

City of Flowery Branch Historic District Boundary

Nomination Report

Recommendation to City Council and

Georgia Department of Natural Resources – Historic Preservation Division

On June 4, 2008, the Flowery Branch Historic Preservation Commission authorized the transmittal of the attached Nominating Report and Historic Resources Inventory to the City Council and Department of Natural Resources – Historic Preservation Division, as required by O.C.G.A. 44-10-26(B)(1) for designation of local historical district. The Flowery Branch Historic Preservation Commission also determined that the proposed district meets the historical, cultural, architectural, and aesthetic criteria as required under Flowery Branch Ordinance No. 375 Article Section 4.2.

Physical Description

The exterior boundary of the Flowery Branch Historic District encompasses an area described as follows: Commencing from the intersection of Snelling Street and Railroad Avenue (including 5803 Church Street) and extending northeasterly along Railroad Avenue to the intersection of Railroad Avenue and Main Street (with the inclusion of those properties fronting Railroad Avenue); thence northwesterly along Main Street (with the inclusion of those properties fronting Main Street, 5501 Main Street and 5605 Church Street) to its intersection with Gainesville Street; thence northeasterly along Gainesville Street (including 5808, 5804, 5710, 5708, 5604, 5514 and 5504 Gainesville Street and the front 200'-0"± area of 5608 Gainesville Street) to the intersection of Gainesville Street and the northern property line of 5509 Gainesville Street; thence southeasterly along Chestnut Street to its intersection with Church Street (to include 5509 Gainesville Street and 5514, 5502, and 5410 Chestnut Street); thence northeasterly along Church Street to its intersection with Chattahoochee Street (excluding properties on the northwest side of Church Street located north of 5238 Church Street and excluding 5215 and 5227 Church Street); thence southeasterly along Chattahoochee Street to its intersection with the Norfolk Southern Railroad right-of-way; thence northeasterly for a distance of 450'-0"± along the western portion of the Norfolk

Southern Railroad right-of-way; thence southerly at an angle of 280° across Atlanta Highway to the northwest corner of 4805 Atlanta Highway (including 4805 Atlanta Highway); thence southwesterly along the Atlanta Highway right-of-way to the northwest corner of Spring Street (including 4933 Atlanta Highway, the front 150'-0" ± area of 5007 Spring Street and 5103 Spring Street); thence continuing southwesterly along Atlanta Highway (to include all those properties fronting Atlanta Highway located between Atlanta Highway, Spring Street, Mulberry Street and E. Main Street, respectively) to the southwestern property line of 5305 Atlanta Highway (including 5305 Atlanta Highway); thence continuing southwesterly along the Atlanta Highway right-of-way to its intersection with Phil Neikro Boulevard; thence southwesterly across Atlanta Highway to an intersecting point with the Norfolk Southern Railroad right-of-way (including that portion of the railroad right-of-way) to the southern property line of 5803 Church Street as included above. In addition, the properties located on the following street are located within the district:

Chestnut Street and Pine Street (between Gainesville Street and Railroad Avenue); and Spring Street (between Church Street and Railroad Avenue); and Railroad Avenue (between Snelling Street and Chattahoochee Street).

The above description is intended to identify the exterior boundary of the district. The entire district is shown on the attached map as identified on Exhibit A-1. When in conflict, the attached map should be considered the determining document. The property addresses and corresponding owners are identified on Exhibit A-2.

Cultural and Architectural Significance

Flowery Branch's history extends back to 1871, and the remarkable stock of residential and commercial historic properties in Flowery Branch reflects the town's development over a long period of time. Flowery Branch's historic resources encompass a geographically definable area containing residential and commercial structures that contribute to the historic character of the community. Flowery Branch's residential and commercial resources are representative of the region's architectural history and the history of town planning in Georgia. The city's collection of vernacular architectural

styles reflects regional, cultural, and economic trends in nineteenth and twentieth century Georgia. The historic resources in Flowery Branch convey the character of the historic environment and the history of the town's development through their construction methods, forms, and arrangement in the environment.

The Flowery Branch Commercial Historic District (National Register # 85001932) includes the historic and architecturally significant commercial buildings along Main Street and Railroad Avenue. The National Register lists architecture, community planning and development, and commerce as the areas of significance. The period of significance ranges from 1850 to 1949. This core is surrounded by a traditional neighborhood of various housing types that developed over many decades among a historic grid of streets and residential blocks.

A post office was established at Flowery Branch on November 14, 1871. This is the earliest identified reference to the community, which, according to the *History of Flowery Branch*, was originally called "Anaguluskee," an Indian word meaning "flower on the branch." According to the *Gainesville City Directory*, Flowery Branch was officially incorporated in 1874. The Richmond and Danville Air-Line Railroad reached Flowery Branch by 1871. This railroad became part of the Southern Railway Company in 1894, and in 1980 became part of the Norfolk Southern Railway. The history of Flowery Branch is directly related to the building of the railroad.

An 1874 article describes Flowery Branch as "the first station on the Airline South," with "well constructed and neatly painted houses." An 1879 article called the town a "place of heavy trade." The 1880 census records 289 residents and a bustling economy that included seven stores, three bars, a cabinet shop, a blacksmith shop, a buggy and wagon shop, two hotels, two cotton gins, two churches, and an academy. In 1880 Flowery Branch was called "the busiest town on the Airline" which "brought more cotton and sold more goods than anyplace on the road."

By 1900, Flowery Branch's population reached 420 residents. Several new industries arrived during this period, including several mills and the Chattahoochee Furniture manufacturing company. In 1903, a new charter established the town limits and

empowered a mayor and aldermen to oversee the city's business, establish a school system, and lay out streets.

The Sanborn Insurance Company map of Flowery Branch in 1912 shows that most of the central business district was in place by that date. These commercial buildings include a general store, a post office, a grocery, a dry goods store, a hardware store, and a bank. Most of the commercial buildings in Flowery Branch are one and two story attached brick structures typical of commercial buildings constructed in Georgia during the late nineteenth century and early twentieth century. Significant architectural details included corbelled and stepped cornices, arched and trabeated windows, and brick pilasters that are representative of Italianate and Stripped Classical styles. Many of these commercial buildings have been recently rehabilitated.

There are additional commercial and industrial resources on the blocks surrounding Main Street. The Mooney Manufacturing Complex, presently vacant, is located on the block north of downtown, where the Mooney Manufacturing Company produced furniture from its inception in the 1930's until 2000.

Another significant historic architectural resource is the Flowery Branch Depot, which has been recently renovated and converted into a community center. The Depot was constructed around 1900 and features elements of the Craftsman style with a low pitched roof, decorative knee braces, and decorated gables. There are also notable commercial buildings on Atlanta Highway, including two gas stations from the early twentieth century, which have been converted into retail stores. Historic institutional resources in Flowery Branch include a historic cemetery, located on the edge of downtown on Atlanta Highway.

The town plan of grid streets, which appears on the 1912 and the 1924 Sanborn maps, is another character-defining historic feature which conveys a sense of this historic environment and historic development of Flowery Branch. The town plan responds to the natural topography, terminating at the top of the ridge north of town. The town plan also relates to historic transportation infrastructure as roads are aligned to run parallel to the railroad tracks.

Flowery Branch's residential architecture is spread through the blocks surrounding downtown and is similarly characterized by a clearly definable geographic area that relates to the natural environment and historic transportation resources. The majority of residential houses from the first half of the twentieth century are on identifiable lots subdividing the city blocks extending roughly from Martin Street to Spring Street. The houses are generally set back from the street and have front and side yards. The extant examples of residential resources typically have minimal stylistic features but do represent house types identified in Georgia's Living Places: Historic Houses in Their Landscaped Settings. There is a variety of house types in Flowery Branch; most of the houses from the first decades of the twentieth century tend to be either Cottage or Bungalow House types. There are several outstanding examples of these house types built in Flowery Branch during this period, including a Gable Ell Cottage at 5709 Main Street (Resource 32), a Georgian Cottage at 5803 Church Street (Resource 056), and a Central Hallway House at 5214 Railroad Avenue (Resource 071).

As shown on the 1924 Sanborn Insurance Map, Flowery Branch's residential subdivisions expanded to the west, extending just beyond Tanner Street. The streets of this new area are extensions of existing streets. As can be seen in aerial photographs of Flowery Branch taken in 1944, residential construction expanded over these new blocks and also filled the spaces between older residences. The majority of the houses constructed during this period are compact, rectangular homes with a moderately pitched, gabled-roof, generally described as an American Small House building type. There are also several outstanding house types constructed during this period, including the American Small House at 5932 Mitchell Street (Resource 110)

Residential development in the 1960's and 70's continued this pattern of infill, as seen in an aerial photograph taken in 1960. New houses from this era also reached farther from the city center, springing up along the roads that approached Flowery Branch from different directions. These later residential resources have minimal stylistic features but do represent good examples of red brick, hipped-roof Ranch House building type, which is a historic house type identified in Georgia's Living Places: Historic Houses in Their Landscaped Settings. An especially good example of a ranch type house is 5416 Gainesville Street (Resource 011).

Flowery Branch's historic resources were inventoried in 2003, when the city received a grant from the Historic Preservation Division of the Georgia Department of Natural Resources to survey two and one half square miles of the city. The 2003 inventory identified 160 historic resources based on their historical association, architecture, or craftsmanship. The 2003 inventory was included in the historic preservation component of the City of Flowery Branch's Comprehensive Plan completed in 2006.

The historic resources inventory was updated in 2008. Field work was performed in November and December 2007 and followed the methodology set forth in the Georgia Department of Natural Resources, Historic Preservation Division's *Historic Resources Survey Manual*. This updated survey was focused on the areas of the city which contained two local historic districts, in an effort to implement a recommendation from the previous preservation element which suggested that the boundaries for these districts be revisited. Information gathered on each property includes: property ownership; building type and style; original floor plan shape, width, and depth; number of stories; roof type; construction method and materials, configuration of porches and windows. Photographs were taken of each resource.

The survey includes the resources that have historic significance for Flowery Branch. While "historic resources" are generally considered to be 50 years of age or older, resources constructed from 1960-1970 are also identified to allow for planning purposes. A total of 134 properties are included in the survey, 132 of which meet the age requirement to be considered historic. The historic property classifications include 109 residential properties, 6 manufacturing-related resources, 12 commercial properties (3 single retail and 9 multiple resource types), 2 former service stations, 1 cemetery, 1 former school, and 1 railroad depot. The physical conditions of these resources range from excellent to fair.

The survey collected information on each property determined to be potentially contributing to a local historic district. While National Register criteria are used to evaluate the resources, the survey included structures regardless if they appeared to meet National Register nomination standards. The survey includes buildings of varying

physical condition-- buildings that retain significant architectural integrity and buildings that have undergone extensive alteration.

The physical condition of a property is not used to determine whether a resource potentially contributes to the proposed Flowery Branch local historic district; rather, architectural integrity is used to determine whether a resource retains sufficient physical features—material, details, and architectural character-- to accurately convey a sense of the past. According to the *National Register Bulletin: How to Apply for the National Register*, a property with architectural integrity should possess most of seven aspects of integrity-- location, design, setting, materials, workmanship, feeling, and association.

Integrity of an historic resource is also related to the historic significance. The National Register Criteria establishes different categories with which to evaluate historic significance. A resource may have associative values (Criterion A and Criterion B), design or construction value (Criterion C), or information value (Criterion D). The majority of historic properties in Flowery Branch were evaluated under Criterion A and Criterion C. Under Criterion A, numerous resources are associated with town planning, land use patterns, and architectural history in Georgia. Under Criterion C, numerous resources represent building types identified in Georgia's Living Places: Historic Houses in Their Landscaped Settings as significant in Georgia's architectural history.

Most of the historic resources in Flowery Branch achieve historic significance as a result of their interrelationship. Using the categories established in the Georgia Department of Community Affairs's *Minimum Standards and Procedures for Local Comprehensive Planning*, the historically significant properties in Flowery Branch represent several, codependent, land use categories, including residential, commercial, industrial, public, agriculture, and undeveloped/vacant land. As a whole, these resources achieve significance by elucidating the historic environment and the historic evolution of Flowery Branch. The Flowery Branch Cemetery also appears to satisfy Criterion B because of its association with figures important in the history of Flowery Branch.

Flowery Branch is distinguishable from its surrounding geographic area because of character-defining elements of form, scale, density, age, and style of its historic resources. There is a discernible pattern of historic land use and cultural activities within

Flowery Branch. Remnants of agricultural activities are extant on the periphery of the historic downtown. Historic commercial and industrial facilities developed along Railroad Avenue, Main Street, and Pine Street. A traditional neighborhood of mixed housing types developed over several decades among a historic grid of streets and residential blocks.

The recommended historic district preserves existing historic resources that reflect this cultural history of Flowery Branch. The recommended district provides protection to the properties located along Atlanta Highway and in the area surrounding the National Register listed Flowery Branch Commercial District. The recommended district also extends protection to the high concentration of contributing, residential resources that are contemporary with the Main Street commercial buildings.

EXHIBIT A-1

EXHIBIT A-2

HISTORIC DISTRICT PROPERTIES

Map #	ADDRESS	TAX IDENTIFICATION NUMBER	OWNER
1	5803 CHURCH STREET	08118 008004	MRS. DUKE OTTO
2	5636 RAILROAD AVENUE	08112 026005	JAMES CROW-JERRY CROW
3	5526 RAILROAD AVENUE	08112 026006	ROY CHRISTOPHER BANKS
4	5324 RAILROAD AVENUE	08112A002010	LEE MALONE-TARA MALONE REALTY LLC
5	5316 RAILROAD AVENUE	08112A002011	CITY OF FLOWERY BRANCH
6	5310 RAILROAD AVENUE	08112A002012	CITY OF FLOWERY BRANCH
7	5501 MAIN STREET	08112A002001	MPB PROPERTIES
8	5302 RAILROAD AVENUE	08112A002013	CITY OF FLOWERY BRANCH
8A	5519 MAIN STREET	08112A002006	CITY OF FLOWERY BRANCH
8B	5517 MAIN STREET	08112A002005	CITY OF FLOWERY BRANCH
8C	5515 MAIN STREET	08112A002004	CITY OF FLOWERY BRANCH
8D	5511 MAIN STREET	08112A002003	CITY OF FLOWERY BRANCH
8E	5509 MAIN STREET	08112A002002	CITY OF FLOWERY BRANCH
8F	5302 RAILROAD AVENUE	08112A002013	CITY OF FLOWERY BRANCH
9	5605 CHURCH STREET	08112A002007A	TOM MCFADDEN
10	5616 CHURCH STREET	08112 025006	STEVEN NICHOLAS MAJOR II
11	5607 MAIN STREET	08112 025009	JAMES B. HOOKS
12	5609 MAIN STREET	08112 025008	RONNIE BROWN - RITHEA G. BROWN
13	5722 MITCHELL STREET	08112 02403	RON BELL
14	5709 MAIN STREET	08112 024004	ANNIE BELL PHILLIPS MCDUGALD
15	5717 MAIN STREET	08112 024005	RUBY LOUISE GARRETT FRASER
16	5808 GAINESVILLE STREET	08112 027020	JAMES B. HOOKS
17	5804 GAINESVILLE STREET	08112 027021	MARK CAIN-ANNIE LEIGH CAIN
18	5710 GAINESVILLE STREET	08112 027022	CAROL ANN MOODY
19	5708 GAINESVILLE STREET	08112 02722A	CITY OF FLOWERY BRANCH
20	5608 GAINESVILLE STREET	08112 027018	TRACY PEACOCK TANKERSLEY
21	5604 GAINESVILLE STREET	08112 027023A	FREDERICK S. PHEIL
22	5514 GAINESVILLE STREET	08112 027024	FREDERICK PETER. PHEIL
23	5504 GAINESVILLE STREET	08112 027025	JERRY DAVID TANNER-SUE A. TANNER
24	5509 GAINESVILLE STREET	08112 019001A	ALMA JEAN HOLLAND
25	5609 GAINESVILLE STREET	08112 020001	DORIS YOUNG
26	5702 MAIN STREET	08112 023001	TRACY PEACOCK TANKERSLEY
27	5514 CHESTNUT STREET	08112 019006	IRMA H. GREGORY
28	5507 CHESTNUT STREET	08112 020002A	DARLENE F. PARKS-TRACY O'SHIELDS
29	5608 PINE STREET	08112 020002	CARL N. CLARK
30	5602 PINE STREET	08112 020003	WALTER WHITE-DELORES WHITE

HISTORIC DISTRICT PROPERTIES

Map #	ADDRESS	TAX IDENTIFICATION NUMBER	OWNER
31	5603 MITCHELL STREET	08112 022002	MARTY HORTMAN
32	5510 CHURCH STREET	08112 022001	JEFFREY HILLS-ALINA HILLS
33	5502 CHESTNUT STREET	08112 019002	HORTMAN & DOBBS LLC
34	5410 CHESTNUT STREET	08112 018001	WILLIAM ALLEN ROBERTS
35	5404 CHURCH STREET	08112 021002	HORTMAN & DOBBS LLC
36	5318 RAILROAD AVENUE	08112A001001	HORTMAN & DOBBS LLC
37	5314 CHURCH STREET	08112 018002	ALINA CERUTO HILLS
39	5509 MITCHELL STREET	08112 021001	STEVE PALENSKI
40	5503 CHESTNUT STREET	08112 02004	LEWIS O'SHIELDS
41	5505 CHURCH STREET	08112A001002	HORTMAN & DOBBS LLC
40A	5518 MAIN STREET	8112001003	HORTMAN & DOBBS LLC
40B	5516 MAIN STREET	08112A001004	HORTMAN & DOBBS LLC
40C	5514 MAIN STREET	08112A001005	HORTMAN & DOBBS LLC
40D	5512 MAIN STREET	08112A001006	HORTMAN & DOBBS LLC
41	5510 MAIN STREET	08112A001006A	RANDALL B. DILL
42	5304 CHURCH STREET	8112018003	WILLIAM A. ROBERTS-ANNETTE ROBERTS
43	5246 CHURCH STREET	08112 013010	MARLENE ROSE WILLIAMSON-BRADLEY ROGER WILLIAMSON
45	5238 CHURCH STREET	08112 013011	CORNELIA PHAGAN CAIN-ROBERT M. CAIN
46	5506 MAIN STREET	08112A001008	DINAH CULBREATH WAYNE
46	5120 RAILROAD STREET	08112 014005A	CHARLES HOLT GADDIS-BARBARA GADDIS
48	5237 CHURCH STREET	08112 014003	FLOWERY BRANCH METHODIST CHURCH
49	5204 CHURCH STREET	08112 014004	FLOWERY BRANCH METHODIST CHURCH
50	5215 SPRING STREET	08112 017001	RANDALL B. DILL
50	5214 RAILROAD AVENUE	08112 017002	GENE REED
51	5208 RAILROAD AVENUE	08112 017003	GWB FAMILY PARTNERSHIP
52	5202 RAILROAD AVENUE	08112 017003A	MARGARET BANNISTER
53	5130 RAILROAD AVENUE	08112 014003A	FLOWERY BRANCH METHODIST CHURCH
54	5124 RAILROAD AVENUE	08112 014005	JAMES E. HEWITT-LINDA S. HEWITT
55	5233 CHURCH STREET	08112 014002	FLOWERY BRANCH METHODIST CHURCH
56	5118 RAILROAD AVENUE	08112 014006	VALARIE HARRIS
57	5114 RAILROAD AVENUE	08112 014007	DENNIS CHADWICK
58	5109 CHATTAHOOCHEE STREET	08112 014001	GWB FAMILY PARTNERSHIP
59	5125 RAILROAD AVENUE	08112 015001	GENE WAYNE-BOB WAYNE
60	4805 ATLANTA HWY	08112 008008	FLOWERY BRANCH CEMETARY
61	4805 ATLANTA HWY	08112 008008	FLOWERY BRANCH CEMETARY
62	5205 RAILROAD AVENUE	08112 016001	RONALD HAMILTON

HISTORIC DISTRICT PROPERTIES

Map #	ADDRESS	TAX IDENTIFICATION NUMBER	OWNER
63	4933 ATLANTA HWY	08112 008011	ROGER BROWN
64	5007 SPRING STREET	08112 008012	GREGG SCOTT GORDON
65	5103 SPRING STREET	08112 008013	GREGG SCOTT GORDON
66	5003 ATLANTA HWY	08112 007001	TED A. PRUITT
67	5007 ATLANTA HWY	08112 007002	BARBARA P. BOSWELL
68	5011 ATLANTA HWY	08112 007003	CAROLYN W. PUCKETTE
69	5105 ATLANTA HWY	08112 006001	BRYAN G. PUCKETTE-CAROL W. PUCKETTE
70	5109 ATLANTA HWY	08112 006002	HISTORIC FLOWERY BRANCH LLC
71	5305 RAILROAD AVENUE	08112 016002	MOONEY MANUFACTURING-DONALD PULLIAM
72	5501 RAILROAD AVENUE	08112 016003	NORFOLK SOUTHERN RAILWAY
73	5204 PINE STREET	08112 005004	VERNON JARRARD-ANN S. JARRARD
74	5203 ATLANTA HWY	08112 005001	VERNON JARRARD-ANN S. JARRARD
75	5207 ATLANTA HIGHWAY	08112 005002	BILLY BANNISTER
76	5208 MULBERRY STREET	08112 005003	MYRTIS B. HALEY
77	5305 ATLANTA HIGHWAY	08112 002001	BURLEY ROBERTS-ELAINE ROBERTS
78	5505 RAILROAD AVENUE	08112 016004	NORFOLK SOUTHERN RAILWAY
79	5504 MAIN STREET	08112A001007	GEORGE UPCHURCH-JANET UPCHURCH
80	5506 MAIN STREET	08112A001008	DINAH CULBREATH WAYNE