveways extending to front porches are common. Paved or concrete driveways tend to be oriented along the side of the house, extending from the street to a rear detached garage. Outbuildings are often situated to the rear of the property. Foundation plantings are common, as well as hedgerows surrounding property lines (Photographs 19 and 20).

Many of the sidewalks within the district were introduced during the 1920 “following the passage of a 1921 local civic improvement bond, which among other projects authorized city sewage and water

works and street and sidewalk development."[46] Several streets are lined with street trees, creating a natural canopy above the sidewalks (Photograph 19).

Fencing surrounding front yards is rare within the district, with few examples of low picket fences. It is not uncommon, however, the find privacy fencing surrounding the rear of the property, and beginning at the sides of the residence. Brick, stone, and concrete retaining walls lining the front of the property occurs in some instances within the district.

Photograph 19. Southerly View along Dixie Street, 2015

Photograph 20. Southerly View along Clifton Terrace, 2015

[46] Maurie Van Buren,. "Design Review Guidelines: South Carrollton Historic District." Atlanta: Historic Preservation Consulting, 1989; p.10.

Photograph 21. Unique Privacy Fencing Surrounding Residential Property, 2015

Alice's Park, a small grassed park with shade trees, pathways, fountain, and gazebo is located at the southeast corner of the intersection of Tanner Street and E. Center Street. It occupies the site of a former one-story residence as documented on the 1922 Sanborn map. A granite placard inset on the brick pathway reads "2000," likely indicating the year the park was dedicated. The park provides a quiet, picturesque retreat from the bustling city center, and is reminiscent of traditional private residential yards. A second, c.2010 City Park is located at the southeast intersection of West Avenue and Dixie Street. This park includes a c.2015 gazebo, and a small water fountain.

Photograph 22. Alice's Park (502 Tanner Street), 2015

The locally-designated historic district includes parcels of land directly north of the Norfolk Southern Railroad. This particular area of the district includes the former Carrollton Train Depot, a self-supporting lattice telecommunications tower erected in 1963, non-historic trailers housing Norfolk Southern offices, and historic railroad spurs leading from the north side of the main line, north of the

depot. Directly east of the depot fronting Bradley Street, is a large parking lot, though excluded from the locally-designated district.

Photograph 23. General Setting of the Former Carrollton Train Depot.

Note the telecommunications tower in the background.

DATES OF CONSTRUCTION

Carrollton Downtown Historic District

Among the 85 resources documented within the Carrollton Downtown Historic District, including parking garages, the majority represent late-19th and early-20th century commercial development. While the public square was nearly fully developed prior to the 1870s, the series of destructive fires during the late-19th century resulted in the loss of a number of the original buildings within the district. Further, the remaining buildings representing the early-settlement and development of the City were replaced with more permanent structures beginning in the 1870s.

The following chart depicts the distribution of dates of construction of the 85 documented resources within the survey area. The chart clearly demonstrates the increase in construction during the 1890s and first decade of the 20th century, a period of substantial growth and prosperity experienced in Carrollton. Extant resources from this period account for 45 percent of the total resources. The public square was fully developed by the turn-of-the-20th century. Construction during the 1910s and 1920s tended to be along Newnan and Alabama Streets. The following chart reflects the lull in development during the years of the Great Depression, with a slight gain during the 1940s and 1950s. The mid-20th century construction tended to occur north of the district.

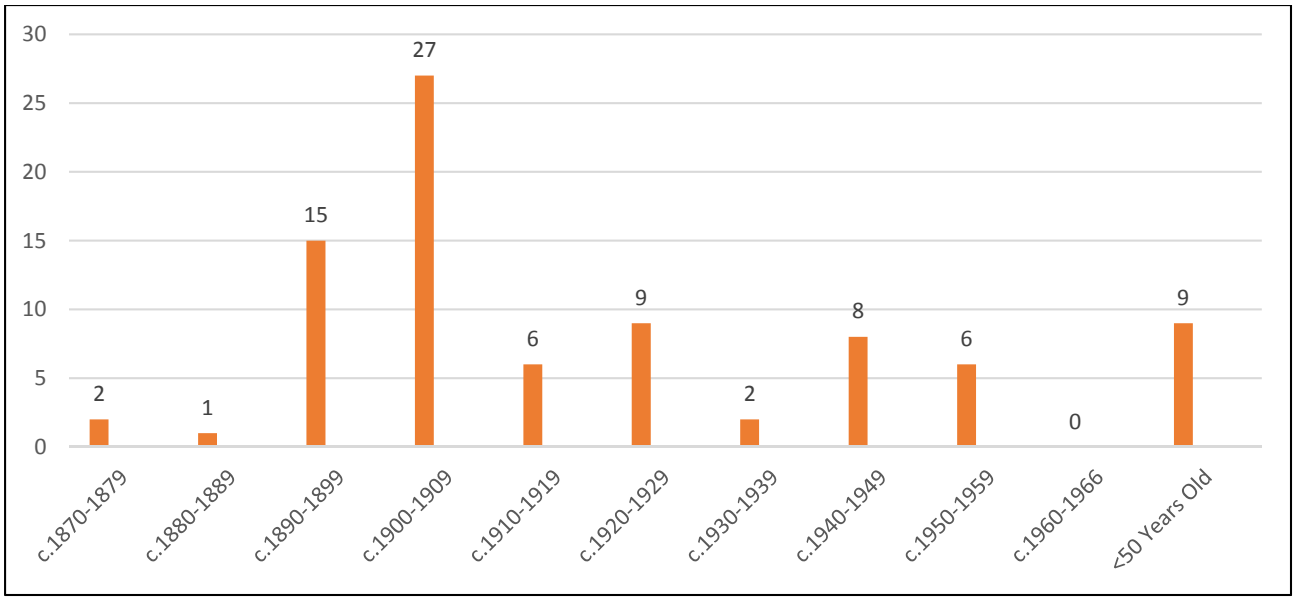


Chart 1. Breakdown of Dates of Construction of Resources, Including Contemporary Parking Garages, within the Carrollton Downtown Historic District (Total of 85)

Maple Street Survey Area

The Maple Street Survey Area comprises resources constructed from the 1890s through present-day. The earliest of the resources are the grand residences fronting Maple Street. As depicted on Chart 2, approximately 17.6 percent of the resources date to the 19th century. Development within the survey area was relatively slow throughout the early 20th century, increasing during and following World War II with 9 of the 34 extant resources (~26 percent) constructed in the 1940s and 1950s. Among the 34 resources within the survey area, a total of 12 are less than fifty years of age. This accounts for nearly 36 percent of the total resources. The majority of these resources are located along Watson Street.

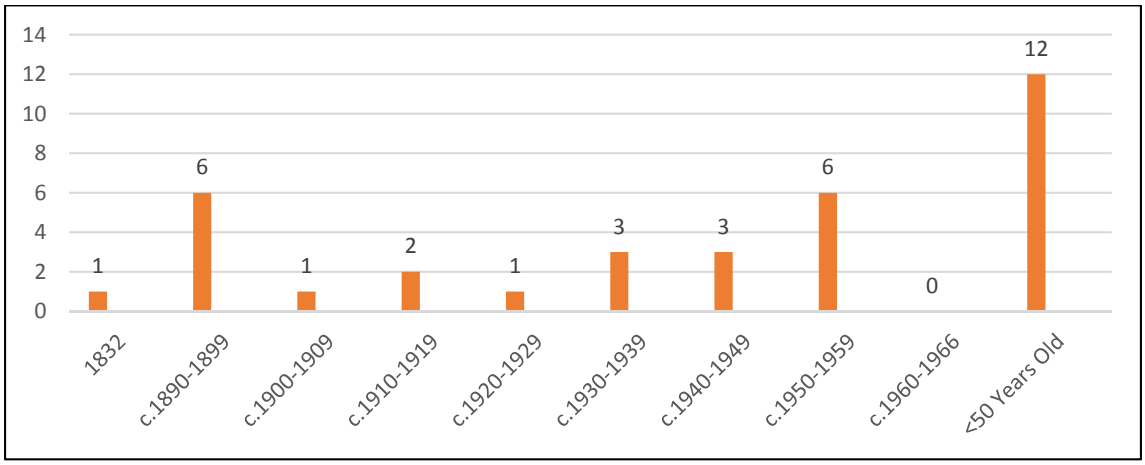


Chart 2. Breakdown of Dates of Construction of Total Resources (34) within the Maple Street Survey Area

In-Town South Historic District

The In-Town South Historic District comprises resources dating from as early as the 1880s. In two instances, research suggests mid-19th century construction with later modifications completely altering the form and design of the original buildings. These include resources located at 206 and 309 Dixie Street (GNAHRGIS 250600 and 250590, respectively). For these resources, the date of construction for purposes of this analysis are c.1880 and c.1900, respectively. One resource located at 228 West Avenue (GNAHRGIS 250645) was reportedly constructed in the 1830s and later relocated to the present site. The building presently houses the Carroll County Historical Society.

The following chart provides a breakdown of dates of construction dates of all resources (total of 114) located within the locally-designated In-Town South Historic District. As Chart 3 depicts, development gradually increased during the late-19th century before greatly increasing at the turn-of-the-century, and remaining steady for approximately thirty years. As demonstrated throughout the other survey areas during the Great Depression, development continued within the In-Town South Historic District, yet at a much lower rate. Development maintained the steady rate observed during the 1930s through the 1950s before coming to an abrupt halt.

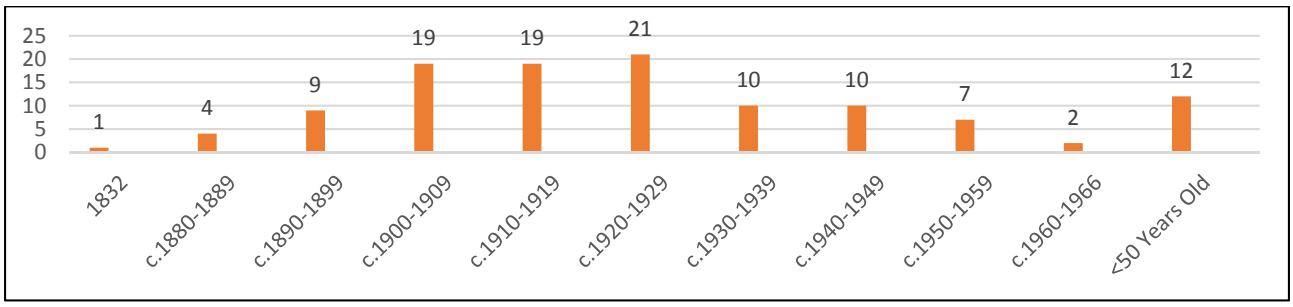


Chart 3. Breakdown of Resources (Total 114) by Date of Construction within the In-Town South Historic Local District

The earliest resources tend to be located along Dixie, Austin, Bradley, Tanner, and E. Center Streets. Included in this grouping is the 1888 Carrollton Train Depot (GNAHRGIS 250617) located north of the railroad fronting Bradley Street. Resources built during the boom period during the early-20th century are primarily situated along Austin, Dixie, Tanner, and E. Center Streets, as well as Clifton Terrace. One resource (GNAHRGIS 252047), constructed in 1922, is a large school (presently a Community Center) located on S. White Street. This resource is not included within the boundaries of the South Carrollton Residential Historic District; however, it is within the boundaries of the NRHP-listed Downtown Historic District.

The In-Town South District was nearly fully developed by the 1940s, and growth since that time continued to wain through the 1960s. Among the two resources constructed during the 1960s is a large telecommunications tower located west of the Train Depot fronting Minden Place. Eleven (11) resources are less than 50 years of age and located across the district.

FUNCTION

This survey classifies resources by their historic function, which is further distinguished in GNAHRGIS by architectural type. Each of the survey areas includes resources representing varying historic and/or current functions ranging from single-family and multi-family residential construction, to commercial, industrial, government-related, religious, educational, and transportation-related, among others. These resources adequately portray the mixed-use nature of downtown Carrollton and its associated residential expansion and development occurring from the late-19th century onward.

The original function of a total of 127 resources within the three survey areas is residential. Of this count, 103 (~81 percent) are located within the In-Town South local historic district, 23 in the Maple Street survey area, and only one in the Carrollton Downtown Historic District. A total of 23 of these original residential buildings now function for commercial/professional purposes. By far, the majority of commercial and government-related buildings are located within the latter district, with a few representations in the other survey areas. The only churches within the survey areas are located in the Downtown District. Whereas the only train depot is included within the locally-designated In-Town South Historic District.

Carrollton Downtown Historic District

The Carrollton Downtown Historic District is the only survey area that includes just one historically residential resource. While the downtown commercial buildings likely provided second floor accommodations for residents and travelers, the resource located at 115 Robinson Avenue (GNAHRGIS 252042) is the only representation of a single-family dwelling within the district. However, the building no longer functions as a residence, having been adapted for professional office use. The Lawler Lofts, formerly the Lawler Hosiery Mills, presently function as multi-family residential; however, this resource is located outside of the boundaries of the National Register-listed historic district, but included as part of this survey area.

Among the 85 documented resources within the Carrollton Downtown Historic District survey area, there are 59 commercial/professional-related buildings; seven (7) church-related buildings; three (3) government buildings, two (2) warehouses; one (1) educational facility (West Georgia Administration); one (1) Masonic Lodge; one (1) auto-repair business; one (1) amphitheater; one (1) multi-family residential (Lawler Lofts); three (3) vacant buildings; and two (2) resources of mixed use. In addition, four (4) parking garages were documented.

Among those resources currently used for commercial/professional purposes, the resource located at 4 City Hall Avenue (GNAHRGIS 250907) and 402 Newnan Street (GNAHRGIS 250889) are prominent local landmark buildings, which historically functioned for government purposes. The first is the Old City Hall, and the latter is the Old United States Post Office.

Among the government buildings, the resource located at 118 South White Street (GNAHRGIS 252047) is the former Carrollton High School. It presently functions as a community center. Constructed in 1922, its dominant presence on South White Street speaks toward the prosperity of the City during the early-20th century, as well as the importance of providing quality educational facilities to Carrollton residents.

The three churches located within the Carrollton Downtown Historic District include Carrollton Presbyterian Church (1902), located at 120 Maple Street (GNAHRGIS 252028); First United Methodist Church (1904). Located at 206 Newnan Street (GNAHRGIS 250905); and the First Baptist Church (c.1905), located at 102 Dixie Street (GNAHRGIS 250888).

Maple Street Survey Area

The Maple Street Survey Area comprises residential and commercial/industrial development. Among the 35 inventoried line items on the Maple Street Survey Inventory (Appendix B), twenty-two (22) were historically constructed as single-family dwellings and one (1) as a residential duplex. Two of the single-family residences have been adapted for commercial/professional uses.

There are three (3) historic industrial buildings located within the survey area. Resources located at 421 and 506 Maple Street served as cotton warehouses during the early-20th century. Both of these resources presently function for commercial purposes.

Four (4) resources within the survey area were constructed for commercial purposes and continue to function as such. One (1) resource, located at 416 Maple Street continues to operate as an auto service repair station. There is one (1) vacant lot located at 130 Watson Street, and one (1) water tank and one (1) large-scale parking lot at 401 Maple Street. A non-historic storage complex occupies 167 Watson Street.

In-Town South Historic District

Residential construction is by far the predominant historic function occurring within the In-Town South Historic District with 105 representations, accounting for approximately 90 percent of the 114 resources. Among these, thirty (30) no longer serve residential purposes and are adapted for commercial/professional use. Among the historic residential buildings, 96 are single-family, four (4) are duplexes, and three (3) are multi-family residential. The multi-family dwellings include two constructed in the 1970s, and a third constructed c.1920.

In addition to residential development, the district includes several additional resources representing varying historic functions. These include six (6) commercial/professional buildings, only two of which are less than 40 years of age (GNAHRGIS 25063 and 250603); one (1) telecommunications tower (1963; GNAHRGIS 250616); two (2) parks established between c.2000 and 2010; one (1) school (GNAHRGIS 250247) constructed in 1922; and one (1) train depot (GNAHRGIS 250617).

COMMERCIAL ARCHITECTURE

By far, the majority of the commercial resources are located within the Carrollton Downtown Historic District. Those surrounding the public square are primarily of brick construction, one and two-stories in height featuring flat roofs with parapets. Corbelled brick cornices are common among those commercial buildings exhibiting a higher degree of exterior adornment.

Materials.

Within the Carrollton Downtown Historic District survey area, the most popular exterior cladding is brick. Stucco-over-brick, or a combination of both stucco and brick, such as the resource located at 304 Adamson Square, occur in smaller numbers throughout the district. Large, single-pane fixed windows frequently occupy the majority of the first floor storefront. Most include a wood frame, while the contemporary storefront windows tend to feature metal frames.

Photograph 24. 304 Adamson Square, 2015

Alterations.

Exterior alterations to the front facades of commercial buildings were observed throughout the survey area. Among the most common alterations observed include the replacement of historic entry doors and storefront windows. Several of these storefront modifications replaced the historic wood windows with contemporary plate glass windows with metal frames. Recent restoration efforts of the downtown, however, focus on the preservation of the building's historic materials and storefront design. As such, these restorations tend to reflect the historic appearance of the building. The replacement of second floor windows is also a frequently occurring alteration observed within the survey area. In most instances, the replacement windows are in-kind with the historic fenestration (i.e. window type, materials, and sash). Overall, the majority of the resources retain a good degree of historic integrity, including the character-defining features of the façade, or storefront.

Commercial Types and Forms.

The majority of the commercial buildings within the survey area may be categorized by type, or the basic form, exclusive of any stylistic ornamentation that may be present. In other words, a commercial type is the basic form onto which stylistic elements are placed. A defined commercial type is generally determined by its historic plan and height. The Georgia Historic Preservation Division (HPD) defines six (6) commercial types: community store, corner store, retail and office, single retail, multiple retail, and office tower. Within the Carrollton Downtown Historic District Survey Area, there are no representations of the community store, corner store, or office tower. The following chart reflects the breakdown of commercial types within the survey area. Four resources do not conform to a specific commercial type. An even distribution of Single Retail and Retail and Office was observed within the survey area.

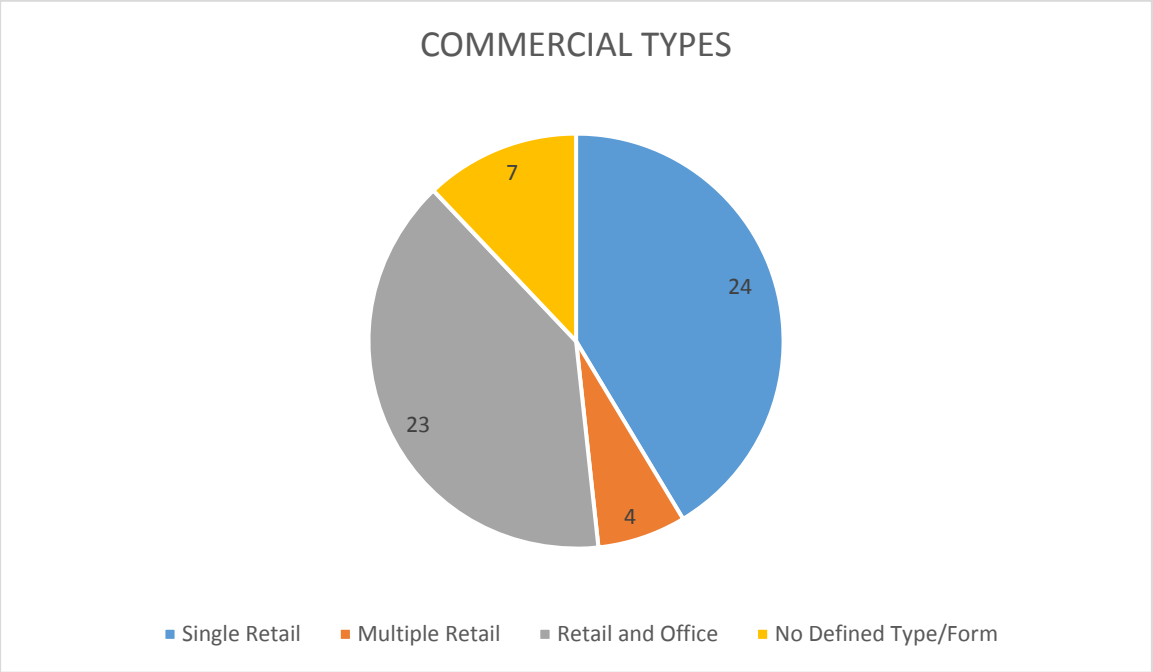
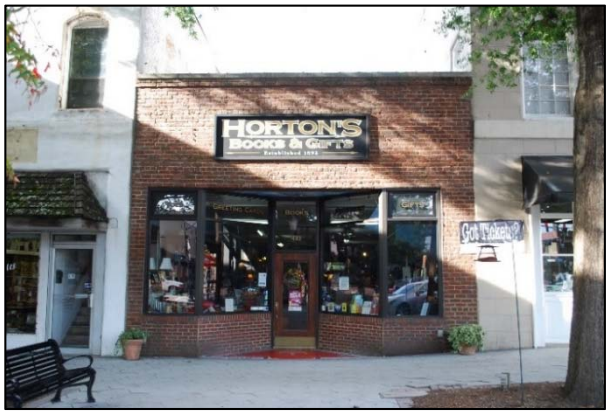


Chart 4. Breakdown of Commercial Types, or Forms, within the Downtown Historic District Survey Area

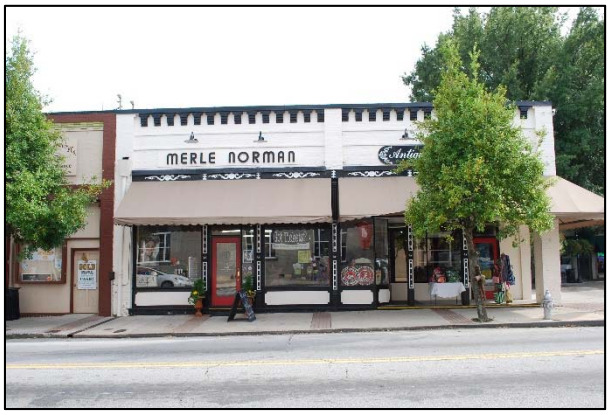
The **retail and office** building is the single most commonly occurring commercial type in Georgia, popular in both small towns and large cities between c.1880 and the 1930s. This commercial type was successful because it accommodated retail space at street level, as well as leased office space on the upper floors. This commercial type was either built as a single unit standing alone, or as multiple units joined by party walls.[47] GNAHRGIS recognizes this building type as "Commercial Block (2+ stories)." The retail and office building is generally limited to two- to four-stories in height, but is characterized by a distinct horizontal separation into two zones. This separation distinguishes the interior uses of the building where the lower zone, at street level, indicates public spaces such as banks, retail, or hotel lobby. Whereas the upper zones suggest more private spaces such as offices, hotel rooms, or a meeting hall.[48] The resource at 304 Adamson Square (GNAHRGIS 250790) is an excellent interpretation of a Commercial Block (2+ stories)/retail and office building (Photograph 24).



Photograph 25. 410 Adamson Square, 2015

[47] *Commercial Buildings*. Georgia Department of Natural Resources, Historic Preservation Division; nd.
[48] Richard W. Longstreth, "The Buildings of Main Street: A Guide to American Commercial Architecture," New York: Alta Mira Press, 1987; p.24.

Alternatively, **a single retail** commercial building is a one-story, single unit either standing alone or adjacent to others. Built mostly between the 1880s and 1950s, this commercial type was popular across Georgia's small and large towns. They commonly feature flat or sloping roofs and a three-bay façade, or storefront.[49] The Downtown District includes 24 examples (~40%) of this building type. Horton's Books and Gifts, located at 410 Adamson Square (GNAHRGIS 250938), is a good representation of a single retail commercial building in Carrollton.



Photograph 26. 103 Newnan Street, 2015

Occurring in much less frequency within the Downtown District Survey Area is the **multiple retail** commercial type. In this commercial type, two or more identical units were built together for rental income. They are typically one story with flat or sloping roofs, and identical facades and storefronts. The multiple retail commercial building was popular in small towns and urban areas between the 1910s and 1950s.[50] There are only four (4) examples of a multiple retail building in the Carrollton Downtown Historic District Survey Area, and it is best represented by the resource located at 103 Newnan Street (GNAHRGIS 250813). One example of this commercial type is located within the In-Town South Historic District at 415 Bradley Street (GNAHRGIS 250563).

Photograph 27. C.M. Tanner Grocery Company, 421 Maple Street, 2015

Historic commercial architecture within the Maple Street Survey Area is limited. Those immediately surrounding the railroad track along Maple Street include the C.M. Tanner Grocery Company (c.1910) at 421 Maple Street (GNAHRGIS 250271) and a former cotton warehouse at 506 Maple Street (GNAHRGIS 250272), which is presently occupied by multiple retailers. C.M. Tanner building is an excellent representation of a **corner store** as defined by the GA HPD. This commercial type is the urban equivalent to the community store, and were typically general merchandise or grocery stores. The corner store was popular from 1900 through the 1940s in residential or mixed-use neighborhoods. It is characterized by its orientation toward street corners by way of angled corner entries.[51]

[49] *Commercial Buildings*. Georgia Department of Natural Resources, Historic Preservation Division; nd.
[50] *Ibid*.
[51] *Ibid*.

Commercial Styles. The architectural style is the particular combination of details, architectural elements, window patterns, finishes and materials that identify a building as being part of a larger aesthetic idea of how a building appears. A good example of a resource with no stylistic embellishment, and identified in GNAHRGIS as having "no academic style," is located at 120 Alabama Street (GNAHRGIS 250757).

Photograph 29. 110 Adamson Square, 2015

Vernacular stylistic elements characterize the commercial buildings surrounding the square in Carrollton and are popular nationwide within urban settings, particularly downtowns and Main Street communities. Among these elements include masonry wall surfaces, flat roofs with parapets, elaborate cornices, and storefronts located at street level. Brick corbeling is common, as well as other decorative elements such as corner pilasters, and window molds. Although these modest architectural embellishments occur frequently, they do not represent a distinct architectural style. There are 22 examples of commercial buildings in the survey area exhibiting vernacular elements or total lack of stylistic embellishment. The resource at 110 Adamson Square (GNAHRGIS 250896) is an excellent representation.

Photograph 28. 120 Alabama Street, 2015

Similar to this lack of style, is what Georgia HPD refers to as the ***Commercial Plain style***. This "style" is more or less a commercial building with little, if any, stylistic embellishment. What distinguishes it from the unadorned "no academic style" examples, "Commercial Plain" representations date to the early-20th century. The HPD separates this "style" from earlier precedents, as it occurs in high numbers throughout Georgia's small and large towns during the early-20th century. Of the 59 commercial resources within the survey area, 35 (nearly 60%) fall within the Commercial Plain style.

Photograph 30. 412 Adamson Square, 2015

Colonial Revival (popular nationwide c.1880-1955) was a dominant style throughout the country as early as the 1880s and was most popular during the first half of the 20th century. The style is applied to a range of building types including residential, commercial, and civic, among others. Colonial

Revival style buildings typically feature a symmetrical façade with a centered entry door frequently surrounded with sidelights, transom, pilasters, and pediments. Windows are commonly double-hung sash with multiple panes. A classical cornice with dentils or modillions is a popular adornment of this style. Decorative pendants and pilasters are also common elements. One example of a commercial building exhibiting modest Colonial Revival elements is located at 412 Adamson Square (GNAHRGIS 250939).

One unique commercial building, located near the northeast corner of the district is a large laundry mat, the "Wash Bowl," that features ***International-style*** influences. This style is characterized by flat, unadorned exterior wall surfaces, a flat roof, and asymmetrical façade with an emphasis on the horizontal. It was first introduced in the 1920s, and was popular throughout the country during the mid-20th century. Located at 115 Robinson Avenue (GNAHRGIS 252040) and constructed c.1945, the Wash Bowl is the only representation of the International style in Carrollton, and continues to retain excellent integrity.

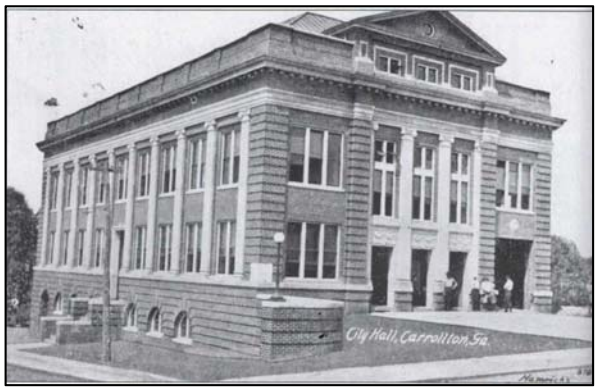
Photograph 31. The "Wash Bowl," 115 Robinson Avenue, 2015

RELGIOUS, CIVIC, EDUCATIONAL, AND LANDMARK BUILDINGS

The entire project area includes an impressive array of architectural types and styles, contributing to the historic character of each of the three survey areas. In addition to the commercial buildings identified, several community landmark buildings are found throughout Carrollton, particularly within the downtown district, which includes three early-20th century churches, the Old City Hall, the United States Post Office (NR-listed 1983), the old County Courthouse (NR-listed 1980), and the Carroll Masonic Lodge No.69. The former Lawler Hosiery Mill (NR-listed 2004) is not located within the NR-listed Commercial District; however, it was included as part of this survey project.

The Old City Hall (c.1910), located at 4 City Hall Avenue (GNAHRGIS 250907) is an excellent interpretation of **Neoclassical Revival**-style public architecture, a popular style commonly applied to grand government edifices. Neoclassical Revival (1890s-1930s) was a popular style occurring throughout small towns across Georgia from the 1890s through the 1930s. Inspired by classical architecture, the style drew mostly on the Early Classical Revival and Greek Revival details. The most prominent feature of this style is a dominant full-height portico, or illusion of a portico, with classical columns coupled. The façade is most often symmetrical, with a central entrance enhanced by pilasters or columns. A classical cornice is often applied to the building, with dentils or modillions. The low-pitched roof is usually hipped, and windows are often paired with large one-over-one double-hung

sash.[52] The Old City Hall building historically features a wide dentiled cornice, which has since been modified. Pilasters on the façade with Ionic capitals give the illusion of a full-height portico. Further, the building initially featured a centered gable parapet giving the appearance of a pedimented portico.



Photograph 32. Old City Hall, 1914

Source: *Carroll and Haralson counties in Vintage Postcards*

Photograph 33. Old City Hall, 4 City Hall Avenue, 2015

Designed by Neel Reid, besides once being home to the city government of Carrollton, the former City Hall has housed the cities fire and police departments, and the upper floors were at one time used for the Carrollton Opera House. The 1914 photograph of the Old City Hall shows the former fire truck garage bay, which has since been enclosed with the present windows. Another alteration includes the loss of the pediment on the façade. Today the Southwire Company has sales offices here.[53]

Photograph 34. United States Post Office, 402 Newnan Street, 2015

The United States Post Office, located at 402 Newnan Street (GNAHRGIS 250889) is a prominent edifice within the governmental center of the Carrollton Downtown Historic District. Constructed in 1914, the Post Office exhibits high-style Colonial Revival embellishments, including a symmetrical façade, pilasters, and decorative window hoods. The building also features a central entrance topped by a carved eagle and pediment, a popular design element of Federal government buildings.

[52] *Georgia's Living Places: Historic Houses in Their Landscaped Settings*. Georgia Department of Natural Resources, Historic Preservation Division; 1991.
[53] Carroll County Historical Society, http://carrollcountyhistory.org/carrollton.html , accessed March 2016.

The old County Courthouse, located at 311 Newnan Street (GNAHRGIS 251547), was constructed in 1928, the third courthouse to be erected in the City. The former courthouse is a rare interpretation of ***Italian Renaissance Revival*** architecture within Carrollton. Italian Renaissance Revival was primarily applied to architect-designed public buildings. Resulting from the revival of interest in classical architecture brought about by the 1893 Columbian Exposition, this style drew directly from Italian Renaissance models. The style was popular in Georgia's larger cities between 1900 and the 1920s.[54] Character-defining elements of the style include a generally large, symmetrical block with masonry walls, accented by cast stone or terra-cotta detailing. Often, the formal design is distinguished by a rusticated ground level and quoining at the corners of the main façade. Additional elements include separation of floors by elaborate string courses; rows of round-arched windows separated by a colonette; and a deep articulated cornice.

The courthouse was designed by William J.J. Chase. It features a symmetrical façade with a central entrance with broken pediment, Doric columns, round-arched windows, and rusticated stone exterior on the ground level. A new courthouse building was erected 2011-2012 southwest of the 1928 building, within the same parcel.

Photograph 35. County Courthouse, 311 Newnan Street, 2015

Among the three churches located within the entire survey, all are located within the National Register-listed Carrollton Downtown Historic District. Constructed in 1902, the Carrollton Presbyterian Church (GNAHRGIS 252028) is a beautiful example of a ***Romanesque Revival***-style church. The Romanesque Revival style was popular nationwide from the mid-1920s until the 1940s. It is distinguished by a repetitive use of arches for window and door openings. Exteriors are usually masonry and facades feature prominent "cathedral-type" entries. The latter tend to be deeply recessed. Geometric medieval ornamentation is also a common element.[55]

[54] *Georgia's Living Places: Historic Houses in Their Landscaped Settings*. Georgia Department of Natural Resources, Historic Preservation Division; 1991.
[55] John J. G. Blumenson, *Identifying American Architecture: A Pictorial Guide to Styles and Terms*, 1600-1945, 1977 revised 1989; p.42.

The Presbyterian Church features two crenellated towers at the corners of the façade, enhancing medieval qualities of the style. Round-arched openings; a prominent arched arcade with Corinthian columns; a deeply recessed entry; and a masonry exterior with heavy rusticated stone foundation all evoke the Romanesque Revival style of architecture. Located southwest of the church is the Old Manse House (GNAHRGIS 250762), reportedly constructed in 1895. It is depicted on the 1900 Sanborn map in nearly the same form as it retains today despite some exterior alterations that appear to date to the 1920s.

Photograph 36. Carrollton Presbyterian Church, 2015

Photograph 37. Old Manse House, 2015

The First United Methodist Church (GNAHRGIS 250905), constructed in 1904, is a dominant edifice within the governmental section of downtown along Newnan Street. This Classical Revival-inspired facility features a temple front façade with Ionic columns. Its form resembles a central block with flanking wings. Decorative stained glass windows adorn the wings. A square bell tower includes a pyramidal roof.

Photograph 38. First United Methodist Church, 2015

The third church located within the survey area dates to c.1905. The First Baptist Church (GNAHRGIS 25088) was designed by W.F. New in the Romanesque Revival style. The brick church features a prominent square entry tower, round-arched openings, and rusticated stonework, common embellishments of the style.

Photograph 39. First Baptist Church, 2015

The Carroll County Masonic Lodge No. 69 is located at 207 Tanner Street (GNAHRGIS 252176) near the south end of the district, and bordering the In-Town South Historic District. The Lodge was constructed in 1931 remains intact and features a brick exterior and a simple façade with a gabled entry porch supported by square brick columns. Despite elements of stylistic embellishment, the Lodge lacks a defined academic architectural style.

Photograph 40. Carroll Masonic Lodge No. 69, 2015

Constructed in 1888, the Carrollton Train Depot is located at 315 Bradley Street (GNAHRGIS 250617). Recently restored, the brick depot contains a ticketing booth and grand hall, the latter currently used as an event space. The railroad, and associated depot, played a pivotal role in the development and prosperity of Carrollton's textile industry from the late-19th century to mid-20th century. The depot does not embody characteristics of a defined architectural style.

Photograph 41. Carrollton Train Depot, 2015

RESIDENTIAL ARCHITECTURE

Historic residential architecture accounts for approximately half of the resources within the three survey areas. The variety of types and styles observed reflect trends in lower- to upper-class residential architecture popular throughout the country during the late-nineteenth to early-twentieth century. Further, the distribution of particular types and styles (or lack thereof) depict patterns in development as the area expanded and new streets were settled.

Among the 129 historically residential resources within the three survey areas, the majority are single-family dwellings (total of 120). Only one of these resources is located within the Carrollton Downtown Historic District Survey Area at 115 Robinson Avenue (GAHRGIS 252042). Nine (9) resources were built as multi-family dwellings including duplexes and apartment buildings.[56] There is only one representation of a duplex located within the Maple Street survey area. The remaining multi-family residences are located within the In-Town South District, with several located along Clifton Terrace.

[56] This resource count includes residential properties that presently function for commercial purposes. It does **not** include resources originally constructed to function as something other than residential (i.e. Lawler Lofts).

Within the Maple Street survey area, all of the mid-20th century residential resources are one-story, while several of the late-19th and early-20th century dwellings along Maple Street, particularly the Queen Anne residences, are two stories in height. Within the In-Town South District, the majority of the historically residential buildings are single story (total of 52), thirty-five (35) are one-and-one-half-stories, twelve (12) are two-stories, and four (4) are two-and-one-half-stories. The only historically residential building in the Downtown District Survey Area is one story.

Materials.

In the Maple Street neighborhood, the high-style Queen Anne resources feature wood weatherboard siding, while later residences along Watson Street primarily feature exteriors of brick veneer and vinyl siding. Roof shapes and pitches vary throughout the two residential survey areas, but typically correlate to the architectural type and design of the dwelling. Asphalt-shingled roofs are the predominate roof cladding, followed by asbestos shingles, and corrugated metal. Within the In-Town South Historic District, the placement of the porch, as well as its width, are closely tied to the building type and architectural style applied to the resource. Full-width and wrap-around porches predominate on Queen Anne-style residences, New South Cottages and large classical-inspired houses, while partial, front-gabled porches are present on Bungalows. Historic porte-cocheres attached to the side elevation of a residence are common among the middle- to upper-class dwellings within the In-Town South District, particularly those exhibiting Neoclassical Revival influences. These properties typically feature a driveway that travels through the porte-cochere to a detached garage near the rear of the lot.

Within the In-Town South District, the most popular exterior cladding is wood siding; primarily weatherboard and flush board siding. Several residences (twenty-two resources) feature modern replacement vinyl siding or HardiePlank© siding, the latter maintaining the historic appearance of the resource. The second most popular exterior cladding is brick veneer, featured on twenty-two resources. Brick foundations predominate throughout the In-Town South District.

The resource located at 115 Robinson Avenue (GAHRGIS 252042) within the Downtown District features flush board siding, a brick foundation, and wood sash windows.

Alterations.

Alterations and additions to residential dwellings were observed throughout the survey area. However, the greatest loss of historic materials tends to be found along those residential resources adapted for commercial use, particularly observed in the Maple Street survey area, as well as those converted from single-family to multi-family use. Residential resources currently used as rental properties also tend to exhibit a higher degree of alteration and modern applications. Among the middle- to upper-class housing, the most common alterations include large rear additions, and the enclosure of porches and porte-cocheres. Among the most common alterations observed during the survey include the application of vinyl siding, the replacement of historic wood sash windows with synthetic sash, porch enclosures and modifications, new roofing, and side and rear additions. Other alterations noted, though less frequent, include the removal of historic chimneys.

Residential Types and Forms.

Similar to commercial buildings, the majority of the residences within the survey area may be categorized by house type, or the basic form exclusive of any stylistic ornamentation that may be present. In other words, a house type is the basic form onto which stylistic elements are placed. A defined house type is generally determined by its floor plan and height. Other architectural elements that determine the house form include roof shape, location of doors or chimneys, or the kind of porch present, if any.

A variety of historic residential building types, or forms, are present within the Maple Street survey area and the In-Town South Historic District. The prominent types and forms occurring within each of the survey areas reflects the trends in development of the city of Carrollton, particularly during its boom periods, as well as evolving national trends in residential design throughout the late-19th to mid-20th centuries. House types, or forms, assigned to individual resources follow those defined by the Georgia Historic Preservation Division (HPD) "House Types of Georgia." The In-Town South draft design guidelines includes a few house types not defined by the Georgia HPD. This survey report attempts to define the various house types located within the residential survey areas.

The 23 historically residential resources within the Maple Street Survey Area include representations of Queen Anne cottages and houses, a central hall house, a bungalow, American Small Houses, and Ranch houses. Chart 4 provides a breakdown of residential house types, or forms, identified within the Maple Street survey area. Along the earliest section of Maple Street, where houses range in date from the 1890s to the 1910s, there are three (3) high-style Queen Anne houses and three (3) simpler Queen Anne cottages. There is also a bungalow on the same street (GNAHRGIS 250220). In stark contrast, the Watson Street portion of the survey area features a variety of houses built in no established form (dating to the 1980s and 1990s). Watson Street also includes five Ranch houses, and three American Small Houses.

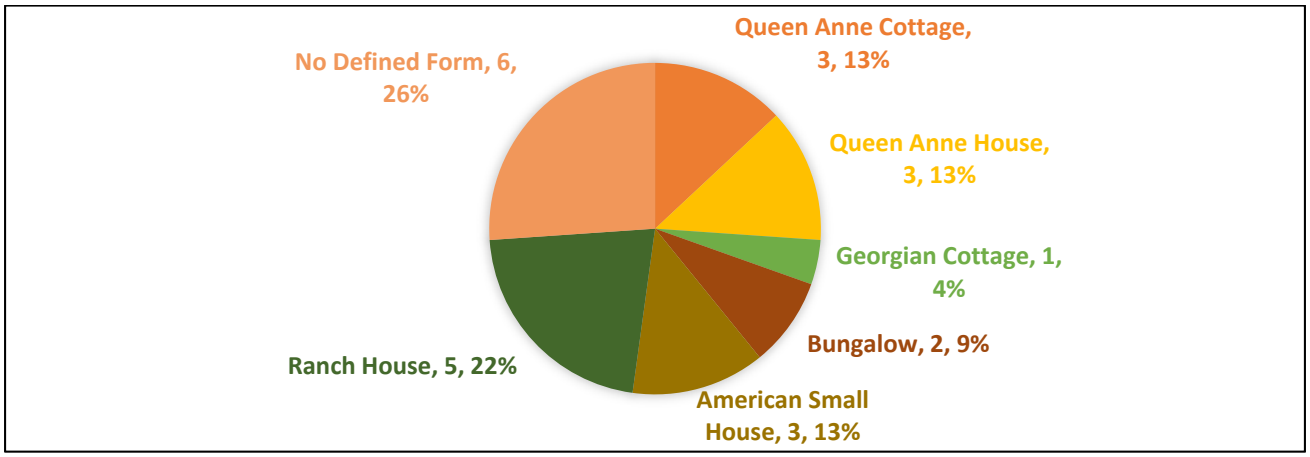


Chart 5. Breakdown of Residential Forms within the Maple Street Survey Area (Total of 23)

The following is an exploration of some of the prominent residential types observed within the Maple Street survey area, beginning with the earliest types dating to the late-19th century.

Photograph 42. 328 Maple Street, 2015

Photograph 44. 334 Maple Street, 2015

Photograph 43. 408 Maple Street, 2015

Queen Anne Cottages are inherently connected with the architectural style from which they derive their name, although the house type may occur with elements from other styles, or no style at all. They generally feature a square main mass with projecting gables on the front and side. The rooms are arranged asymmetrically without a central hallway. The roof is either pyramidal or hipped, and chimneys are usually found in the interior. Though not as popular as the gabled wing cottage, the Queen Anne cottage does occur in both urban and rural areas as popular middle-class housing during the 1880s and 1890s.[57] Within the Maple Street survey area, this house type is best exemplified by the dwelling located at 328 Maple Street (GNAHRGIS 250253).

Queen Anne Houses are the two-story version, featuring similar plans and architectural detailing.[58] The Maple Street neighborhood features a host of well-detailed Queen Anne Houses, including 331 Maple Street, 334 Maple Street, and 401 Maple Street (GNAHRGIS 250259, 250262, and 250264, respectively).

The **Georgian Cottage** is possibly the single most popular and long-lived house type in Georgia. House of this type were built in almost all periods of Georgia's history, well into the 20th century; however, the greatest concentration occurred between 1850 and 1890. The Georgian cottage plan consists of a central hallway with two rooms on either side. It is distinguished by a square, or nearly square, shape; the roof is generally hipped, but sometimes gabled; and chimneys are either in the exterior walls or interior of the house between each pair of rooms.[59] The one interpretation of a Georgian cottage in the Maple Street survey area is located at 408 Maple Street (GNAHRGIS 250264) and features a hipped roof. This resource was heavily altered when converted into commercial space.

[57] *Georgia's Living Places: Historic Houses in Their Landscaped Settings*. Georgia Department of Natural Resources, Historic Preservation Division; 1991.
[58] *Ibid.*
[59] *Ibid.*

Photograph 45. 323 Maple Street, 2015

The **Bungalow** was a very popular house type in all regions of Georgia between 1900 and 1930, almost as popular in rural areas as in cities and towns. Common features of a bungalow include a rectangular or square shape, one- to one-and-a-half-story massed plan form, a prominent front-gabled or recessed side gabled porch, and wide overhanging eaves. The bungalow type is divided into four subtypes based on roof forms and roof orientation: front gable, side gable, hip, and cross gable. The front- and side-gabled versions greatly outnumber hipped bungalows, while cross-gable bungalows are rare in Georgia. Among the two interpretations of a bungalow within the Maple Street survey area, the resource located at 323 Maple Street (GNAHRGIS 250247) best exemplifies the house form.

American Small House - Oftentimes referred to as "Minimal Traditional," the American Small House phenomena has its origins in the Great Depression, spanned World War II, and "reached its climax during the post-WWII nationwide housing shortage and recovery."[60] Throughout this period, three factors unite these houses. 1) the need for low-cost housing, 2) the national response to housing needs from the federal government, building industry, and availability of home loans, among others, and 3) an apparent national goal of providing well-designed, well-built, affordable, small single-family residences.[61]

Photograph 46. 155 Watson Street. September 2015.

The American Small House is a small, detached, single-family residence. These single-story houses are compact with a nearly square or rectangular footprint. The roof is usually gabled, the interior is tightly massed, and the exterior is simply styled. Options, or variations, on the basic American Small House plan include small porticoes or stoops, porches, dormers, and side garages. The house could be purchased with small additions, or clusters, to create additional space. In Georgia, these are referred to as Extended American Small Houses. Among the three representations of the American Small House within the Maple Street survey area, the resource located at 155 Watson Street (GNAHRGIS 250227) best reflects the form, though slightly altered. The one residential dwelling within the Downtown Historic District Survey Area is an American Small House.

[60] Georgia Department of Natural Resources, Historic Preservation Division, "American Small Houses" Powerpoint presentation, available online, nd.
[61] *Ibid*.

Ranch House - Although the Ranch house serves as a ubiquitous representation of the mid-twentieth century, it draws influence from the early-19th century vernacular architecture of California and the American Southwest. The early-20th century found the ranch form being adapted to modern materials in California, popularized by architects such as Cliff May and further influenced by the Usonian houses of Frank Lloyd Wright. Several cultural factors contributed to the rapid spread of the Ranch House throughout the United States during the mid-20th century. As the automobile allowed for the growth of the residential suburb, governmental housing programs attempted to remedy the effects of the Great Depression. A nationwide response to the post-World-War II housing shortage took advantage of advancements in standardized construction materials and techniques, and the Ranch House was among the most commonly-used suburban form from the late 1940s to the 1970s.[62]

Photograph 47. 147 Watson Street, 2015

Several architectural features prevail define the Ranch house. The Ranch is most often described as "long and low," standing one-story in height. Ranch houses can have multiple roof types, but pitches are often low, and commonly have projecting overhanging eaves. In Georgia, red brick is the most common exterior finish, while materials such as wood and stone can provide aesthetic contrast. Ranch Houses tend to have unobscured front entryways, and facades often feature tripartite windows, with a central picture window and flanking double-hung windows. Bedrooms tend to be clustered at one end of, and the garage or carport at the other end.[63] Screened porches were often incorporated into the house's overall plan, located on the side, front, and rear elevations.

The five (5) examples of Ranch houses within the Maple Street survey area are very modest interpretations with brick veneer or vinyl siding applied to the exterior. All are located along Watson Street. The best representation of a Ranch house within this survey area is located at 147 Watson Street (GNAHRGIS 250226).

[62] Sullivan, Patrick, Mary Beth Reed, and Tracey Fedor. "The Ranch House in Georgia: Guidelines for Evaluation." Stone Mountain, GA: New South Associates, 2010. P. 10-16.
[63] *Georgia's Living Places: Historic Houses in Their Landscaped Settings*. Georgia Department of Natural Resources, Historic Preservation Division; 1991.

The following details the various residential types occurring within the locally-designated **In-Town South Historic District**. Within this district, the most prominent forms represent Carrollton's major periods of growth from the late-19th and early-20th centuries. Chart 5 provides a breakdown of the array of residential types occurring within the In-Town South Historic District. The most reoccurring house types within the district include Queen Anne cottages and houses, New South cottages, and bungalows; clearly representing a period of prosperity and growth experienced in Carrollton.

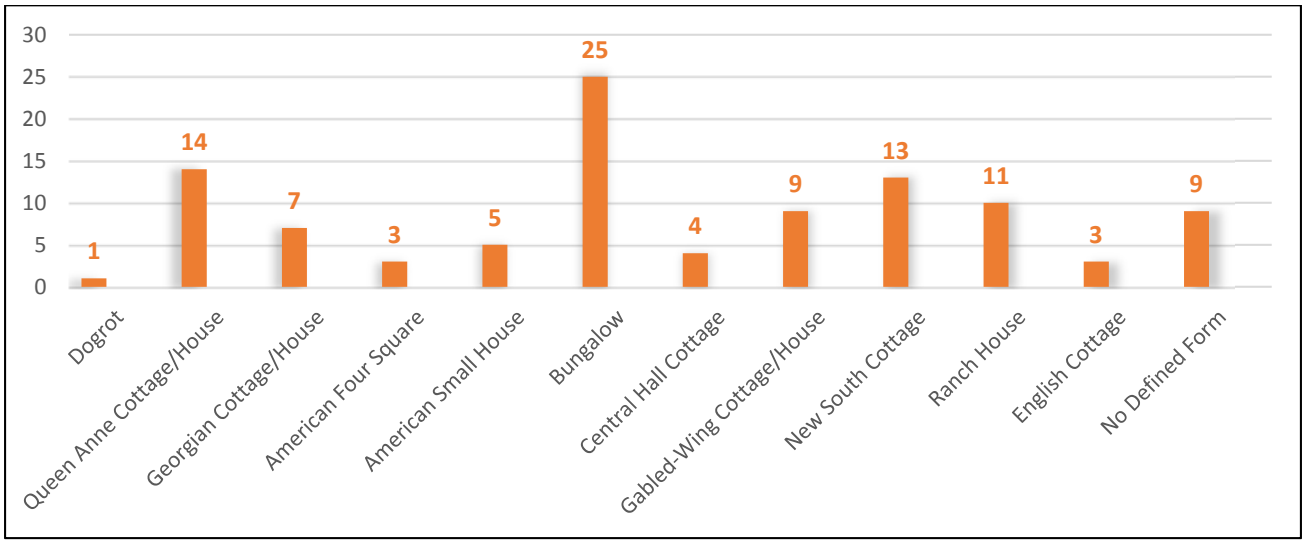


Chart 6. Breakdown of Historically Residential House Types within the In-Town South Historic District (Total of 105 Resources)

Photograph 48. Curtis-Marlow-Perry House, 228 W. Avenue, 2015

The **dogtrot** house is among the earliest, and most distinct, house forms found throughout Georgia, typically dating to early settlement periods during the mid-19th century. This form features a wide open central passage between two rooms. It is only one room deep and most often features a gabled roof and exterior end chimneys. Most frequently, the open dogtrot was enclosed at a later date, giving the appearance of a central hallway type.[64] The only representation of a dogtrot within the In-Town South Historic District is the resource located at 228 W. Avenue (GNAHRGIS 250645). Constructed during the 1830s, the house was originally located on Stewart Street

[64] *Georgia's Living Places: Historic Houses in Their Landscaped Settings*. Georgia Department of Natural Resources, Historic Preservation Division; 1991.

and later relocated to its present site.[65] This resource, known as the Curtis-Marlow-Perry House, is an excellent representation of an enclosed dogtrot. It currently serves as the Carroll County Historical Society.

The **central hallway cottage** has proved a favorite for Georgians throughout the 19th century. The type seems to be fairly evenly distributed across the state, appearing mainly on average-sized farmsteads and on principal residential streets in Georgia's towns and cities. Most examples of the type were built between 1830 and 1930, with clusters occurring in the periods 1840-1860 and 1870-1890. It comprises a central hall flanked by one room on either side. It is distinguished from other central hallway dwellings, such as the Georgian cottage, in that it is only one room deep. It most frequently features a side gable roof with exterior end chimneys.[66] Among the four examples of this house type within the In-Town South Historic District survey area. The resource located at 226 Austin Avenue (GNAHRGIS 250557) is an interesting variant on a central hallway cottage, featuring a gable-on-hip roof. This residence was built circa 1890.

Photograph 49. 226 Austin Avenue, 2015

The second most prominent architectural type in the In-Town South District survey area, bungalows (previously discussed) are scattered throughout the neighborhood but concentrated primarily on streets developed from 1915 to 1930, such as Austin and Harmon Avenues, and Tanner Street.

Two-story representations of a **Georgian cottage** (previously discussed) are referred to as a **Georgian house** features similar characteristics, but adapted to a two-story house. The In-Town South Historic District includes seven (7) examples of Georgian cottages (total of 4) and houses (total of 3). The latter, two-story interpretations are among the finest residences within the district. The house type is best exemplified by the resource located at 406 Bradley Street (GNAHRGIS 250561).

Photograph 50. 406 Bradley Street. September 2015

[65] The date of the relocation of the Curtis-Marlow-Perry House is unknown; however, Sanborn maps indicate that it was not yet at its present location as late as 1922.

[66] *Georgia's Living Places: Historic Houses in Their Landscaped Settings*. Georgia Department of Natural Resources, Historic Preservation Division; 1991.

Among the most popular house types occurring throughout Georgia during the late-19th century is the **gabled-wing cottage** and the two-story house variant. Its greatest period of popularity spans from 1875 to 1915. In plan, the house forms a T- or L-shape, and most often features a gabled roof. It is sometimes referred to as a gabled ell house. It includes a gable-front at one end of a recessed wing that is parallel to the façade. The front door is situated within the recessed wing and leads into a hallway or directly into a room. The In-Town South Historic District includes eight (8) representations of this house type, best exemplified by resources located at 220 and 222 Austin Avenue (GNAHRGIS 250554 and 250555, respectively).

Photograph 53. 220 Austin Avenue, 2015

Photograph 51. 222 Austin Avenue, 2015

Contemporaneous with the gabled-wing cottage, the **Queen Anne cottage and Queen Anne house** (previously discussed) are the most prevalent house type within the In-Town South Historic District, with 15 interpretations. Among the best examples of this house type include the resources located at 315 Dixie Street (GNAHRGIS 250593), and 401 Dixie Street (GNAHRGIS 250564).

Photograph 54. 315 Dixie Street, 2015

Photograph 55. 401 Dixie Street, 2015

The In-Town South Historic District features a stunning array of **New South cottages.** Named after the turn-of-the-20th century period of great economic growth and regional confidence, the New South cottage was popular among middle- and upper-class Georgia residents between the 1890s and the 1920s. The New South Cottage resembles the Queen Anne cottage in that it includes a central square mass, usually with a hipped roof, and gabled projections. The primary difference, however, is its emphasis on symmetry, the key element being a central hall. The New South cottage was a prominent house type selected by Carrollton residents around the turn-of-the-century.[67] Among the 13

Photograph 56. 216 Austin Avenue, 2015

Photograph 57. 128 E. Center Street, 2015

[67] *Georgia's Living Places: Historic Houses in Their Landscaped Settings*. Georgia Department of Natural Resources, Historic Preservation Division; 1991.

occurrences, the resources located at 216 Austin Avenue (GNAHRGIS 250551) and 128 E. Center Street (GNAHRGIS 250606) are intact interpretations.

Photograph 58. 301 Tanner Street. September 2015

The most prominent architectural type in the In-Town South District, **bungalows** (previously discussed), occur throughout the neighborhood, but tend to be concentrated primarily on streets developed from 1915 to 1930, such as Austin Avenue and Tanner Street. The resource located at 301 Tanner Street (GNAHRGIS 250619) is an excellent representation of a bungalow.

The **American Foursquare** house type was popular nationwide during the early-20th century, particularly in urban settings. The house features a cubical mass, most often capped with a hipped, or pyramidal roof. There are four principal rooms on each floor, with one of the front two rooms commonly serving as the entry and stair hall.[68] Within the In-Town South Historic District, there are three grand interpretations of this house type, including 119 Dixie Street (GNAHRGIS 250577) and 305 Dixie Street (GNAHRGIS 250597). In both of these instances, the entry door is centrally located.

Photograph 59. 119 Dixie Street, 2015

[68] *Georgia's Living Places: Historic Houses in Their Landscaped Settings*. Georgia Department of Natural Resources, Historic Preservation Division; 1991.

Photograph 60. 305 Dixie Street, 2015

A picturesque house type popular among middle-class Georgians during the 1930s and 1940s is the **English Cottage**. Its most distinguishing features include a cross-gabled massing and prominent exterior chimney on the façade. The house type is compact, and often includes a single-bay front projecting gabled bay. English Vernacular Revival stylistic elements is most often applied to the English Cottage.[69] There are three interpretations of an English Cottage in the In-Town South Historic District, best exemplified by 209 Dixie Street (GNAHRGIS 250581).

Photograph 61. 209 Dixie Street, 2015

Photograph 62. 108 E. Center Street, 2015

There are five **American Small Houses** (previously discussed) within the In-Town South District, appearing sporadically throughout the neighborhood. It is probable that these dwellings replaced earlier residences, or were constructed when larger lots were subdivided. The American Small House within the district is best represented by the resource located at 108 E. Center Street (GNAHRGIS 250639).

[69] *Ibid*.

Ranch houses (previously discussed) within the In-Town South Historic District occur throughout the neighborhood; however, similar to the American Small House development pattern, these dwellings likely replaced earlier residences, or were constructed on subdivided lots during the mid-20th century. Ranch houses within the neighborhood range in date from c.1940 to 1965. Most feature exteriors of brick veneer or asbestos siding. All are simple interpretations of this house type, which can at times become large, sprawling residences. A good example of a Ranch house with Colonial Revival influences is located at 312 Dixie Street (GNAHRGIS 250591).

Photograph 63. 312 Dixie Street, 2015

Residential Styles

As previously noted, architectural stylistic elements are applied to the basic form, or type, of a building. In other words, a bungalow may exhibit Craftsman-stylistic elements. The only extant historic residential building within the Carrollton Downtown Historic District Survey Area lacks an academic style. However, the range of styles applied to residences within the In-Town South Historic District and Maple Street Survey Area include excellent representations of popular styles throughout urban communities in Georgia during the late-19th- to mid-20th century. The prevalence of particular styles reflect Carrollton's most active period of residential and commercial construction from the 1880s to the 1920s.

Within the **Maple Street Survey Area**, due to the later construction dates of a number of resources, particularly those along Watson Street, stylistic adornment is generally lacking. However, those along Maple Street exhibit high-style detailing of Queen Anne, Folk Victorian, and a variant of the former referred to as Free Classic Queen Anne. The following chart provides a breakdown of residential styles within the Maple Street survey area.

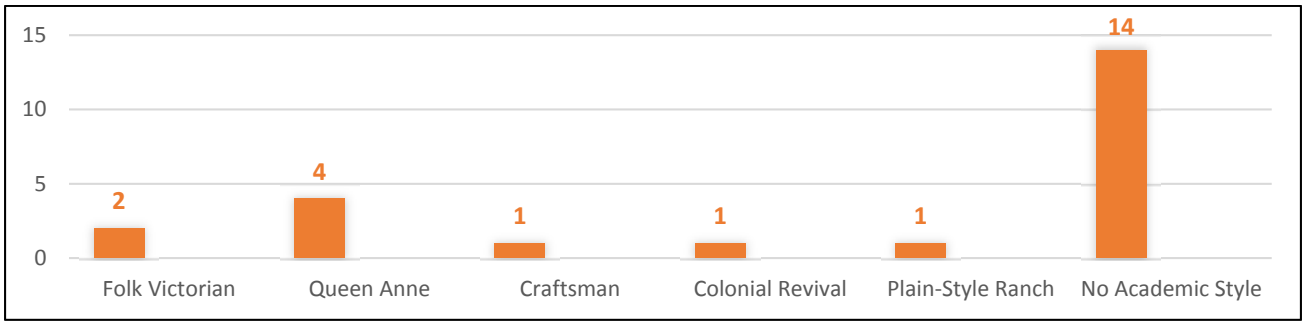


Chart 7. Breakdown of Residential Architectural Styles in the Maple Street Survey Area

Queen Anne and Free Classic Queen Anne (popular nationwide c.1880-1910)

The Queen Anne style, not to be mistaken for the house type of the same name, is defined primarily by its distinctive patterns of decorative detailing. The Queen Anne style was Georgia's most popular 19th-century style. It was developed in England through the work of architects who drew on late medieval Elizabethan and Jacobean sources. Unlike the England counterparts of masonry construction, in the Unites States, the Queen Anne style was creatively adapted to a wood-framed house that met American needs and traditions of building in wood.

Distinguishing elements of the Queen Anne style include an asymmetrical façade with a complex roof and wall shapes. The avoidance of flat wall surfaces through the use of projecting bay windows and towers, and variations in wall texture, such as patterned wood shingles, distinguish the style. Porches are common, oftentimes wrapping around two sides of the house. Porch roof supports are slender turned posts frequently adorned by decorative sawn brackets and spindlework friezes. Door and window surrounds tend to be relatively simple, while the entry door often features delicate decorative molding and a single glass set into the upper portion. Multi-paned windows, and bay windows are also comment stylistic elements. Roof gables may be accented by with sawn ornamentation or spindlework and covered with patterned shingles. [70]

There are three impressive representations of the Queen Anne style in the Maple Street survey area – resources located at 331, 334, and 401 Maple Street (GNAHRGIS 250259, 250262, and 250264, respectively). The latter best exemplifying the residential style.

Photograph 64. 401 Maple Street, 2015

[70] *Georgia's Living Places: Historic Houses in Their Landscaped Settings*. Georgia Department of Natural Resources, Historic Preservation Division; 1991.

Photograph 65. 338 Maple Street, 2015

Four principal subtypes of the Queen Anne style include spindlework, Free Classic, Half-timbered, and patterned masonry.[71] One of the Queen Anne-influenced residences within the historic district reflects the Free Classic, a subtype distinguished according to modes of decorative detailing. The *Free Classic* mode of the Queen Anne style is characterized by its use of classical columns, rather than the delicate turned posts and spindle-work detailing of traditional Queen Anne stylist adornment. The pairing of porch support columns or posts is also common. The use of Palladian windows and a dentiled cornice frequently occur on this subtype of the Queen Anne style.[72] The resource located at 338 Maple Street (GNAHRGIS 250263) is a good interpretation of this subtype.

Photograph 66. 327 Maple Street, 2015

Folk Victorian (popular throughout Georgia 1870s-1910s)

Folk Victorian houses were built across Georgia in very large numbers in both urban and rural parts of the state. The stylistic detailing borrowed from the more elaborate Queen Anne style; however, Folk Victorian tends to be restrained in detail, and applied to simple house forms. Features from the Queen Anne style were borrowed and added onto porches and roof gables, thereby providing comparatively modest stylistic adornment. It may be considered more of a way to decorate a house, rather than being a precise stylistic category. Decorative features include turned or jigsawn woodwork, brackets, spindlework, and porch posts.[73] There are two examples of Folk Victorian residences within the Maple Street survey area - 327 and 328 Maple Street (GNAHRGIS 250249 and 250253). In both instances, the house form is a Queen Anne cottage.

[71] Virginia and Lee McAlester, *Field Guide to American Houses*, New York: Alfred A. Knopf, 2005.
[72] *Ibid.*
[73] *Georgia's Living Places: Historic Houses in Their Landscaped Settings*. Georgia Department of Natural Resources, Historic Preservation Division; 1991.

Craftsman Style (popular nationwide c.1905-1930)

Photograph 67. 323 Maple Street, 2015

The Craftsman Style is among the most popular architectural styles in the United States of American origin. Character-defining Craftsman-style features include a low-pitched hipped or gable roof with exposed rafter ends, and prominent battered, or tapered, columns on masonry piers applied to large front porches. Gable ends often feature decorative brackets and half-timbering. Typical windows consist of a multi-pane upper sash and a single-pane lower sash. The upper sash panes are oftentimes vertical.[74] Although a popular style for a variety of house forms throughout the early-20th century, Craftsman style is overwhelmingly associated with the bungalow house form. The Maple Street survey area includes only one restrained interpretation of the Craftsman style located at 323 Maple Street (GNAHRGIS 250247).

Colonial Revival (popular nationwide c.1880-1955)

Colonial Revival was a dominant style for residential buildings throughout the country as early as the 1880s and was most popular during the first half of the 20th century. The style is applied to a range of subtypes which shifted by evolving trends in residential design throughout the 1880s to the mid-20th century.[75] Colonial Revival style houses typically feature a symmetrical façade and rectangular shape with a low- to medium-pitched hipped or gable roof. The Colonial Revival style is most often applied to houses of one, one-and-one-half, or two-stories. Windows are commonly 6:6 or 9:9 double-hung sash with wood-louvered shutters. The entry door is centered on the façade with sidelights, transom, pilasters, and pediments common. A classical cornice with dentils or modillions is another popular adornment of this style. Exterior walls are wood, masonry, or masonry-veneer.[76]

Photograph 68. 119 Watson Street, 2015

The only interpretation of a Colonial Revival-inspired residence within the Maple Street survey area is a c.1955 Ranch house located at 147 Watson Street (GNAHRGIS 250226).

Plain style (mid- to late-20th century)

The Plain Style is applicable only to Ranch houses. It is generally represented by a red brick exterior, and an emphasis on the form, roofline, and window openings.[77] The Plain style Ranch house is very

[74]Virginia and Lee McAlester, *Field Guide to American Houses*, New York: Alfred A. Knopf, 2005.
[75]Virginia and Lee McAlester, 2005.
[76] *Ibid*.
[77] New South Associates, "The Ranch House in Georgia: Guidelines for Evaluation," prepared for the Georgia Transmission Corporation, 2010.

common across Georgia. There is only one example of a Plain style Ranch house in the Maple Street survey area – 119 Watson Street (GNAHRGIS 250218).

Residential resources within the **In-Town South Historic District** represent a wide range of popular architectural styles dating from the late-19th century to the mid-20th century. While some styles are more restrained in their stylistic embellishment, others are excellent representations of specific styles. The following chart provides a breakdown of architectural styles observed within the survey area. Fifty-four (54) of the 104 residential resources lack a defined architectural style. As demonstrated by the chart, residential styles vary greatly. The most common occurrences include Colonial Revival and Craftsman with ten examples each, followed by earlier Folk Victorian and Queen Anne interpretations. Neoclassical Revival is represented by six (6) examples, all of which are applied to the district's finest residences. Additional styles represented within the In-Town South Historic District include Dutch Colonial Revival, English Vernacular Revival, Federal Revival, Italianate, Prairie style, and Plain style Ranch houses.

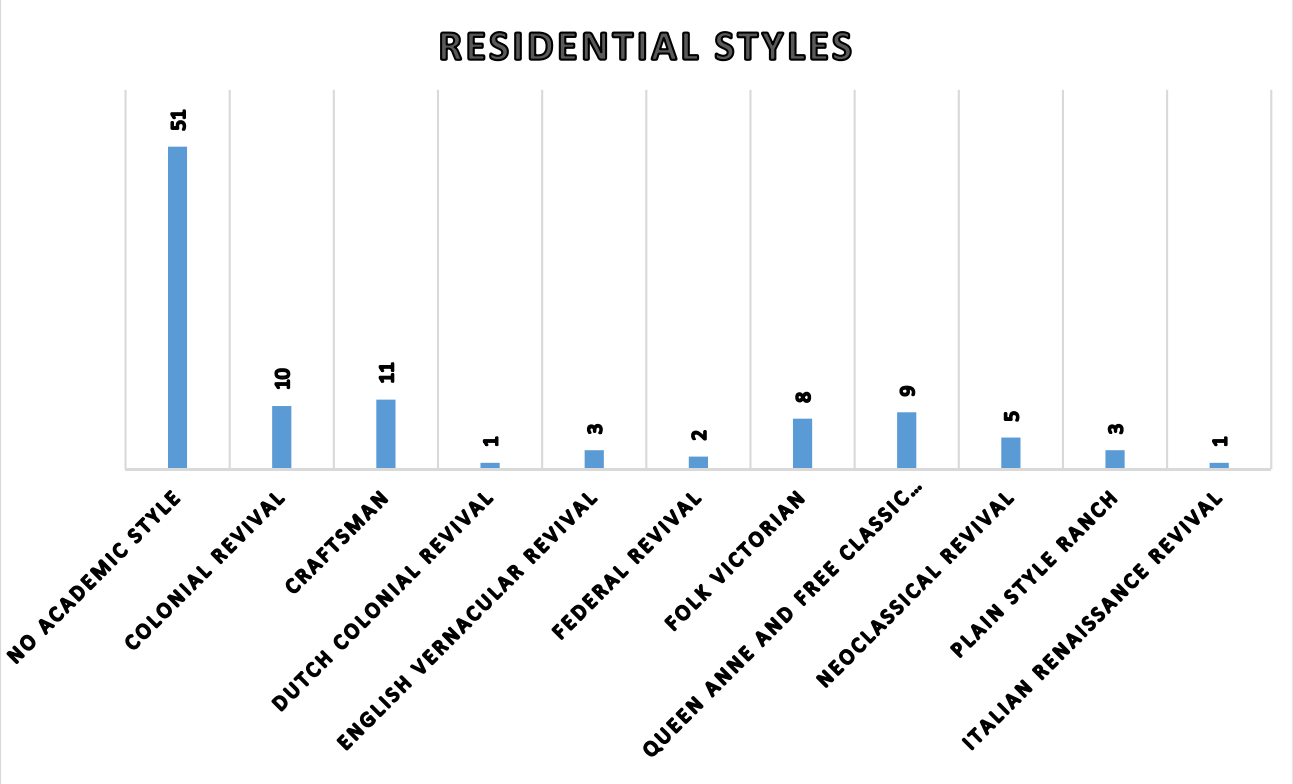


Chart 8. Breakdown of Residential Resources (Total 105) by Architectural Style within the In-Town South Historic District

The earliest residences within the district reflect Folk Victorian, Free Classic Queen Anne, and Neoclassical Revival influences. Among the eight (8) examples of *Folk Victorian* (previously discussed), the best interpretation of the style is the two-story residence located at 401 Bradley Street (GNAHRGIS 250562) with elements of the style applied to the entry porch and gable ends. The entry porch features elaborate woodwork including spindles, turned posts, decorative corner brackets, and

sawtooth detailing in the frieze. A front facing gable on the façade features decorative wood carved truss.

Photograph 69. 401 Bradley Street, 2015

Originally constructed in 1852, the residence at 206 Dixie Street (GNAHRGIS 250600) underwent a substantial remodeling during the 1880s, at which time ***Free Classic Queen Anne***-inspired elements (previously discussed) were applied to the exterior of the house. Among the Free Classic Queen Anne adornment include Classical porch columns, a dentiled frieze, and a Palladian-style window. Restrained Queen Anne elements include decorative wood shingles, a turned post balustrade, and prominent corbelled brick chimneys.

Photograph 70. 206 Dixie Street, 2015

Neoclassical Revival (1890s-1930s)

Neoclassical Revival was a popular residential style occurring throughout small towns across Georgia from the 1890s through the 1930s. Inspired by classical architecture, the style drew mostly on the Early Classical Revival and Greek Revival style. The most prominent feature of this style is a dominant full-height portico with classical columns coupled with a one-story porch. The façade is most often symmetrical, with a central entrance enhanced by pilasters or columns, fanlights, sidelights, and transoms. A classical cornice is often applied to the residence, with dentils or modillions. The low-pitched roof is usually hipped. Porte-cochere and side porches are common, and windows are often paired with large one-over-one double-hung sash. Elaborate column capitals is often a distinguishing element of this style as well.[78]

The In-Town South Historic District includes five excellent interpretations of Neoclassical Revival. The resources located at 406 Bradley Street (GNAHRGIS 250561), 120 and 305 Dixie Street (GNAHRGIS 250578 and 250589) are textbook examples of the style applied to a two-story house form, while the resource at 302 Dixie Street (GNAHRGIS 250588) is a good one-story representation.

Photograph 71. 406 Bradley Street, 2015

[78] *Georgia's Living Places: Historic Houses in Their Landscaped Settings*. Georgia Department of Natural Resources, Historic Preservation Division; 1991.

Photograph 72. 305 Dixie Street, 2015

Among the other prominent architectural styles occurring within the In-Town South Historic District is ***Colonial Revival*** (previously discussed) with ten examples. The majority of the resources identified as Colonial Revival are modest, with minimal stylistic embellishment. The Colonial Revival style within the In-Town South Historic District is best exemplified by a brick veneer Ranch house located at 514 Tanner Street (GNAHRGIS 250633). The distinguishing stylistic feature on this resource include the entry door surround featuring a broken pediment and fluted pilasters.

Photograph 73. 514 Tanner Street, 2015

Dutch Colonial Revival (1920s and 1930s)

This style is influenced by the colonial architecture of the early Dutch colonists. It was a fairly common style throughout Georgia during the 1920s and 1930s. The most prominent characteristic of this style is the steeply pitched gambrel roof. Shed roof dormers, oftentimes full-width, are very common features of this style. Porches are often small, single-story with columns, or may be formed by the eave of the gambrel roof.[79] There is only one example of a Dutch Colonial Revival dwelling within the district located at 106 E. Center Street (GNAHRGIS 250637).

[79] *Georgia's Living Places: Historic Houses in Their Landscaped Settings*. Georgia Department of Natural Resources, Historic Preservation Division; 1991.; p. I-14.

Photograph 74. 106 E. Center Street, 2015

Eleven (11) occurrences of the ***Craftsman*** style (previously discussed) are found within the In-Town South Historic District, all of which are applied to bungalows, with one unique, Japanese-inspired exception located at 405 Bradley Street (GNAHRGIS 252231). Exceptional interpretations of this style within the district are minimal, its use particularly restrained. In many instances, distinguishable elements of the style are lost due to extensive exterior alterations, particularly the application of vinyl siding and the boxing of the overhanging eaves. Among the best interpretations of the Craftsman style include resources located at 314 Bradley Street (GNAHRGIS 250560) and 301 Dixie Street (GNAHRGIS 250587).

Photograph 76. 314 Bradley Street, 2015

Photograph 75. 405 Bradley Street, 2015

Photograph 77. 301 Dixie Street, 2015

Italian Renaissance Revival (1900-1920s)

Although discussed in previous sections of this report, Italian Renaissance Revival applied to residential buildings is generally more restrained than civic or religious representations of the style. Residences featuring this style are also characterized by a large symmetrical block with stuccoed or masonry walls. A low-pitched roof, often hipped with clay tiles, features broad overhanging eaves with decorative brackets. Renaissance classical details are dominant, including columns and pilasters, pediments over openings, and corner quoins. Porches may be recessed to represent a loggia or open porch.[80] Only one interpretation of Italian Renaissance Revival is found within the In-Town South Historic District – 119 Dixie Street (GNAHRGIS 250577).

Photograph 78. 119 Dixie Street, 2015

English Vernacular Revival (1920s-1930s)

This style was a common early-20th century style in Georgia's suburban neighborhoods. The style strives to imitate the vernacular architectural traditions of medieval Europe, ranging from small cottages to large manor houses. The style was popular across the state in neighborhoods of both large cities and small towns. Entire planned residential areas were developed around this theme. Character-defining elements of the style include steeply pitched roofs, asymmetrical façades, massive chimneys, and round-arched entryways. Brick veneer is the most prevalent exterior cladding, with stuccoed masonry common as well. Some houses feature patterned brickwork. Often, a variety of materials are used, such as brick walls with stone trim, wood half-timbering, and stuccoed walls. Windows are generally tall and narrow, grouped together, multi-paned, and casements rather than double-hung.[81] The use of this style is rare within the In-Town South Historic District, with only three restrained

[80] *Georgia's Living Places: Historic Houses in Their Landscaped Settings*. Georgia Department of Natural Resources, Historic Preservation Division, 1991.; p. I-13.

[81] *Georgia's Living Places: Historic Houses in Their Landscaped Settings*. Georgia Department of Natural Resources, Historic Preservation Division, 1991.; p. I-13.

interpretations and is best exemplified by the resource located at 205 Lee Street (GNAHRGIS 250614).

Photograph 79. 205 Lee Street, 2015

Lastly, the most recent historic residences located within the In-Town South Historic District are primarily represented by the Ranch house. As previously discussed, the *Plain-style* Ranch is highly popular throughout the state. There are three examples of a Plain-style Ranch house within the district, and is best exemplified by 106 Clifton Terrace (GNAHRGIS 250564) with its brick veneer exterior and lack of stylistic embellishment. This particular example features an integral garage that has been enclosed.

Photograph 80. 106 Clifton Terrace, 2015

V. RECOMMENDATIONS

EVALUATING NATIONAL REGISTER ELIGIBLITY

In addition to the survey and documentation of the three districts, community landmark buildings were evaluated for National Register eligibility according to the criteria and standards for historic resources established by the National Park Service. In order to meet National Register requirements, the property must be a minimum of 50 years old and retain sufficient integrity to convey the period of time in which it is significant. The National Register recognizes a property's integrity through seven aspects, or qualities.[82] To retain historic integrity, a property should always possess several, and usually most, of the seven aspects. The seven qualities include the following:

- **Location** The place where the historic property was constructed, or the place where the historic event occurred
- **Design** Combination of elements that create the form, plan, space, structure, and style of a property
- **Setting** The physical environment of a historic property
- **Materials** Physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property
- **Workmanship** Physical evidence of the crafts of a particular culture or people during any given period in history or prehistory
- **Feeling** A property's expression of the aesthetic or historic sense of a particular period of time
- **Association** Direct link between an important historic event or person and a historic property

For those properties that were observed to have retained the majority of these qualities of integrity, an evaluation of their significance based on the National Register criteria was then undertaken. To be considered eligible for the National Register, the property must not only retain integrity, but must possess significance at the local, state, or national level in relationship with similar properties within

[82] Beth Savage and Sarah Dillard Pope, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. National Park Service, US Department of the Interior, Washington, DC, 2009.

a specific historic theme, period, or geographic region.[83] To be considered eligible, the property must meet one of the four National Register Criteria. The four criteria are:

A. Are associated with events that have made a significant contribution to the broad pattern of history; or
B. Are associated with the lives of persons significant in the past; or
C. Embody distinctive characteristics of a type, period, or method of construction, or represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; or
D. Have yielded, or may be likely to yield, information important in prehistory or history

Based on the field survey, evaluation of individual resources, and analysis of architectural patterns, the following community landmark properties are known to retain integrity and possess significance at the local level. Therefore, these resources may be individually eligible for National Register listing pending interior observations and additional research. These preliminary recommendations are based on exterior observations only. It should be noted that this historic resource survey report does not in any way change (municipality/county)'s existing individual property or historic district listings in the National Register of Historic Places. Any amendments to existing listings and/or the nomination of additional properties or districts, including those recommended herein, must be made through the National Register of Historic Places process according to 36 CFR 60, as amended.

Resource Name	GNAHRGIS	Address	Date of Construction
Carroll Masonic Lodge No. 69	252176	207 Tanner Street	1931
Carrollton Presbyterian Church	252028	120 Maple Street	1902
First United Methodist Church	250905	206 Newnan Street	1904
First Baptist Church	250888	102 Dixie Street	c.1905
Carrollton Train Depot	250617	315 Bradley Street	1888

Evaluation of Potential National Register-Eligible Historic Districts

A historic district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. A historic district must be significant, as well as being an identifiable entity. As such, it must meet one of the four National Register criteria addressed above. A historic district is defined geographically by boundaries based upon a shared relationship among the properties constituting the district. District boundaries can encompass resources that lack integrity or association with the established significance of the district. These resources are considered non-contributing elements, and must account for less

[83] Beth Savage and Sarah Dillard Pope, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*. National Park Service, US Department of the Interior, Washington, DC, 2009.

than 50% of all resources within a district in order for National Register consideration.[84] Generally, resources that were not constructed during the established period of significance, and those exhibiting a high degree of loss of integrity are considered non-contributing.

The Carrollton Downtown Historic District and the South Carrollton Residential Historic District are both listed on the National Register. The latter is located entirely within the boundaries of the locally-designated In-Town South Historic District. An evaluation of the Maple Street survey area for potential National Register historic district-eligibility was conducted as part of the survey. Appendix B provides a map of the survey area identifying resources retaining integrity. Based on the distribution of the impressive late-19th and early-20th century residences retaining integrity, it is recommended that a portion of the survey area be considered eligible as a National Register historic district. Figure 11 identifies potential boundaries for a National Register-eligible historic district of the Maple Street neighborhood. This collection of resources retains good integrity, and shares cohesion in streetscape landscaping. In addition, these houses are significant for their architectural distinction as excellent representations of middle- to upper-class residential design occurring during a period of great prosperity of the City. The proposed boundaries follow the rear property lines of historic resources within the district.

In addition to the survey of the three districts, this chapter addresses the individual survey objectives for each of the three survey areas: the Carrollton Downtown Historic District Survey Area, the Maple Street Survey Area, and the locally-designated In-Town South Historic District. Among the survey goals include recommendations regarding potential local historic district designation for the Carrollton Downtown Historic District and the Maple Street Survey Areas. The former is already included in the National Register of Historic Places, and boundaries are well-defined. Identifying potential local historic district boundaries generally follows the guidelines required for the National Register. However, the purpose of the local designation of a historic district is to guide rehabilitation of historic resources, and the design of additions, alterations, and new construction. As such, recommending boundaries is more flexible than the National Register allows for in order to take into consideration development along the periphery of the district that may have a visual impact on historic resources and setting.

[84] Beth Savage and Sarah Dillard Pope, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*. National Park Service, US Department of the Interior, Washington, DC, 2009.

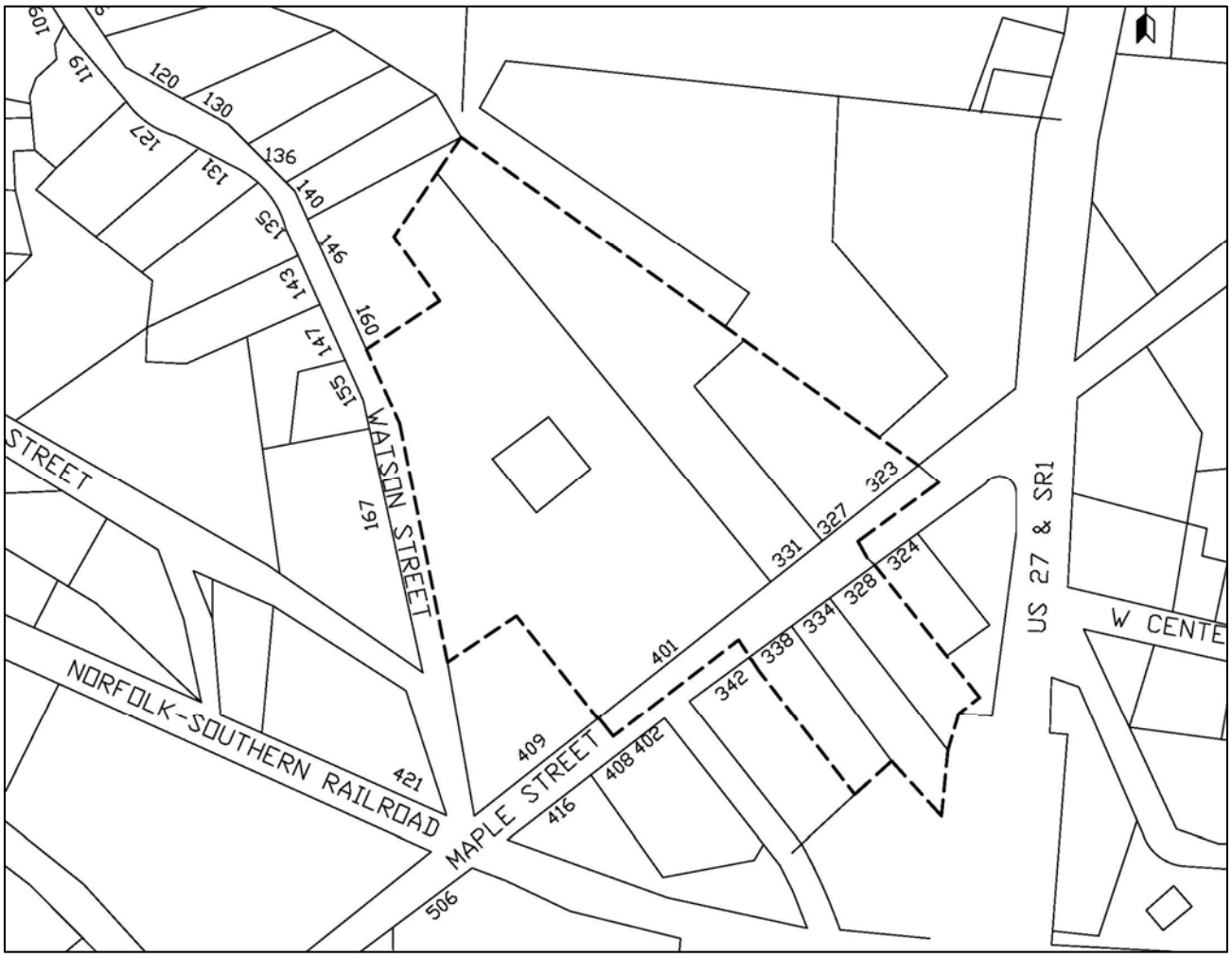


Figure 11. Recommended Boundaries for a Potential National Register Historic District for the Maple Street Neighborhood

CARROLLTON DOWNTOWN HISTORIC DISTRICT SURVEY AREA

Based on the present survey, recommendations for National Register contributing versus non-contributing status for each resource is included on the survey inventory provided in Appendix A. This was merely done so in order to recognize changes since the preparation of the earlier nomination. These recommendations in no way effect the present National Register listing. The recommended contributing status are preliminary, and for the purposes of establishing a threshold for potential local designation only.

Among the resources identified as contributing to the historic district in the National Register nomination, two (2) are recommended as non-contributing due to alterations observed during the present survey. These include resources located at 206 Rome Street (GNAHRGIS 250933) and 123

Johnson Avenue (GNAHRGIS 252015). Destroyed resources that are replaced with contemporary development, including parking garages, are assigned a non-contributing status. Among the 83 documented resources within the survey, a total of 71 buildings are recommended contributing, and 12 as non-contributing.[85] In the event of an update to the National Register nomination occur, based on the present survey, it is recommended that contributing status for the above resources be revised, and the loss of resources identified on the National Register nominated be noted and removed from the inventory.

Among the goals of the Carrollton Downtown Historic District Survey Area is to make recommendations regarding its *designation as a local historic district* in order for the City to establish design standards to properly guide future development, as well as to manage modifications to resources, which might affect the historic character of the district.

In order to obtain a sense of later development patterns within the survey area and its overall integrity, the distribution of present contributing versus non-contributing resources based on the field survey was examined, as well as that of contemporary garages. Parking garages are large, above-ground buildings compromising the integrity of the surrounding environment. As such, they are recommended as non-contributing resources. Figure 12 identifies resource locations by address, as well as their recommended contributing status based on the present survey. As the map demonstrates, development pressure within the district tends to be located along Newnan Street and the fringes of the district, away from the public square. Large-scale modern development within the block northwest of the public square is one significant example of growth that has compromised the integrity of the district. However, the design of the building fronting the square at 401 Adamson Square is similar to the building which it replaced. Further, its scale is in keeping with the surrounding buildings. Contemporary parking lots tend to be located along the rear of buildings fronting the square, preserving the character and setting of the square itself.

The majority of the district appears to be nearly fully developed, with limited opportunity for modern construction. Exceptions include the northern fringe of the National Register district, as well as along the east end of Newnan Street, and surrounding the intersection of S. White Street. In considering boundaries for a locally-designated historic district, maintaining the surrounding setting along the periphery should be taken into consideration. The majority of the southern boundary of the district is already protected by inclusion within the locally-designated In-Town South Historic District. Therefore, it is recommended that the entirety of the National Register-listed Carrollton Downtown Historic District be considered for local historic designation, with the exception of the former Carrollton High School located at 118 S. White Street, which is currently included within the In-Town South Historic District. Further, it is recommended that the former Lawler Hosiery Mill at 301 Bradley Street and the resource located at 100 College Street be included within a local historic district. Both are adjacent to the existing National Register district, and both would be considered contributing elements. Appendix A includes a map identifying the proposed boundaries of a locally-designated

[85] Although a total of 85 resources were documented during the survey, two are located outside of the boundaries of the existing National Register Historic District. As such, only the 83 resources included in the National Register district were evaluated for present contributing status.

Downtown Historic District, as well as recommendations for contributing versus non-contributing status for resources within the proposed boundaries.

MAPLE STREET SURVEY AREA

Among the goals of the Maple Street survey is to evaluate the survey area for potential local historic district designation. The 1988 attempt to create a local historic district certainly acknowledged the challenges in delineating boundaries in the Maple Street neighborhood, and in the 1989 survey performed by Maurie Van Buren, the surveyor identifies one set of boundaries as relating to the Carrollton Historic Preservation Commission's goals, and one as determined by the consultants to identify what would fit the National Register criteria. The present survey identified additional non-historic intrusions, as well as the loss of historic resource, challenging the recommendation of boundaries of a potential historic district. These challenges and the associated recommendations are examined in the following discussion.

During the survey, the integrity of each resource and parcel were assessed and noted on the survey inventory. The sketch map included in Appendix B shows the distribution of resources retaining historic integrity, those lacking integrity, as well as those resources or parcels that are less than fifty years of age. As the map demonstrates, there is a distinct separation in the degree of integrity between Maple Street and Watson Street. Further, Watson Street contains a number of resources less than fifty years of age. Although a few of the resources along Watson Street are representations of mid-century residential development, they contrast significantly from the impressive, late-19th and early-20th century dwellings lining Maple Street. In addition, the majority of the Watson Street properties exhibit considerable modern alterations including the application of vinyl siding, replacement windows and doors, and porch modifications. Collectively, resources along Watson Street lack the historic integrity and associations to warrant consideration for inclusion in a potential locally-designated historic district associated with the development along Maple Street.

The overall integrity of Maple Street has been compromised resulting from the loss of historic residential dwellings, the addition of the large-scale parking lot and water tower surrounding Mandeville Mansion (401 Maple Street), and substantial alterations to a few resources on the southeast side of the street. Despite the diminished integrity, there is an obvious sense of place along this stretch of Maple Street. The distinct grouping of surviving grand residences along Maple Street, coupled with the picturesque streetscape and transition into historic commercial development along the railroad warrant preservation.

Development along Maple Street should be properly guided. The substantial alteration of historic residences adapted for commercial uses is one example of how the character and integrity of the district can be further compromised. In establishing proposed boundaries for a locally-designated historic district, future development along its periphery should be taken into consideration. In doing so, should buildings and/or vacant parcels surrounding the historic resources be considered for redevelopment, the design of new construction should be compatible with adjacent historic resources to preserve the surrounding setting and overall character of the district. Design guidelines of the outlying parcels for

future development should not be held to the same standards as the historic resources themselves, but should be appropriately guided to preserve the integrity of the district. Based on the present survey and evaluation, the following map identifies the proposed boundaries for a locally-designated Maple Street Historic District. The boundaries follow the rear property lines of parcels fronting Maple Street. Should the City move forward with local designation of the historic district, design and rehabilitation guidelines should be put in place guiding future development, as well as alterations and additions to existing historic resources.

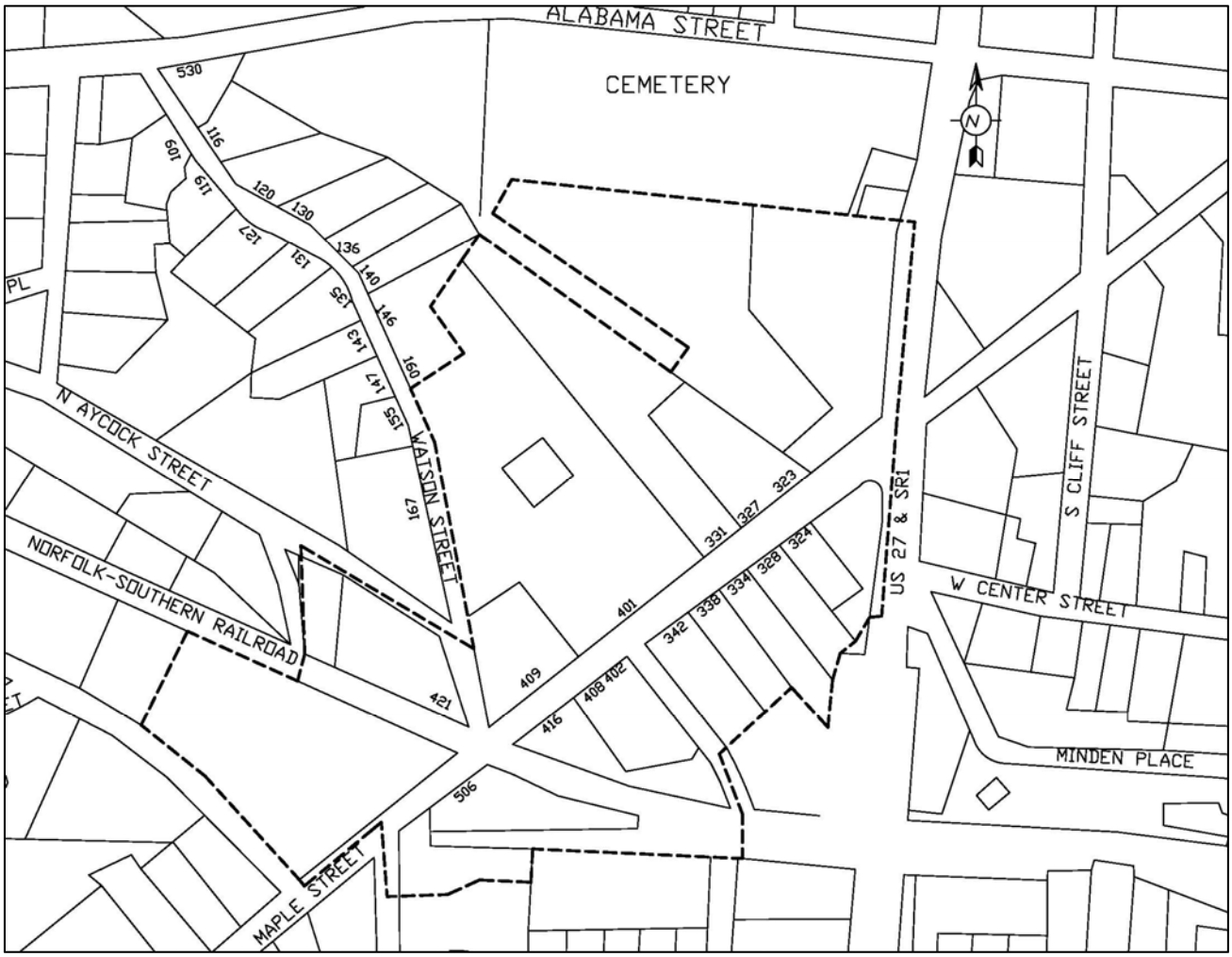


Figure 12. Recommended Boundaries for a Locally-Designated Maple Street Historic District

IN-TOWN SOUTH HISTORIC DISTRICT

The objective of the In-Town South Historic District survey not only included developing a current inventory and documenting resources 40 years of age or older, but also included the identification of notable character-defining design characteristics that should be accounted for in the city's proposed

update to its design guidelines. Included within this report were character-defining elements pertaining to the overall streetscapes, setting, and landscaping of the district; roof types and scale; common residential house types and styles contributing to the overall sense of place and feeling of the district; a brief description of common building materials occurring within the district; and lastly, a discussion of common alterations observed, particularly the application of vinyl siding.

The locally-designated In-Town South Historic District has changed little since the 1989 Design Guidelines were drafted. An update to the Design Guidelines should take into consideration the notable elements mentioned above and described in detail throughout this report. The 1989 guidelines do a good job detailing the character-defining elements of the district, as well as in providing recommendations to maintain the historic integrity and overall sense of place of the district. Features such as scale, setback, landscaping, roof types, and materials collectively contribute to the integrity of a district. New construction should be in keeping with the surrounding setting, maintaining cohesion within the district. Further, alterations or modifications to existing historic resources should be done so in such a way as to preserve the historic character of the resource. Altering character-defining elements of streetscape design, and specific house types and styles should be avoided when possible.

House types and styles assigned to individual resources within this survey report attempt to follow those defined by the Georgia Historic Preservation Division (HPD) "House Types of Georgia." The In-Town South draft design guidelines includes types or styles not specifically defined by the Georgia HPD. Therefore, the design guidelines should be amended to reflect the most recent house type and styles recognized by the HPD. Therefore, it is encouraged that the definitions of various types and styles be amended within the guidelines to more accurately detail character-defining elements within the district.

SUMMARY

The historic resources, planned development, and subsequent incremental growth patterns observed within the three survey areas are reminiscent of Carrollton's unprecedented period of urban expansion during the late-19th and early-20th centuries.

The commercial, public, and religious architecture centered on a public square provides an excellent representation of a typical commercial and public center of a small town in Georgia. The recommendation to locally-designate the Carrollton Downtown Historic District Survey Area would benefit the City by incorporating design guidelines aimed to preserve the historic character and vitality of the heart of downtown, particularly in the face of growing development pressures.

The Maple Street survey area is recommended as significant in architecture as possessing an impressive collection of upper-middle class to upper-class high-style residential construction during Carrollton's boom period. Further, the few commercial resources surrounding the railroad are reminiscent of a period of industrial success within Carrollton and the surrounding county. Maple Street is showing signs of development pressure with substantial alterations to existing resources, and the addition of parking lots throughout. As such, the local designation of resources fronting Maple Street would guide future development in such a way to preserve what survives today.

As demonstrated within this report, notable character-defining elements of the In-Town South Historic District are many. These should be taken into consideration when updating the Design Guidelines for the district.

Further, it should be noted that this historic resource survey report does not in any way change Carrollton's existing individual property or historic district listings in the National Register of Historic Places. Any amendments to existing listings and/or the nomination of additional properties or districts, including those recommended herein, must be made through the National Register of Historic Places process according to 36 CFR 60, as amended.

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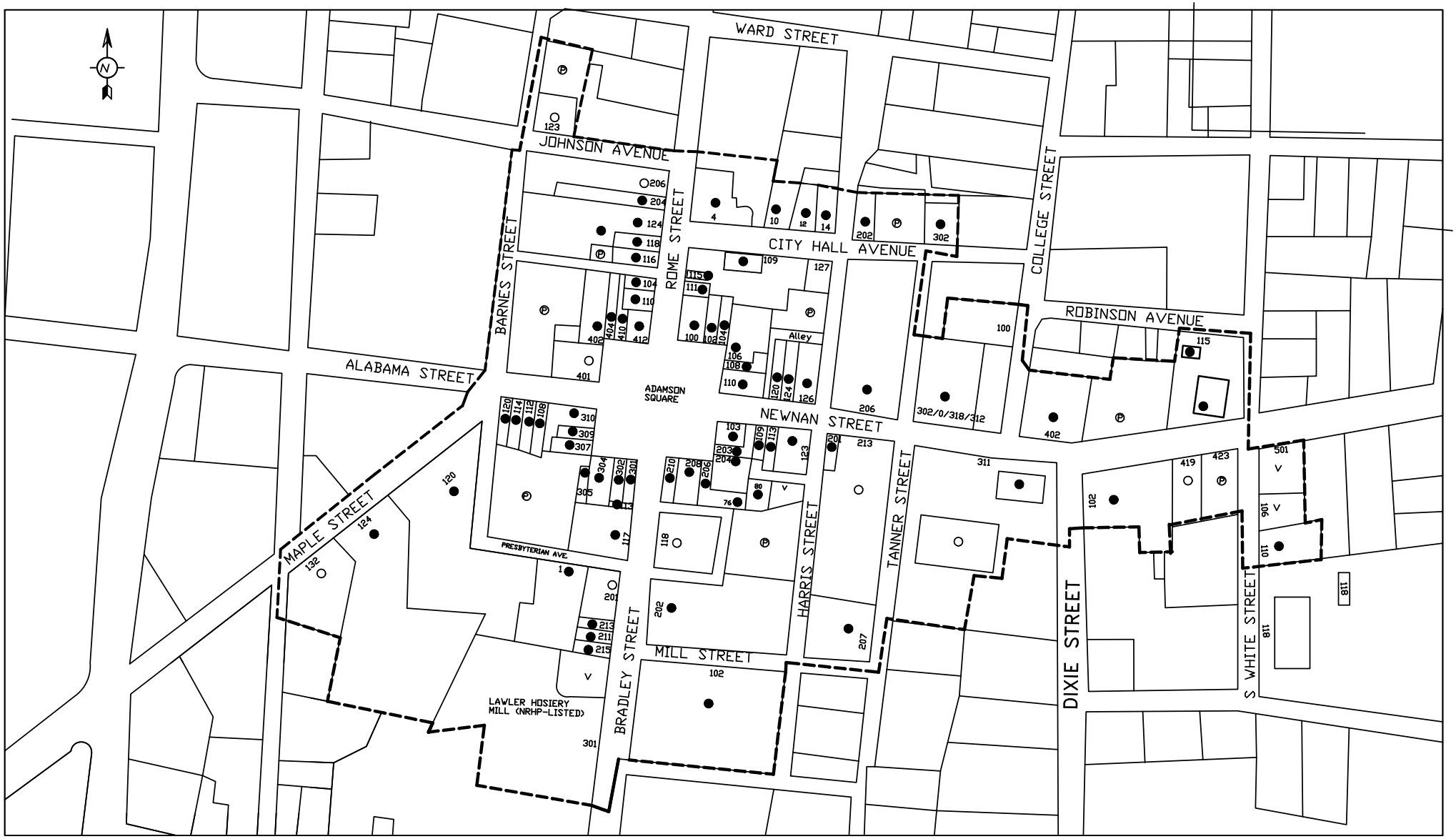
APPENDICES

APPENDIX A: *CARROLLTON DOWNTOWN HISTORIC DISTRICT* SURVEY AREA

- RECOMMENDED BOUNDARIES FOR LOCAL HISTORIC DISTRICT DESIGNATION[86]
- SURVEY INVENTORY

[86] It should be noted that this historic resource survey report does not in any way change (municipality/county)'s existing individual property or historic district listings in the National Register of Historic Places. Any amendments to existing listings and/or the nomination of additional properties or districts, including those recommended herein, must be made through the National Register of Historic Places process according to 36 CFR 60, as amended.



LEGEND

V	VACANT LOT
P	PARKING LOT
001	ADDRESS
------	RECOMMENDED LOCAL DISTRICT BOUDNARIES
——	PARCEL BOUNDARY
●	CONTRIBUTING RESOURCE
○	NON-CONTRIBUTING RESOURCE

0' —— 200'

RECOMMENDED BOUNDARIES FOR THE LOCAL DESIGNATION OF THE CARROLLTON DOWNTOWN HISTORIC DISTRICT
CARROLLTON, CARROLL COUNTY, GEORGIA

SEPTEMBER 2015 – APRIL 2016

Drawn By: Jaime L. Destefano, History, Inc.
Base Map: Carroll County GIS Parcel Maps

HISTORY INCORPORATED

CARROLLTON DOWNTOWN HISTORIC DISTRICT HISTORIC RESOURCES INVENTORY, 2015-2016									
NAHRGIS # (if applicable)	**Address**	**Street**	**Tax Parcel Number**	**Date of Construction**	**Current Function**	**Type**	**Style**	**NR Contributing Status (2007)**	**Recommended Contributing/Non-Contributing Status for Local Historic District Designation**
250903	100	Adamson Square	C01 0020006	c.1905	Commercial (Retail)	Single Retail (1-Story)	Commercial Plain (Early-20th Century)	Non-Contributing	Contributing
250901	102	Adamson Square	C01 0020005	c.1900	Commercial (Restaurant)	Single Retail (1-Story)	Commercial Plain (Early-20th Century)	Contributing	Contributing
250900	104	Adamson Square	C01 0020004	c.1900	Commercial (Restaurant)	Single Retail (1-Story)	Commercial Plain (Early-20th Century)	Contributing	Contributing
250899	106	Adamson Square	C01 0020003	c.1890	Commercial (Office)	Commercial Block (2+ Stories)	vernacular	Contributing	Contributing
250898	108	Adamson Square	C01 0020002	c.1900	Commercial (Restaurant)	Single Retail (1-Story)	Commercial Plain (Early-20th Century)	Non-Contributing	Contributing
250896	110	Adamson Square	C01 0020001	c.1900	Commercial (Office)	Commercial Block (2+ Stories)	vernacular	Contributing	Contributing
250814	203	Adamson Square	C01 0030013	c.1900	Commercial (Retail)	Single Retail (1-Story)	Commercial Plain (Early-20th Century)	Contributing	Contributing
250815	204	Adamson Square	C01 0030008	c.1910	Commercial (Retail)	Commercial Block (2+ Stories)	Commercial Plain (Early-20th Century)	Contributing	Contributing
250803	206	Adamson Square	C01 0030007	c.1900	Commercial (Retail)	Single Retail (1-Story)	Commercial Plain (Early-20th Century)	Contributing	Contributing
250804	208	Adamson Square	C01 0030009	c.1900	Commercial (Retail)	Commercial Block (2+ Stories)	vernacular	Contributing	Contributing
250805	210	Adamson Square	C01 0030010	c.1900	Commercial (Restaurant)	Commercial Block (2+ Stories)	Commercial Plain (Early-20th Century)	Contributing	Contributing
250784	301	Adamson Square	C01 0040002	c.1890	Commercial (Restaurant)	Commercial Block (2+ Stories)	No Academic Style	Contributing	Contributing
250789	302	Adamson Square	C01 0040003	c.1890	Commercial (Retail)	Commercial Block (2+ Stories)	No Academic Style	Contributing	Contributing
250790	304	Adamson Square	C01 0040004	c.1890	Commercial (Retail)	Commercial Block (2+ Stories)	vernacular	Contributing	Contributing
250778	305	Adamson Square	C01 0040013	c.1895	Church (Office)	Single Retail (1-Story)	No Academic Style	Contributing	Contributing
250791	307	Adamson Square	C01 0040005	c.1890	Commercial (Retail)	Commercial Block (2+ Stories)	No Academic Style	Contributing	Contributing
250792	309	Adamson Square	C01 0040006	c.1890	Commercial (Retail)	Commercial Block (2+ Stories)	No Academic Style	Contributing	Contributing
250782	310	Adamson Square	C01 0040007 and 0040015	c.1870/c.1900	Commercial (Retail)	Multiple Retail (1 Story)	Commercial Plain (Early-20th Century)	Non-Contributing	Contributing
N/A	401	Adamson Square	C01 0010016	1985	Education - Administration		No Academic Style	Non-Contributing	Non-Contributing
250936	402	Adamson Square	C01 0010004	c.1890	Commerce - Restaurant	Commercial Block (2+ Stories)	No Academic Style	Non-Contributing	Contributing
250937	404	Adamson Square	C01 0010005	c.1890	Commerce - specialty store/shop	Commercial Block (2+ Stories)	vernacular	Contributing	Contributing
250938	410	Adamson Square	C01 0010006	1892	Commerce - specialty store/shop	Single Retail (1-Story)	No Academic Style	Contributing	Contributing
250939	412	Adamson Square	C01 0010007	c.1870	commercial - mixed	Commercial Block (2+ Stories)	Colonial Revival	Contributing	Contributing
250779	108	Alabama Street	C01 0040014	c.1905	Commercial (Restaurant)	Single Retail (1-Story)	Commercial Plain (Early-20th Century)	Contributing	Contributing
250780	112	Alabama Street	C01 0040008	c.1900	Commercial (Retail)	Commercial Block (2+ Stories)	vernacular	Contributing	Contributing
250781	114	Alabama Street	C01 0040009	c.1900	Commercial (Retail)	Commercial Block (2+ Stories)	vernacular	Contributing	Contributing
250757	120	Alabama Street	C01 0040010	c.1890	Commercial (Restaurant)	Single Retail (1-Story)	No Academic Style	Contributing	Contributing
N/A	N/A	Alley	C01 0010015	N/A	Parking Lot	N/A	N/A	No Status Provided	N/A
N/A	N/A	Barnes Street	C01 0040011	N/A	Parking Lot	N/A	N/A	Non-Contributing	N/A
N/A	N/A	Barnes Street	C01 0010014	2007	Parking Garage	N/A	No Academic Style	Non-Contributing	Non-Contributing
N/A	N/A	Barnes Street	C02 003005	c.2000	Parking Garage	N/A	N/A	Contributing	Non-Contributing - Resource Demolished and replaced with garage
250783	113	Bradley Street	C01 0040012	c.1890	Commercial (Retail)	Single Retail (1-Story)	No Academic Style	Contributing	Contributing
250759	117	Bradley Street	C01 0040001	c.1900	Commercial (Retail)	Commercial Block (2+ Stories)	Commercial Plain (Early-20th Century)	Contributing	Contributing
N/A	118	Bradley Street	C01 0030005	2011	Entertainment	Ampitheater	No Academic Style	Contributing	Non-Contributing - resource demolished and replaced with amphitheater

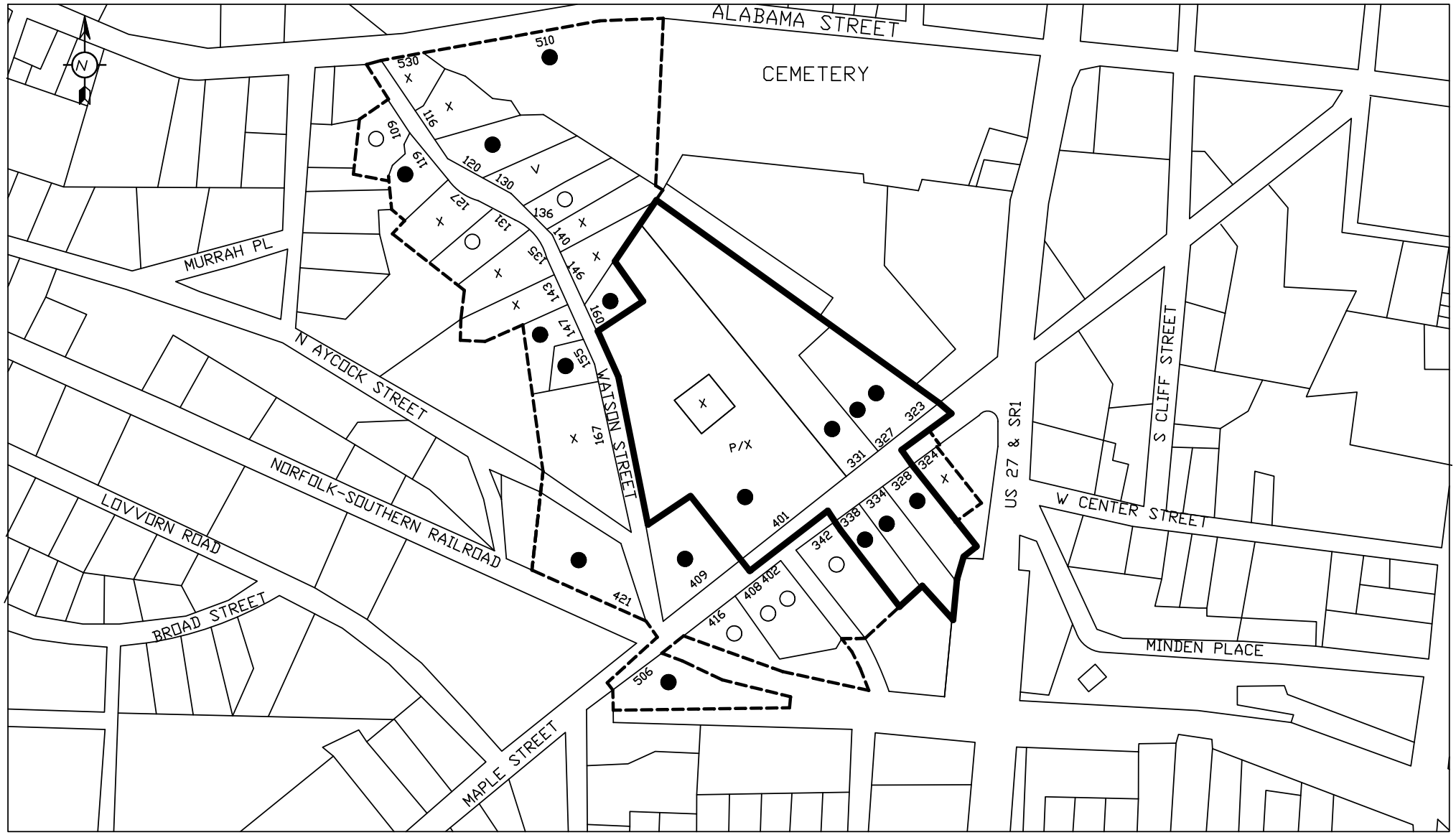
CARROLLTON DOWNTOWN HISTORIC DISTRICT HISTORIC RESOURCES INVENTORY, 2015-2016									
NAHRGIS # (if applicable)	**Address**	**Street**	**Tax Parcel Number**	**Date of Construction**	**Current Function**	**Type**	**Style**	**NR Contributing Status (2007)**	**Recommended Contributing/Non-Contributing Status for Local Historic District Designation**
N/A	201	Bradley Street	C07 0020001	1980	Commercial (Restaurant)	Free-Standing	Commercial Plain (Early-20th Century)	Non-Contributing	Non-Contributing
250794	202	Bradley Street	C01 0030006	c.1900	Vacant/Not in Use	Warehouse	No Academic Style	Contributing	Contributing
250763	211	Bradley Street	C07 0020003	c.1910	Commercial (Retail)	Single Retail (1-Story)	Commercial Plain (Early-20th Century)	Non-Contributing	Contributing
250776	213	Bradley Street	C07 0020004	c.1920	Commercial (Retail)	Single Retail (1-Story)	Commercial Plain (Early-20th Century)	Non-Contributing	Contributing
250777	215	Bradley Street	C07 0020005	c.1950	Commercial (Retail)	Single Retail (1-Story)	Commercial Plain (Early-20th Century)	Non-Contributing	Contributing
250897	301	Bradley Street	C07 0020008	c.1910	Residential - multi-family	Industrial Warehouse	No Academic Style	N/A	Not Applicable - outside of current NR boundaries
N/A	N/A	Bradley Street	C01 0020064	N/A	Vacant Lot	N/A	N/A	N/A	N/A
250907	4	City Hall Avenue	C03 0010001	c.1910	Commercial (Office)	Old City Hall	Neo-Classical	Contributing	Contributing
252032	10	City Hall Avenue	C03 0010005	c.1950	Professional/Offices	Single Retail (1-Story)	Commercial Plain (Early-20th Century)	Contributing	Contributing
250908	12	City Hall Avenue	C03 0010004	c.1940	Commercial (Retail)	Commercial Block (2+ Stories)	Commercial Plain (Early-20th Century)	Contributing	Contributing
252034	14	City Hall Avenue	C03 0010006	c.1950	Religious - social hall	Free-Standing	Commercial Plain (Early-20th Century)	Contributing	Contributing
250892	109	City Hall Avenue	C01 0020007	c.1935	Mixed Use	Single Retail (1-Story)	Commercial Plain (Early-20th Century)	Contributing	Contributing
252036	202	City Hall Avenue	C03 0020001	c.1945	Religious - social hall	Free-Standing	Commercial Plain (Early-20th Century)	Contributing	Contributing
252038	302	City Hall Avenue	C03 0020003	c.1945	Dry Cleaners	Free-Standing	Commercial Plain (Early-20th Century)	Contributing	Contributing
250891	100	College Street	C05 0020003	c.1890	Commercial (Office)		Colonial Revival	N/A	Not Applicable - outside of current NR boundaries
250888	102	Dixie Street	C05 0050001	c.1905	Church	Church (Central Tower)	Romanesque Revival	Contributing	Contributing
N/A	N/A	Harris Street	C01 0030011	N/A	Parking Lot	N/A	N/A	Non-Contributing	N/A
N/A	N/A	Harris Street	C01 0020009	c.2000	Parking Garage	N/A	N/A	Contributing Resource - Destroyed and Replaced with present parking lot	Non-Contributing - resource Demolished and replaced with garage
252015	123	Johnson Avenue	C02 0030007	1957	Professional/Offices	Auto Repair	No Academic Style	Contributing	Non-Contributing
252028	120	Maple Street	C07 0020021	1902	Religious Facility	Double Tower	Romanesque Revival	Contributing	Contributing
250762	124	Maple Street	C07 0020020	c.1895	Church (Office)	Bungalow	Colonial Revival	Contributing	Contributing
N/A	132	Maple Street	C01 0020019	c.2000	Road-Related Auto Repair	Auto Repair	No Academic Style	Non-Contributing	Non-Contributing
250793	102	Mill Street	C07 0040013	c.1940	warehouse	Warehouse	No Academic Style	Contributing	Contributing
N/A	0	Newnan Street	C05 0040006	N/A	Vacant Lot - Resource Demolished	N/A	N/A	Contributing	Not-Applicable (Resource Demolished)
250813	103	Newnan Street	C01 0030001	c.1890	Commercial (Retail)	Multiple Retail (1 Story)	vernacular	Contributing	Contributing
252049	109	Newnan Street	C01 0030002	c.1880	Commercial-restaurant	Commercial Block (2+ Stories)	vernacular	Contributing	Contributing
250796	113	Newnan Street	C01 0030003	c.1900	Vacant/Not in Use	Commercial Block (2+ Stories)	Commercial Plain (Early-20th Century)	Non-Contributing	Contributing
250895	120	Newnan Street	C01 0020012	c.1900	Commercial (Restaurant)	Single Retail (1-Story)	Commercial Plain (Early-20th Century)	Non-Contributing	Contributing
250795	123	Newnan Street	C01 0030004	c.1900	Commercial (Office)	Commercial Block (2+ Stories)	vernacular	Contributing	Contributing
250894	124	Newnan Street	C01 0020011	c.1900	Commercial (Office)	Single Retail (1-Story)	Commercial Plain (Early-20th Century)	Contributing	Contributing
252216	201	Newnan Street	C07 0050001	c.1920	Commercial (Office)	Commercial Block (2+ Stories)	vernacular	Contributing	Contributing
250905	206	Newnan Street	C01 0010002	1904	Religious Facility	Temple Front	Classical Revival	Contributing	Contributing
N/A	213	Newnan Street	C07 0050003	2010	Parking Garage	N/A	N/A	Contributing Resource - Destroyed and Replaced with present garage	Non-Contributing - Resource Demolished and replaced with garage

CARROLLTON DOWNTOWN HISTORIC DISTRICT HISTORIC RESOURCES INVENTORY, 2015-2016									
NAHRGIS # (if applicable)	**Address**	**Street**	**Tax Parcel Number**	**Date of Construction**	**Current Function**	**Type**	**Style**	**NR Contributing Status (2007)**	**Recommended Contributing/Non-Contributing Status for Local Historic District Designation**
N/A	311	Newnan Street	C07 0060001	2012	Government (Courthouse)	N/A	N/A	Non-Contributing	Non-Contributing
251547	311	Newnan Street	C07 0060001	1928	Government (Courthouse)	Government - Courthouse	Renaissance Revival	Individually Listed/Contributing	Contributing
250889	402	Newnan Street	C05 0040003	1914	Commercial (Office)	Government - Post Office	Colonial Revival	Individually Listed/Contributing	Contributing
N/A	419	Newnan Street	C05 005008	N/A	Vacant Lot - Resource Demolished	N/A	N/A	Contributing	Not Applicable (Resource Demolished)
N/A	423	Newnan Street	C05 0050007	N/A	Parking Lot/Resource Demolished	N/A	N/A	Contributing	Not Applicable (Resource Demolished)
N/A	501	Newnan Street	C05 0060020	N/A	Vacant Lot - Resource Demolished	N/A	N/A	Contributing	Not Applicable (Resource Demolished)
250893	128/126	Newnan Street	C01 0020010	c.1900	Commercial (Office)	Multiple Retail (1 Story)	Commercial Plain (Early-20th Century)	Contributing	Contributing
250890	302, 312, 318	Newnan Street	C05 0020002	c.1915	Commercial (Retail)	Multiple Retail (1 Story)	vernacular	Contributing	Contributing
250753	1	Presbyterian Avenue	C07 0020022	c.1950	Commercial (Office)	Commercial Block (2+ Stories)	Commercial Plain (Early-20th Century)	contributing	Contributing
252042	115	Robinson Avenue	C05 0040006	c.1945	Professional/Offices	American Small House	Colonial Revival	contributing	Contributing
252040	115	Robinson Avenue	C05 0040006	c.1945	Mixed Use	Free-Standing	International	Contributing	Contributing
250906	104	Rome Street	C01 0010013	c.1900	commerce (retail)	Single Retail (1-Story)	Commercial Plain (Early-20th Century)	Contributing	Contributing
250911	111	Rome Street	C01 0020013	c.1940	Commercial (Retail)	Single Retail (1-Story)	Commercial Plain (Early-20th Century)	No Status Provided	Contributing
250910	115	Rome Street	C01 0020013	c.1900	Commercial (Retail)	Single Retail (1-Story)	Commercial Plain (Early-20th Century)	No Status Provided	Contributing
250928	116	Rome Street	C01 0010009	c.1945	commerce (retail)	Single Retail (1-Story)	Commercial Plain (Early-20th Century)	Contributing	Contributing
250929	118	Rome Street	C01 0010010	c.1920	commerce (retail)	Single Retail (1-Story)	Commercial Plain (Early-20th Century)	Non-Contributing	non-contributing
250930	124	Rome Street	C01 0010011	c.1920	commerce (retail)	Single Retail (1-Story)	Commercial Plain (Early-20th Century)	Contributing	Contributing
250931	124	Rome Street	C01 0010011	c.1920	warehouse	Warehouse	No Academic Style	Contributing	Contributing
250932	204	Rome Street	C01 0010012	c.1920	Vacant/Not in Use	Commercial Block (2+ Stories)	Commercial Plain (Early-20th Century)	Contributing	Contributing
250933	206	Rome Street	C01 0010001	c.1920	Commercial (Restaurant)	Other	No Academic Style	Contributing	non-contributing
250927	108 and 110	Rome Street	C01 0010008	c.1900	commercial	Commercial Block (2+ Stories)	vernacular	Contributing	Contributing
N/A	106	S White Street	C05 0060001	N/A	Vacant Lot - Resource Demolished	N/A	N/A	Contributing	Not Applicable (Resource Demolished)
252044	110	S White Street	C05 0060025	1952	Professional/Offices	Free-Standing	Commercial Plain (Early-20th Century)	Contributing	Contributing
252047	118	S White Street	C05 0060002	1922	Government (Community Center)	School	Neo-Classical	Contributing	Contributing
252176	207	Tanner Street	C07 0050008	1931	Social Hall - Fraternal Meeting Hall	Free-Standing	Commercial Plain (Early-20th Century)	Contributing	Contributing
N/A	0	Wagon Yard Plaza	C01 0030015	N/A	Vacant Lot	N/A	N/A	N/A	N/A
250797	80	Wagon Yard Plaza	C01 0030014	c.1900	Commercial (Office)		Colonial Revival	No Status Provided	Contributing
250798	206	Wagon Yard Plaza	C01 0030007	c.1900	Commercial (Office)		Colonial Revival	contributing	Contributing

APPENDIX B: *MAPLE STREET* SURVEY AREA

- RECOMMENDED BOUNDARIES FOR LOCAL HISTORIC DISTRICT DESIGNATION[87]
- SURVEY INVENTORY

[87] Determinations regarding integrity are preliminary recommends for the purposes of guiding future decisions only.



LEGEND

001	ADDRESS
——	PARCEL BOUNDARY
- - -	SURVEY AREA
●	RETAINS INTEGRITY
○	LACKS INTEGRITY
P	PARKING LOT
V	VACANT LOT
X	<50 YEARS OF AGE

Drawn By: Jaime L. Destefano, History, Inc.

0' —— 250'

MAPLE STREET SURVEY AREA
AND RECOMMENDED LOCAL HISTORIC DISTRICT BOUNDARIES

HISTORIC RESOURCES SURVEY MAP
SEPTEMBER 2015 – APRIL 2016

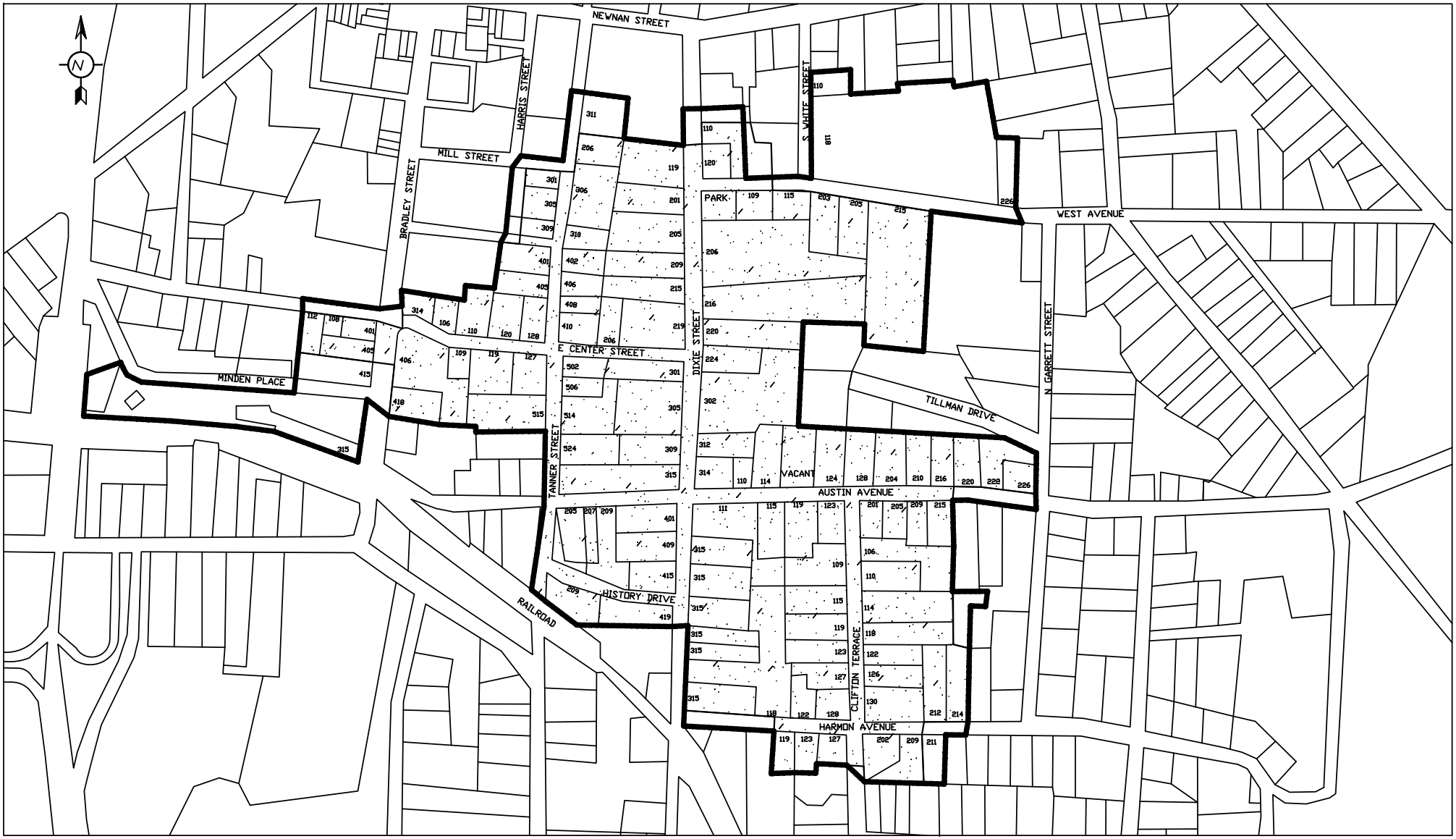
HISTORY INCORPORATED

MAPLE STREET SURVEY AREA HISTORIC RESOURCES SURVEY INVENTORY, 2015-2016										
NAHRGIS # (if applicable)	**Previous GA HPD Survey # (if applicable)**	**Address**	**Street**	**Tax Parcel Number**	**Date of Construction**	**Historic Function (if known)**	**Current Function**	**Type**	**Style**	**Integrity/Significance**
250211	N/A	510	Alabama Street	C08 0030027	c.1940	Industrial	Industrial	Industrial	No Academic Style	Retains Integrity
250212	N/A	530	Alabama Street	C08 0030001	1977	Commercial	Commercial	Commercial	No Academic Style	<50 Years of Age
250247	Cl-C-406	323	Maple Street	C08 0030017	c.1930	Residential (Single)	Residential (Single)	Bungalow	Craftsman	Retains Integrity
N/A		324	Maple Street	C07 0110005	c1995	Gas Station Convenience Store	Gas Station Store	Automobile - Filling Station	No Academic Style	<50 Years of Age
250249	CL-C-407	327	Maple Street	C08 0030017	c.1890	Residential (Single)	Residential (Single)	Queen Anne Cottage	Folk Victorian	Retains Integrity
250253	CL-C-408	328	Maple Street	C07 0110004	c.1890	Residential (Single)	Residential (Single)	Queen Anne Cottage	Folk Victorian	Retains Integrity
250259	CL-C-409	331	Maple Street	C08 0030016	c.1900	Residential (Single)	Residential (Single)	Queen Anne House	Queen Anne	Retains Integrity
250262	CL-C-410	334	Maple Street	C07 0110003	c.1890	Residential (Single)	Residential (Single)	Queen Anne House	Queen Anne	Retains Integrity
250263	CL-C-411	338	Maple Street	C07 0110002	c.1910	Residential (Single)	Residential (Single)	No defined form	Free Classical Queen Anne	Retains Integrity
N/A	N/A	342	Maple Street	C07 0110001	2014	Commercial	Commercial	No defined form	No Academic Style	<50 Years of Age
250264	CL-C-414	401	Maple Street	C08 0030014	c.1890	Residential (Single)	Commercial	Queen Anne House	Queen Anne	Retains Partial Integrity - substantial rear additions and compromised setting.
N/A	CL-C-414	401	Maple Street	C08 0030014	c.1980	Parking Lot	Parking Lot	N/A	N/A	<50 Years of Age
N/A	N/A	401	Maple Street	C08 0030014	c.1990	Water Tank	Water Tank	N/A	N/A	<50 Years of Age
250265	CL-C-415	402	Maple Street	C07 0120012	c.1890	Residential (Single)	Commercial (Office)	Queen Anne Cottage	No Academic Style	Substantially Altered
250266	CL-C-416	408	Maple Street	C07 0120012	c.1890	Residential (Single)	Commercial (Office)	Georgian Cottage	No Academic Style	Substantially Altered
250267	CL-C-417	409	Maple Street	C08 0030013	c.1930	Commercial	Commercial	No defined form	Corner-Entry Commercial	Retains Integrity
250270	N/A	416	Maple Street	C07 0120011	c.1945	Transportation-related (auto repair)	Transportation-related (auto repair)	No defined form	No Academic Style	Lacks Integrity
250271	CL-C-421	421	Maple Street	C08 0110003	c.1910	Commercial	Commercial	No defined form	No Academic Style	Retains Integrity
250272	CL-C-422	506	Maple Street	C07 0120010	c.1920	Industrial	Commercial	Free-Standing	Commercial Plain Style	Retains Integrity
250214	N/A	109	Watson Street	C08 0040017	c.1950	Residential (Single)	Residential (Single)	American Small House	No Academic Style	Lacks Integrity
250215	N/A	116	Watson Street	C08 0030003	1975	Residential (Single)	Residential (Single)	Ranch (Bungaloid)	No Academic Style	<50 Years of Age
250218	N/A	119	Watson Street	C08 0040016	c.1955	Residential (Single)	Residential (Single)	Ranch (Compact)	Plain Style	Retains Integrity
250217	N/A	120	Watson Street	C08 0030004	c.1955	Residential (Single)	Residential (Single)	No defined form	No Academic Style	Retains Integrity
N/A	N/A	127	Watson Street	C08 0040015	2000	Residential (Single)	Residential (Single)	Ranch (linear)	No Academic Style	<50 Years of Age
N/A	N/A	130	Watson Street	C08 0030005	N/A	N/A	Vacant Lot	N/A	N/A	Vacant Lot
250219	N/A	131	Watson Street	C08 0040014	1954	Residential (Single)	Residential (Single)	Ranch (Compact)	No Academic Style	Lacks Integrity

MAPLE STREET SURVEY AREA HISTORIC RESOURCES SURVEY INVENTORY, 2015-2016										
NAHRGIS # (if applicable)	**Previous GA HPD Survey # (if applicable)**	**Address**	**Street**	**Tax Parcel Number**	**Date of Construction**	**Historic Function (if known)**	**Current Function**	**Type**	**Style**	**Integrity/Significance**
N/A	N/A	135	Watson Street	C08 0040013	1995	Residential (Single)	Residential (Single)	No defined form	No Academic Style	<50 Years of Age
250220	Cl-C-420	136	Watson Street	C08 0030006	c.1935	Residential (Single)	Residential (Single)	Bungalow	No Academic Style	Lacks Integrity
N/A	N/A	140	Watson Street	C08 0030007	1999	Residential (Single)	Residential (Single)	No defined form	No Academic Style	<50 Years of Age
N/A	N/A	143	Watson Street	C08 0040012	c.1990	Residential (Single)	Residential (Single)	No defined form	No Academic Style	<50 Years of Age
250224	N/A	146	Watson Street	C08 0030031	1974	Residential (Single)	Commercial	No defined form	No Academic Style	<50 Years of Age
250226	N/A	147	Watson Street	C08 0040011	1955	Residential (Single)	Residential (Single)	Ranch House	Colonial Revival	Retains Integrity
250227	N/A	155	Watson Street	C08 0040010	c.1940	Residential (Single)	Residential (Single)	American Small House	No Academic Style	Retains Integrity
250228	N/A	160	Watson Street	C08 0030030	c.1950	Residential (Duplex)	Residential (Duplex)	American Small House	No Academic Style	Retains Integrity
N/A	N/A	167	Watson Street	C08 0040009	c.1980	Storage Complex	Storage Complex	Warehouses	No Academic Style	<50 Years of Age

APPENDIX C: *IN-TOWN SOUTH HISTORIC DISTRICT SURVEY* AREA

- SURVEY AREA MAP
- HISTORIC RESOURCES INVENTORY



LEGEND	
V	VACANT LOT
001	ADDRESS
——	PARCEL BOUNDARY
▬▬	EXISTING LOCAL DISTRICT AND SURVEY AREA
▨	NR BOUNDARY

0' ——— 200'

IN-TOWN SOUTH HISTORIC DISTRICT
CARROLLTON, CARROLL COUNTY, GEORGIA

HISTORIC RESOURCES SURVEY MAP
SEPTEMBER 2015 – APRIL 2016

Drawn By: Jaime L. Destefano, History, Inc.
Base Map: Carroll County GIS Parcel Maps

HISTORY INCORPORATED

IN-TOWN SOUTH HISTORIC DISTRICT HISTORIC RESOURCES SURVEY INVENTORY, 2015-2016												
NAHRGIS # (if applicable)	**Address**	**Street**	**Tax Parcel Number**	**Date of Construction**	**Historic Function (if known)**	**Current Function**	**Type**	**Style**	**Stories**	**Roof**	**Exterior Material**	**Porch Type**
250465	110	Austin Ave	C05 0210008	c.1940	Residential (Single Family)	Residential (Single Family)	Extended American Small	No Academic Style	1	Gable	Vinyl Siding	Stoop
252995	111	Austin Ave	C06 0010001	1974	Residential (Multi-Family)	Residential (Multi-Family)	No Defined Form	No Academic Style	2	Side Gable	Brick Veneer, Vinyl Siding	Stoop
250466	114	Austin Ave	C05 0210009	c.1910	Residential (Single Family)	Residential (Single Family)	Queen Anne Cottage	No Academic Style	1	Gable-on-Hip	Weatherboard	Verandah
250474	115	Austin Ave	C06 0010002	c.1910	Residential (Single Family)	Residential (Single Family)	georgian cottage	Colonial Revival	1 1/2	Hip	Flush Board	Wraparound
250481	119	Austin Ave	C06 0010003	c.1910	Residential (Single Family)	Residential (Single Family)	Bungalow	No Academic Style	1 1/2	Hip	Vinyl Siding	Recessed
250485	123	Austin Ave	C06 0010004	c.1910	Residential (Single Family)	Residential (Single Family)	Queen Anne Cottage	Colonial Revival	1 1/2	Gable-on-Hip	Weatherboard	Wraparound
250486	124	Austin Ave	C05 0210010	c.1890	Residential (Single Family)	Residential (Single Family)	Queen Anne Cottage	No Academic Style	1 1/2	Front Gable	Flush Board	Wraparound
250487	128	Austin Ave	C05 0210011	c.1890	Residential (Single Family)	Residential (Single Family)	New South Cottage	No Academic Style	1	Gable-on-Hip	Vinyl Siding	Wraparound
250546	201	Austin Ave	C06 0020002	c.1910	Residential (Single Family)	Residential (Single Family)	New South Cottage	No Academic Style	1	Gable-on-Hip	Weatherboard	Shed
N/A	205	Austin Ave	C06 0020001	1984	Residential (Single Family)	Residential (Single Family)	No Defined Form	No Academic Style	1	Side Gable	Vertical Board	Shed
250547	209	Austin Ave	C06 0020003	c.1935	Residential (Single Family)	Residential (Single Family)	Bungalow	No Academic Style	1 1/2	Hip	Weatherboard	Recessed
250548	210	Austin Ave	C05 0210013	c.1910	Residential (Single Family)	Residential (Single Family)	New South Cottage	No Academic Style	1	Gable-on-Hip	Vinyl Siding	Verandah
250550	215	Austin Ave	C06 0020004	c.1940	Residential (Duplex)	Residential (Duplex)	Bungalow	No Academic Style	1	Front Gable	Weatherboard	Verandah
250551	216	Austin Ave	C05 0210014	c.1910	Residential (Single Family)	Residential (Single Family)	New South Cottage	No Academic Style	1	Side Gable	Weatherboard	Verandah
250552	219	Austin Ave	C06 0020005	c.1935	Residential (Single Family)	Residential (Single Family)	Bungalow	No Academic Style	1	Side Gable	Vinyl Siding	Verandah
250554	220	Austin Ave	C05 0210015	c.1900	Residential (Single Family)	Residential (Single Family)	Gabled Wing Cottage	No Academic Style	1	Cross Gable	Weatherboard	Verandah
250555	222	Austin Ave	C05 0210016	c.1900	Residential (Single Family)	Residential (Single Family)	Gabled Wing Cottage	No Academic Style	1	Cross Gable	HardiePlank	Verandah
250556	223	Austin Ave	C06 0020006	c.1945	Residential (Single Family)	Residential (Single Family)	Ranch	No Academic Style	1 1/2	Side Gable	Asbestos	Sunporch
250557	226	Austin Ave	C05 0210017	c.1890	Residential (Single Family)	Residential (Single Family)	Central Hallway Cottage	Queen Anne	1	Gable-on-Hip	Brick	Shed
250559	227	Austin Ave	C06 0020007	c.1950	Residential (Single Family)	Residential (Single Family)	Ranch	Plain Style	1	Side Gable	Brick Veneer	Sunporch
N/A	204 A&B	Austin Ave	C05 0210012	2004	Residential (Duplex)	Residential (Duplex)	No Defined Form	No Academic Style	2	Side Gable	Vinyl Siding	Shed
250560	314	Bradley St	C07 0040003	c.1920	Residential (Single Family)	Commercial (Office)	Bungalow	Craftsman	1 1/2	Cross Gable	Weatherboard	Verandah
250617	315	Bradley St	C07 0100020	1888	Railroad (Passenger Depot)	Railroad (Passenger Depot)		No Academic Style	1 1/2	Complex	Brick	N/A
250562	401	Bradley St	C07 0030009	c.1900	Residential (Single Family)	Commercial (Office)	Queen Anne House	Folk Victorian	2	Hip	Weatherboard	Verandah
252231	405	Bradley St	C07 0030010	c.1920	Residential (Multi-Family)	Residential (Multi-Family)	No Defined Form	Craftsman	2	Front Gable	Brick Veneer	Two-Story
250561	406	Bradley St	C07 0090008	c.1910	Residential (Single Family)	Residential (Single Family)	Georgian House	Neoclassical	2	Hip	Weatherboard	Portico

252997	418	Bradley St	C07 0090013	1910	Residential (Single Family)	Commercial (Office)	Bungalow	Craftsman	1 1/2	Complex	Vinyl Siding	Front Gable
250563	415 A&B	Bradley St	C07 0030011	1950	Commercial (Store)	Commercial (Store)	One-part commercial block	No Academic Style	2	Flat	Brick	N/A
250564	106	Clifton Terr	C06 0020017	1951	Residential (Duplex)	Residential (Single Family)	Ranch	Plain Style	1	Hip	Brick Veneer	Stoop
250565	109	Clifton Terr	C06 0010005	c.1910	Residential (Single Family)	Residential (Single Family)	New South Cottage	No Academic Style	1 1/2	Gable-on-Hip	Weatherboard	Shed
250566	110	Clifton Terr	C06 0020016	c.1910	Residential (Single Family)	Residential (Single Family)	Gabled Wing Cottage	No Academic Style	1	Gable-on-Hip	Weatherboard	Shed
250568	114	Clifton Terr	C06 0020015	c.1910	Residential (Single Family)	Residential (Single Family)	New South Cottage	Colonial Revival	1 1/2	Gable-on-Hip	Weatherboard	Verandah
250569	115	Clifton Terr	C06 0010006	c.1910	Residential (Single Family)	Residential (Single Family)	New South Cottage	No Academic Style	1	Gable-on-Hip	Vinyl Siding	Verandah
250572	118	Clifton Terr	C06 0020014	c.1920	Residential (Single Family)	Residential (Single Family)	Gabled Wing Cottage	No Academic Style	1 1/2	Cross Gable	Weatherboard	Verandah
250570	119	Clifton Terr	C06 0010007	c.1920	Residential (Single Family)	Residential (Single Family)	Gabled Wing Cottage	No Academic Style	1	Cross Gable	Weatherboard	Stoop
250573	123	Clifton Terr	C06 0010008	c.1920	Residential (Single Family)	Residential (Single Family)	New South Cottage	No Academic Style	1	Gable-on-Hip	Weatherboard	Verandah
250574	126	Clifton Terr	C06 0020012	c.1920	Residential (Single Family)	Residential (Single Family)	Bungalow	No Academic Style	1 1/2	Hip	Weatherboard	Recessed
250575	127	Clifton Terr	C06 0010009	c.1925	Residential (Single Family)	Residential (Single Family)	Gabled Wing Cottage	No Academic Style	1	Cross Gable	Vinyl Siding	Verandah
250576	130	Clifton Terr	C06 0020011	c.1925	Residential (Single Family)	Residential (Single Family)	Queen Anne Cottage	No Academic Style	1	Gable-on-Hip	Weatherboard	Wraparound
250612	202	Clifton Terr	C06 0030001	c.1920	Residential (Single Family)	Residential (Multi-Family)	New South Cottage	No Academic Style	1	Hip	Weatherboard	Wraparound
250571	122 A&B	Clifton Terr	C06 0020015	c.1945	Residential (Single Family)	Residential (Duplex)	Ranch	No Academic Style	1	Side Gable	Asbestos	Recessed
N/A	W. Ave. and Dixie	Dixie Street	C05 0210031	c.2010	N/A	Park	N/A	N/A	Not Applicable	Not Applicable	Not Applicable	N/A
250577	119	Dixie Street	C07 0070014	c.1900	Residential (Single Family)	Residential (Single Family)	American Foursquare	Italian Renaissance Revival	2	Hip	Brick	Wraparound
250578	120	Dixie Street	C05 0050003	c.1900	Residential (Single Family)	Commercial (Office)	American Foursquare	Neoclassical	2 1/2	Hip	Vinyl Siding	Verandah
250579	201	Dixie Street	C07 0070013	c.1910	Residential (Single Family)	Residential (Single Family)	Bungalow	Colonial Revival	1 1/2	Cross Gable	Brick Veneer	Recessed
250580	205	Dixie Street	C07 0070012	c.1890	Residential (Single Family)	Residential (Single Family)	Central Hallway house	Folk Victorian	2	Side Gable	Weatherboard	Verandah
250600	206	Dixie Street	C05 0210025	1852, c.1880	Residential (Single Family)	Residential (Single Family)	queen anne house	Free Classical Queen Anne	2 1/2	Hip	Weatherboard	Wraparound
250581	209	Dixie Street	C07 0070011	c.1925	Residential (Single Family)	Residential (Single Family)	English Cottage	Colonial Revival	1 1/2	Cross Gable	Brick Veneer	Sunporch
250582	215	Dixie Street	C07 0070010	c.1900	Residential (Single Family)	Residential (Single Family)	georgian cottage	Federal Revival	1	Gable-on-Hip	Weatherboard	Verandah
250583	216	Dixie Street	C05 0210002	c.1890	Residential (Single Family)	Residential (Single Family)	georgian cottage	Free Classical Queen Anne	1 1/2	Gable-on-Hip	Weatherboard	Verandah
250584	219	Dixie Street	C07 0070009	c.1920	Residential (Single Family)	Residential (Single Family)	Georgian House	Federal Revival	2	Hip	Brick	Portico
250585	220	Dixie Street	C05 0210003	1958	Residential (Single Family)	Residential (Single Family)	Ranch	Colonial Revival	1	Side Gable	Brick Veneer	Verandah
250586	224	Dixie Street	C05 0210004	c.1900	Residential (Single Family)	Residential (Single Family)	No Defined Form	Neoclassical	1	Gable-on-Hip	Brick	Verandah
250587	301	Dixie Street	C07 0080008	c.1915	Residential (Single Family)	Residential (Single Family)	Bungalow	Craftsman	2	Hip	Weatherboard	Recessed
250588	302	Dixie Street	C05 0210005	c.1900	Residential (Single Family)	Residential (Single Family)	georgian cottage	Neoclassical	1	Hip	Brick Veneer	Wraparound

250589	305	Dixie Street	C07 0080007	c.1895	Residential (Single Family)	Residential (Single Family)	American Foursquare	Neoclassical	2	Hip	Weatherboard	Multiple
250590	309	Dixie Street	C07 0080006	c.1850; c.1900	Residential (Single Family)	Residential (Single Family)	Georgian House	Colonial Revival	2	Hip	Weatherboard	Verandah
250591	312	Dixie Street	C05 0210006	1965	Residential (Single Family)	Residential (Single Family)	Ranch	Colonial Revival	1	Side Gable	Brick Veneer	Portico
250592	314	Dixie Street	C05 0210007	c.1880	Residential (Single Family)	Residential (Single Family)	Gabled Wing Cottage	Colonial Revival	1 1/2	Gable-on-Hip	Weatherboard	Verandah
250593	315	Dixie Street	C07 0080005	c.1900	Residential (Single Family)	Residential (Single Family)	Queen Anne Cottage	Free Classical Queen Anne	1 1/2	Gable-on-Hip	Weatherboard	Verandah
250594	401	Dixie Street	C07 0490015	c.1915	Residential (Single Family)	Residential (Single Family)	queen anne house	Free Classical Queen Anne	2 1/2	Gable-on-Hip	Weatherboard	Wraparound
250595	406	Dixie Street	C06 0010019	c.1935	Residential (Single Family)	Commercial (Office)	English Cottage	English Vernacular Revival	1 1/2	Cross Gable	Brick Veneer	Stoop
250596	409	Dixie Street	C07 0490014	c.1915	Residential (Single Family)	Commercial (Office)	New South Cottage	Free Classical Queen Anne	1	Hip	Weatherboard	Wraparound
250598	410	Dixie Street	C06 0010018	c.1905	Residential (Single Family)	Commercial (Office)	New South Cottage	Free Classical queen Anne	1 1/2	Cross Gable	Weatherboard	Wraparound
250597	415	Dixie Street	C07 0490020	c.1900	Residential (Single Family)	Commercial (Office)	Queen Anne Cottage	Folk Victorian	1	Complex	Weatherboard	Verandah
250599	420	Dixie Street	C06 0010017	c.1935	Residential (Single Family)	Commercial (Store)	No Defined Form	No Academic Style	1	Clipped Gable	Flush Board	Stoop
250601	428	Dixie Street	C06 0010015	c.1935	Residential (Single Family)	Residential (Single Family)	American Small House	No Academic Style	1	Side Gable	Vinyl Siding	Verandah
250637	106	E. Center Street	C07 0040005	c.1925	Residential (Single Family)	Commercial (Office)	No Defined Form	Dutch Colonial Revival		Gambrel	Wood Shingles, Weatherboard	Sunporch
250639	108	E. Center Street	C07 0030008	c.1945	Residential (Single Family)	Residential (Single Family)	American Small House	No Academic Style	1	Side Gable	Vinyl Siding	Sunporch
250602	109	E. Center Street	C07 0090009	1953	Residential (Single Family)	Residential (Single Family)	Ranch	No Academic Style	1	Side Gable	Weatherboard	Recessed
N/A	110	E. Center Street	C07 0040006	1995	Commercial (Office)	Commercial (Office)		No Academic Style	1	Hip	Vinyl Siding	Recessed
250640	112	E. Center Street	C07 0030007	c.1920	Residential (Single Family)	Residential (Single Family)	Bungalow	Craftsman	1 1/2	Hip	Vinyl Siding	Recessed
250603	119	E. Center Street	C07 0090010	1950	Residential (Single Family)	Commercial (Office)	ranch	English Vernacular Revival	1 1/2	Side Gable	Brick Veneer	Stoop
250604	120	E. Center Street	C07 0040007	c.1890	Residential (Single Family)	Commercial (Office)	Queen Anne Cottage	Free Classical Queen Anne	1	Hip	Vinyl Siding	Wraparound
250605	127	E. Center Street	C07 0090001	c.1920	Residential (Multi-Family)	Residential (Multi-Family)	No Defined Form	No Academic Style	1 1/2	Cross Gable	Vinyl Siding	Multiple
250606	128	E. Center Street	C07 0040008	c.1920	Residential (Single Family)	Commercial (Office)	Bungalow	Craftsman	1 1/2	Gable-on-Hip	Vinyl Siding	Wraparound
250607	119	Harmon Ave	C06 0040003	c.1935	Residential (Single Family)	Residential (Single Family)	Bungalow	No Academic Style	1 1/2	Hip	Vinyl Siding	Recessed
250608	122	Harmon Ave	C06 0010011	c.1915	Residential (Single Family)	Residential (Single Family)	Central Hallway Cottage	No Academic Style	1	Side Gable	Vinyl Siding	Sunporch
250609	123	Harmon Ave	C06 0040002	c.1920	Residential (Single Family)	Residential (Single Family)	Bungalow	Craftsman	1	Hip	Weatherboard	Sunporch
250610	127	Harmon Ave	C06 0040001	c.1920	Residential (Single Family)	Residential (Single Family)	Bungalow	No Academic Style	1	Side Gable	Vinyl Siding	Sunporch
250611	128	Harmon Ave	C06 0010010	c.1915	Residential (Duplex)	Residential (Duplex)	Bungalow	No Academic Style	1 1/2	Hip	Weatherboard	Wraparound
N/A	209	Harmon Ave	C06 0030017	2006	Residential (Single Family)	Residential (Single Family)	Bungalow	No Academic Style	1	Front Gable	HardiePlank	Recessed
N/A	212	Harmon Ave	C06 0020019	2006	Residential (Single Family)	Residential (Single Family)	Bungalow	No Academic Style	1	Front Gable	HardiePlank	Recessed
N/A	214	Harmon Ave	C06 0020020	2006	Residential (Single Family)	Residential (Single Family)	Bungalow	No Academic Style	1	Clipped Gable	HardiePlank	Recessed
250613	216	Harmon Ave	C06 0020010	c.1945	Residential (Single Family)	Residential (Single Family)	American Small House	No Academic Style	1	Side Gable	Asbestos	Recessed

250614	205	Lee Street	C07 0490018	c.1940	Residential (Single Family)	Commercial (Office)	English Cottage	English Vernacular Revival	1 1/2	Side Gable	Brick Veneer	Sunporch
250615	207	Lee Street	C07 0490017	c.1930	Residential (Single Family)	Commercial (Office)	Bungalow	No Academic Style	1	Hip	HardiePlank	Recessed
250616	N/A	Minden Place	C07 0100019	1963	Communications	Communications	Lattice Tower	No Academic Style	Not Applicable	Not Applicable	Not Applicable	N/A
N/A	N/A	Minden Place	N/A	c.1980	Commercial (Office)	Commercial (Office)	Prefabricated Trailer	No Academic Style	1	Side Gable	Vinyl Siding	Shed
N/A	N/A	Minden Place	N/A	c.1980	Commercial (Office)	Commercial (Office)	Prefabricated Trailer	No Academic Style	1	Side Gable	Vinyl Siding	Shed
252047	118	S White Street	C05 006002	1922	School	Government - Community Center	Center Blockwith Wings	Neoclassical	2	Flat with Parapet	Brick	N/A
250618	206	Tanner Street	C07 0070001	c.1920	Residential (Single Family)	Commercial (Office)	New South Cottage	Folk Victorian	1	Gable-on-Hip	Weatherboard	Wraparound
250619	301	Tanner Street	C07 0040012	c.1935	Residential (Single Family)	Commercial (Office)	Bungalow	Craftsman	1 1/2	Hip	Vinyl Siding	Recessed
250621	305	Tanner Street	C07 0040011	1917	Residential (Single Family)	Commercial (Office)	Bungalow	craftsman	1 1/2	Clipped Gable	Brick Veneer, Weatherboard	Enclosed
250622	306	Tanner Street	C07 0040011	c.1920	Residential (Single Family)	Commercial (Office)	bungalow	No Academic Style	1	Hip	Brick	Recessed
250623	309	Tanner Street	C07 0040014	c.1900	Residential (Single Family)	Commercial (Office)	No Defined Form	No Academic Style	1 1/2	Complex	HardiePlank	Verandah
250624	310	Tanner Street	C07 0070017	c.1900	Residential (Single Family)	Commercial (Office)	Queen Anne Cottage	Folk Victorian	1 1/2	Gable-on-Hip	Weatherboard	Verandah
250625	401	Tanner Street	C07 0040010	c.1895	Residential (Single Family)	Commercial (Office)	Queen Anne Cottage	Folk Victorian	1 1/2	Cross Gable	Weatherboard	Verandah
250626	402	Tanner Street	C07 0070004	c.1900	Residential (Single Family)	Commercial (Office)	Gabled Wing Cottage	Folk Victorian	1	Cross Gable	Weatherboard	Verandah
250627	405	Tanner Street	C07 0040009	c.1900	Residential (Single Family)	Commercial (Office)	Bungalow	Craftsman	1 1/2	Hip	Weatherboard	Recessed
250628	406	Tanner Street	C07 0070005	c.1900	Residential (Single Family)	Residential (Single Family)	Central Hallway Cottage	No Academic Style	1	Side Gable	Weatherboard	Shed
250629	408	Tanner Street	C07 0070006	c.1920	Residential (Single Family)	Commercial (Office)	Bungalow	Craftsman	1 1/2	Hip	Weatherboard	Recessed
250630	410	Tanner Street	C07 0070007	c.1935	Residential (Single Family)	Commercial (Office)	Bungalow	No Academic Style	1 1/2	Hip	Weatherboard	Wraparound
N/A	502	Tanner Street	C07 0080001	2000	Park	Park	N/A	N/A	N/A	N/A	N/A	N/A
250632	506	Tanner Street	C07 0080002	c.1900	Residential (Single Family)	Commercial (Office)	Gabled Wing House	Free Classical Queen Anne	2	Cross Gable	Weatherboard	Recessed
250633	514	Tanner Street	C07 0080003	c.1940	Residential (Single Family)	Commercial (Office)	ranch house	Colonial Revival	1	Side Gable	Brick Veneer	N/A
250634	515	Tanner Street	C07 0090002	c.1890	Residential (Single Family)	Commercial (Office)	queen Anne Cottage	No Academic Style	1	Gable-on-Hip	Weatherboard	Wraparound
250636	524	Tanner Street	C07 0080004	c.1930	Residential (Single Family)	Commercial (Office)	Bungalow	Craftsman	1 1/2	Clipped Gable	Weatherboard	Stoop
250642	203	West Avenue	C05 0210023	c.1945	Residential (Single Family)	Residential (Multi-Family)	American Small House	No Academic Style	1 1/2	Cross Gable	Vinyl Siding	N/A
250643	215	West Avenue	C05 0210021	c.1880	Residential (Single Family)	Residential (Single Family)	Queen Anne House	Folk Victorian	2	Gable-on-Hip	Weatherboard	Portico
250644	227	West Avenue	C05 0210030	1953	Residential (Single Family)	Residential (Single Family)	Ranch	Plain Style	1	Flat	Brick Veneer, Vinyl Siding	N/A
250645	228	West Avenue	C05 0060003	c.1830s/c.1950s	Residential (Single Family)	Museum	dogtrot	No Academic Style	1 1/2	Side Gable	Weatherboard	Shed
250646	235	West Avenue	C05 0210020	c.1900	Residential (Single Family)	Residential (Single Family)	New South Cottage	No Academic Style	1	Cross Gable	Weatherboard	Verandah
250641	109 A&B	West Avenue	C05 0210001	c.1940	Residential (Duplex)	Residential (Duplex)	Ranch	No Academic Style	1	Hip	Brick Veneer	N/A

APPENDIX D: RESOURCES LESS THAN 40 YEARS OLD FOR WHICH GNAHRGIS ID NUMBERS WERE NOT ASSIGNED

Maple Street Survey Area

127	Watson Street	C08 0040015	2000
135	Watson Street	C08 0040013	1995
140	Watson Street	C08 0030007	1999
143	Watson Street	C08 0040012	c.1990
167	Watson Street	C08 0040009	c.1980
324	Maple Street	C07 0110005	c1995
342	Maple Street	C07 0110001	2014
401	Maple Street	C08 0030014	c.1980
401	Maple Street	C08 0030014	c.1990

Carrollton Downtown Historic District Survey Area

401	Adamson Square	C01 0010016	1985
118	Bradley Street	C01 0030005	2011
201	Bradley Street	C07 0020001	1980
N/A	Harris Street	C01 0020009	c.2000
213	Newnan Street	C07 0050003	2010

311	Newnan Street	C07 0060001	2012
N/A	Barnes Street	C01 0010014	2007
N/A	Barnes Street	C01 0010016	1985
132	Maple Street	C01 0020019	c.2000

In-Town South Historic District

204 A&B	Austin Ave	C05 0210012	2004
205	Austin Ave	C06 0020001	1984
110	E. Center Street	C07 0040006	1995
Intersection of West Avenue and Dixie	Dixie Street	C05 0210031	c.2010
209	Harmon Ave	C06 0030017	2006
212	Harmon Ave	C06 0020019	2006
214	Harmon Ave	C06 0020020	2006
N/A	Minden Place	N/A	c.1980
N/A	Minden Place	N/A	c.1980
502	Tanner Street	C07 0080001	2000