



**HISTORIC PRESERVATION DIVISION**

MARK WILLIAMS  
COMMISSIONER

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**ANNOUNCEMENT OF LISTING  
IN THE NATIONAL REGISTER OF HISTORIC PLACES**

David Crass, Division Director and Deputy State Historic Preservation Officer, is pleased to announce that the property identified below was listed in the National Register of Historic Places on the date indicated:

**Eastside Historic District**

**Troup and Harris counties**

**August 28, 2012**

We hope that the recognition of the architectural and historical significance of this property, combined with the benefits of National Register listing, will assist in the preservation of the property. Additional information on preservation programs is available from our office.

Thank you for your interest in historic preservation.



Eastside Historic District  
Name of Property

Troup and Harris  
Counties, Georgia  
County and State

## 5. Classification

**Ownership of Property**  
(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input checked="" type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

**Category of Property**  
(Check only one box.)

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
344	94	buildings
3	2	sites
0	0	structures
0	0	objects
347	96	<b>Total</b>

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing)

N/A

**Number of contributing resources previously listed in the National Register**

3

## 6. Function or Use

**Historic Functions**  
(Enter categories from instructions.)

DOMESTIC: single dwelling  
RELIGION: religious facility  
EDUCATION: school  
FUNERARY: cemetery  
FUNERARY: mortuary  
COMMERCE/TRADE: specialty store

**Current Functions**  
(Enter categories from instructions.)

DOMESTIC: single dwelling  
DOMESTIC: multiple dwelling  
RELIGION: religious facility  
FUNERARY: cemetery  
FUNERARY: mortuary  
COMMERCE/TRADE: specialty store

## 7. Description

**Architectural Classification**  
(Enter categories from instructions.)

MID-19<sup>TH</sup> CENTURY: Greek Revival  
LATE VICTORIAN: Gothic, Second Empire, Queen Anne, Romanesque  
LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS:  
Colonial Revival, Classical Revival, Tudor Revival, Spanish Colonial Revival  
LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY  
AMERICAN MOVEMENTS: Bungalow/Craftsman

**Materials**  
(Enter categories from instructions.)

foundation: BRICK  
CONCRETE  
walls: WOOD: Weatherboard  
BRICK  
roof: ASPHALT

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MODERN MOVEMENT: International Style

other: N/A

OTHER: Single Pen, Saddlebag, Shotgun House,  
Plantation Plain House, Georgian Cottage, Central  
Hallway, Gabled Wing Cottage, Folk Victorian,  
New South Cottage, American Small House,  
Ranch House, Split-Level House

### Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

#### Summary Paragraph

The city of West Point is located on both sides of the Chattahoochee River on the western edge of Troup and Harris counties, bordering the Georgia-Alabama state line. It is 16 miles southwest of LaGrange, the county seat of Troup County. The Eastside Historic District is east of the river and east of downtown West Point, which is on the west side of the river. The district is characterized by mostly residential streets set in a modified gridiron pattern with varying lot sizes. Some streets on the north and south depart from this rectilinear alignment where later development occurred. The district encompasses the flat land of the flood plain on the west side, but east of Avenue E the topography becomes more hilly and varied. College Hill in the middle of the district serves as the dividing line between the historically white neighborhood on the west and the historically African-American neighborhood on the east. College Hill is a prominent location that contains the 1930 Colonial Revival-style West Point School (National Register listed in 1999). The streets to the west are generally wider, while the traditionally African-American area on the east has smaller lots and narrow north-south streets that were originally laid out as alleys. A widened 10<sup>th</sup> Street has become a major east-west thoroughfare that crosses the Chattahoochee River. The district includes an extremely wide variety of house types, styles, materials, and sizes dating from the 1840s through the mid-20<sup>th</sup> century. The western half of the district includes Georgian cottages, Gabled Wing cottages, Queen Anne cottages, and New South cottages, with some that display elements of Greek Revival, Gothic Revival, Folk Victorian, Queen Anne, Neoclassical Revival, and Colonial Revival styles. Numerous Craftsman bungalows and English Vernacular Revival cottages were constructed in the first half of the 20<sup>th</sup> century. By mid-20<sup>th</sup> century, a few examples of the American Small House and Ranch House appeared. In the historically African-American section to the east, housing stock consists of many vernacular types. These include Single Pen, Saddlebag, Gabled Wing, and Central Hallway cottages. The area also includes two large blocks of Shotgun houses. There are several nonresidential community landmark buildings scattered throughout all sections of the Eastside Historic District. The First United Methodist Church of West Point (1907) and the First Baptist Church of West Point (1925) are both significant architect-designed sanctuaries. Keeney United Methodist Church (begun in 1925) is the only extant historic church building associated with the African-American community. West Point High School (1951 with 1957 gymnasium) is on the northern edge of the district. The Tenth Street School Lunchroom (1967) is the only remnant of the Tenth Street School, which served African-American children from 1931 until integration in 1970. The district's other historic resources include three cemeteries and a few small corner businesses.

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## Narrative Description

**Note:** *Erin Murphy, a consultant retained by the West Point Historic Preservation Commission, wrote most of the following section in April 2008 as part of the "Historic District Information Form" for the proposed East Side Historic District (the tentative name for the district at that time). Georgia Historic Preservation Division staff edited and revised the description.*

The city of West Point is located within the Piedmont region of Georgia, an area that is characterized by rolling hills and a variety of geological features. Approximately 30 miles south of West Point, the terrain transitions to Coastal Plain at the Fall Line in Columbus. West Point shares some characteristics of the Fall Line area, where the changing topography creates natural waterpower. The Eastside Historic District is located in southwestern Troup County, east of downtown West Point, which is connected to the district by a bridge over the Chattahoochee River. The elevation of the district rises from the floodplain of the river on the west to a high point in the middle of the district at the former West Point Public School (commonly known as College Hill). The eastern area of the district is characterized by a slope that descends from College Hill and rises again to form another hill on the east (sometimes called Freedman's Hill).

The Chattahoochee River has been dammed approximately 2.5 miles north of the city, creating the 25,900-acre West Point Lake. The river channel was altered in a series of projects, most significantly during the 1930s, in an effort to improve navigation and prevent destructive flooding. The Eastside Historic District is approximately two miles south of a historically important river ford at Haynes Island (now located immediately below the West Point Dam). Several historic roads crossed the river at that location, attracting settlers to the general area. At West Point, a ferry was established around 1829, and the first bridge (no longer extant) was constructed in 1838-1839 by the African-American builder Horace King. The Chattahoochee crossing and subsequent bridges significantly contributed to the development of West Point and the Eastside Historic District.

Although navigable from West Point to Atlanta, the Chattahoochee River was not historically a major transportation route. South of West Point, rapids and waterfalls continue to the city of Columbus, which is the last navigable point on the river north of its merge with the Flint River. However, barge traffic to the north was part of West Point's early economy, and the Chattahoochee Navigation Company operated five steamships in the Chattahoochee Valley region from 1881 to 1897, connecting the mill villages downriver to the Atlanta & West Point Railroad. The Chattahoochee River has impacted the form of the district, as the location of the bridge over the river directly affects the plan of the surrounding areas. The floodplain created by the river allowed for the creation of an organized, gridiron plan for the original layout of the district, and the flooding of the river also caused the removal of land from residential development to allow the free flow of the floodwaters (photograph 50).

The Eastside Historic District is connected to some of the historic transportation routes of West Point. Prior to the 1977 construction of the 10<sup>th</sup> Street Bridge connecting to Interstate 85, all traffic into West Point from the east came into the city over the earlier bridge, which was located within the Eastside Historic District at East 8<sup>th</sup> Street for most of West Point's history. U.S. 29/S.R. 14/Avenue E was historically the most important road in the area, providing access to LaGrange and the rest of Georgia, and most traffic came south down Avenue E to East 8<sup>th</sup> Street and turned west to cross the bridge into downtown. Consequently, Avenue E and East 8<sup>th</sup> Street were grand avenues, with wide streets and large homes (photographs 56, 87, and 88). Since the construction of Interstate 85 and the 10<sup>th</sup> Street Bridge, East 10<sup>th</sup> Street (photograph 89) has become the most important and heavily traveled street in West Point, and the northern section of the district (between East 10<sup>th</sup> Street and East 12<sup>th</sup> Street) has been separated from the bulk of the district by the wide street.

The historic Atlanta & West Point Railroad has also affected the character of the district. Though the tracks are located outside the northern boundary of the district, the railroad route curtailed further development to the

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north. The required transference of freight and passengers in West Point also further contributed to the development of downtown West Point on the west side of the river, resulting in the mostly residential and social character of the Eastside Historic District. The northern section of the Eastside Historic District has the most institutional character, and also contains Pinewood Cemetery (photographs 30 and 33 through 40), the primary historic burial ground in the city. West of the cemetery is the 1951 West Point High School (photograph 31) and local recreational facilities. To the east of this area, historic African-American housing has been demolished and replaced with late 1970s public housing (not in the district).

The patterns of land subdivision within the Eastside Historic District vary according to the topography and period of development of the respective section of the district. In 1839 the West Point Company laid out the gridiron of the areas that now comprise downtown West Point and part of the Eastside Historic District. The company had been created by supporters of the Montgomery Railroad Company, which was created in 1834, to speculate on land development at the proposed eastern terminus of the line. The bulk of the district maintains this historic layout, including the gridiron plan that roughly correlates with the grid of the downtown district on the west side of the river. The 1895 *Sanborn Fire Insurance Map* shows that the district had largely developed according to the plan and assumed its present form by the late 19<sup>th</sup> century. The primary streets of the district on the western side are approximately 50 feet wide, creating a dramatic east-west vista from the top of College Hill. Four main streets, present-day Avenues B through E, serve as north-south routes. To the east of College Hill, most of the north-south streets were originally laid out as alleys, and present-day Avenues F through K retain their narrow dimensions.

The earliest part of the district, as laid out in the 1839 map for the West Point Company, was bounded by the Chattahoochee River to the west, present-day Avenue L to the east, East 6<sup>th</sup> Street to the south, and East 12<sup>th</sup> Street to the north. The neighborhood has been historically divided into an African-American section to the east of College Hill and a white neighborhood in the floodplain to the west. The western section contains the most intact buildings dating from the mid- to late 19<sup>th</sup> century. It has wide streets on a gridiron plan with large, irregularly sized blocks. College Hill, located in the middle of the district, is the highest point on the east side of town and serves as a major local landmark (photograph 64). The West Point Public School was constructed at the top of the hill, creating an unobstructed view of the area from downtown West Point. Since the bridge over the river was located at 8<sup>th</sup> Street from 1866 to 1977, there was a direct connection from downtown to the school. The area to the east of College Hill is a traditionally African-American neighborhood and consists of houses dating from the late 19<sup>th</sup> century through the mid-20<sup>th</sup> century. Most north-south streets within this area are narrower, and the lots are smaller.

A more recently constructed section of the district is located in the rolling hills south of East 7<sup>th</sup> Street. It largely consists of housing constructed during the early to mid-20<sup>th</sup> century. The narrow streets curve to accommodate the hilly topography and no longer conform to the downtown West Point gridiron plan. The changing topography of the area causes the streets to narrow and bend to accommodate the hills. The pattern of the lots and streets no longer attempts to create a dramatic or grand landscape, instead emphasizing a private setting. Some lots have a regular arrangement, including consistent rear property lines, indicating the organized development of the area. The Harris County line, which runs directly east to west along East 4<sup>th</sup> Street and Davidson Street, also serves as a dividing line of the character of the district.

Several of the blocks are shown on the 1839 West Point map as including an eastern and a western lot; this arrangement is still evident in the current tax maps, although most parcels have been subdivided to accommodate denser development over the course of the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. On the east side of the district, there is evidence of haphazard development, as larger lots were subdivided to accommodate additional homes. Some planned development during the early 20<sup>th</sup> century included narrow, dense city lots that measure 50 feet by 125 feet. Throughout the Eastside Historic District, the buildings are mostly centered toward the front of their small to medium-sized lots, creating a dense residential environment. Few historically vacant lots exist within the district, although it is difficult to determine when some became vacant. The area

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along the river (outside the district boundary) is currently undeveloped, reflecting the physical changes made to the district during the early 20<sup>th</sup> century in an effort to combat the periodic destructive flooding of the Chattahoochee River, including the removal of Avenue A.

The landscape of the Eastside Historic District is extremely varied, reflecting the development of the district over time. In the western section of the district, several of the streets are 50 feet wide, creating dramatic east-west vistas towards the Chattahoochee River. Concrete sidewalks are a common feature within the western and northern areas of the district, but no historic sidewalks are extant. Most streets lack curbing, but intermittent concrete curbs are found within the district and along East 10<sup>th</sup> Street. The small front yards have grassy lawns, and ornamental shrubs are frequently planted near the foundation of the house. Shade trees tend to be located in side or rear yards, and ornamental trees within the front yard are uncommon. The wide streets and sidewalks are characteristic of this area's wealth and importance within the West Point community during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. East 8<sup>th</sup> Street was the historic entrance into the downtown area from the east, and the wideness of the street made the entrance into town more dramatic. The impressive view created by the wide street, running from the West Point School on College Hill straight across the bridge to downtown, was unusual in a small town, but demonstrates the influence of larger social movements, such as the City Beautiful movement, on even small communities.

On the east side of the district, the landscape reflects the area's history as a segregated African-American community. The neighborhood is located on the back side of College Hill, away from the Chattahoochee River and downtown West Point. Although the east-west streets retain their broad width from the west side of the district, the north-south streets are narrow lanes (former alleys). Curbing is located along East 7<sup>th</sup> Street and East 9<sup>th</sup> Street, but no sidewalks are found within this area of the district. Most houses have simple landscapes, consisting of small grassed front yards with shrubs and shade trees, and most houses are set close to the road on small lots. Paved front walks are a common feature.

On the south side of the district, the streets tend to be narrow and curved. East 4<sup>th</sup> Street and East 5<sup>th</sup> Street both lack sidewalks, and concrete curbing is intermittent in this area of the district. The landscape reflects the changing perceptions of landscape design in the 20<sup>th</sup> century, as automobiles and privacy became more important to families. Most houses in this area of the district have small grassed yards with ornamental shrubs near the house, but some of the larger mid-20<sup>th</sup> century houses have large front yards. Throughout the district, steps and retaining walls are used as needed to accommodate the topography of the lot. Most steps and retaining walls are constructed of concrete, but brick is also used. The landscape of the south side of the district reflects its later construction date during the mid-20<sup>th</sup> century and the varied topography of the area. By the time the south side was constructed, the automobile had become an increasingly important form of transportation, and sidewalks became less important. The south side of the district was not intended to create a grand entrance into downtown, and the local streets were consequently more modestly scaled.

The Eastside Historic District contains a variety of architectural styles and types, as expected for a residential area that has developed over a long period of time. House types, as identified in the statewide context, *Georgia's Living Places: Historic Houses in Their Landscaped Settings*, relate to the overall form, plan, or layout, plus the height. The style refers to decoration or ornament, as well as to the design of the overall form. The historically white section of the neighborhood is located to the west, on the floodplain along the riverfront. The collection of mid-to-late-19<sup>th</sup>-century housing includes several architectural types, such as Georgian cottages, and styles, such as Greek Revival and Gothic Revival. The western section of the district has also been filled in with more recent construction during the early 20<sup>th</sup> century, including Craftsman bungalows and English Vernacular Revival cottages. On the eastern side of the district, the historically African-American neighborhood includes several vernacular housing types, such as Shotgun and Saddlebag houses. The southern section of the district has developed as a continuation of the district during the early 20<sup>th</sup> century and largely consists of Craftsman bungalows and English Vernacular Revival cottages.

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White Hall (also known as the Kendrick-Poer-Crawford-Graham House or the Booker House) was constructed in the late 1850s by Alexander F. Kendrick at the Troup County-Harris County line (photographs 77 and 78). The wood-framed building, which was once the center of a 320-acre plantation, is a Plantation Plain type house in the Greek Revival style. The full colonnade along the front of the building has Ionic columns and a full entablature with heavy dentils. A balcony is located above the front entrance, which is ornamented with a transom and sidelights, and all of the windows on the front elevation also include sidelights. Several additions have been made to the rear of the building. It was listed in the National Register in 1974.

Other house types such as Gabled Wing cottages, Georgian cottages (photographs 48 and 57, left), Queen Anne cottages and New South cottages from the mid to late 19<sup>th</sup> century are found in the floodplain area of the Eastside Historic District. Photograph 55 shows an example of the variety of styles and types that sit next to each other. The Roberts House, located at 301 East 7<sup>th</sup> Street, is an example of one of the oldest buildings located within the Eastside District. The Greek Revival-style Georgian Cottage has two entrances, one on each primary elevation of its corner lot. As the western section of the district continued to develop during the late 19<sup>th</sup> century, buildings were constructed in a variety of styles, including the Gothic Revival, Folk Victorian, and Queen Anne styles. The house at 314 East 7<sup>th</sup> Street is a Gothic Revival house with a Georgian plan that was constructed c.1872-1873 with 12-inch brick walls (photograph 71). The house at 509 East 7<sup>th</sup> Street is a good example of a Georgian Cottage with elaborate Folk Victorian detailing (photograph 62), while the Gabled Wing cottage at 400 East 6<sup>th</sup> Street is an example of a simpler dwelling built during the late 19<sup>th</sup> century in West Point (photograph 75, third house to the right).

Photograph 84 shows the typical frame construction on brick piers and the steeply pitched roof that characterized many of West Point's early houses. During the late 19<sup>th</sup> century, several older houses within the district were remodeled in the Folk Victorian style, such as the house at 404 East 7<sup>th</sup> Street, which was originally constructed around 1855 as a Greek Revival-style Georgian Cottage. The Greek Revival style continued to have a strong influence in West Point, even after it had become less popular in other areas, and some buildings, such as the Queen Anne cottage at 408 East 8<sup>th</sup> Street (photograph 88) use classical elements despite their later construction date.

During the early 20<sup>th</sup> century, the west side of the district continued to develop, and numerous bungalows and English cottages were constructed alongside the older homes. The Craftsman style (photographs 63, left, and 85) and English Vernacular Revival style (photographs 41, right and 59, right) are the most commonly used within the district, but other styles, such as the Neoclassical Revival and Colonial Revival are also found. Most are modest in size, but 611 Avenue C (photograph 45) is one of the few 20<sup>th</sup>-century houses with a full second story. It was constructed in 1919 from a design created by J. Neel Reid as Job #362. The classically inspired house has a hipped roof and flanking one-story wings, which Reid often used in his designs. The west side of the district includes several examples of high-style English Vernacular Revival style cottages designed and built by James William (J.W.) Melton, a local master builder.

The Craftsman bungalow was a common and popular form throughout the state of Georgia in the early 20<sup>th</sup> century. The Eastside Historic District displays both simple and high-style versions of the bungalow. Unusually, many of the Craftsman-style buildings within the Eastside district have design elements that are almost reminiscent of the Shingle style. Battered columns are rare within the district, but rounded or squared columns often were placed on Craftsman-style brick pedestals. The elaborate house located at 804 Avenue E (photograph 65) is a good example of a high-style Craftsman building with exposed rafter tails and multi-light windows. The two bungalows at 501 and 505 East 7<sup>th</sup> Street (photograph 63) each exhibit different variants of Craftsman details. Both have shingled exteriors, but one has a gabled roof and the other has a hipped roof and an eyebrow dormer. The house at 409 East 5<sup>th</sup> Street is a good example of a simple Craftsman-style bungalow.



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The English Cottage type and the English Vernacular Revival style were extremely popular in the Eastside Historic District, especially within the southern and western areas. These were mostly constructed during the 1920s and 1930s. The south side of the district is notable for its numerous examples of buildings constructed by J.W. Melton in the English Vernacular Revival style. His buildings may have influenced the construction of many other simpler English Vernacular Revival cottages. Most of the cottages include prominent and large chimneys on the front elevations and steeply pitched roofs (photograph 47), but many of the buildings also include more elaborate decorative features. The use of patterned brickwork, such as found on 605 Avenue C (photograph 44, center), is common on these buildings, as well as the use of stonework, such as on 408 Avenue C and on 609 Avenue D (photograph 54). High-style examples of the English Vernacular Revival are found within the district, such as 401 Avenue C (photograph 41, right).

The south side of the district also includes a few adventurous buildings, such as a vernacular interpretation of a French Norman Revival residence at 400 Avenue C. This area also includes the earliest known split-level house in Georgia, built in 1938 in the International Style, and looking very much out of place beside its more conservative neighbors (photograph 41, left). During the middle of the 20<sup>th</sup> century, American Small Houses were constructed within the district, ranging from simple concrete block constructions (photograph 49) to slightly more complex versions, notably continuing to display evidence of the influence of the English Vernacular Revival style. By the middle of the 20<sup>th</sup> century, the Eastside Historic District was largely developed, and few new houses were constructed as infill or replacement housing. A concrete block Double Shotgun on Avenue B was built in 1948. A couple of Ranch houses located on or near East 3<sup>rd</sup> Street and East 4<sup>th</sup> Street were constructed in the 1950s.

Within the eastern (historically African-American) area of the Eastside Historic District, the housing stock largely consists of vernacular housing types constructed during the late 19<sup>th</sup> century through the mid-20<sup>th</sup> century. Photographs 12 and 17 show typical streets (East 8<sup>th</sup> Street and East 9<sup>th</sup> Street, respectively) in the heart of this area. Most of the buildings within the eastern portion of the district are covered with wood weatherboard or replacement siding and metal or asphalt shingle roofs. Many porches are supported by simple wooden posts. Most houses retain historic features and materials, such as windows and foundation piers. Examples of typical replacement materials for siding and windows can be seen in the house at 1407 East 9<sup>th</sup> Street (photograph 15, right).

A grouping of Single Pen houses with later additions is located on the 1300 block of East 9<sup>th</sup> Street (photograph 16). The district includes several examples of Saddlebag houses, such as those at 1101 East 9<sup>th</sup> Street, 900 East 9<sup>th</sup> Street, and 1309 East 7<sup>th</sup> Street (photograph 4, right). This area also includes Central Hallway cottages and Gabled Wing cottages. The Central Hallway cottage at 1201 East 8<sup>th</sup> Street is an intact example of its type. There are two large blocks of Shotgun houses, which appear to have been constructed towards the middle of the 20<sup>th</sup> century. The block bounded by East 10<sup>th</sup> Street, Avenue H, East 9<sup>th</sup> Street, and Avenue I consists of 18 Shotgun cottages and two concrete-block stores with parapet facades (photographs 18, 19, and 21). Another block of Shotgun houses is located along East 9<sup>th</sup> Street between Avenue G and Avenue I (photographs 22 and 23). Both of these tightly packed blocks include housing in the interior of the lots, as well as facing the street.

Toward the middle of the 20<sup>th</sup> century, the Bungalow, mostly with no academic style, appears to have also become a popular housing type within the eastern area of the district, including examples such as the houses located at 1105 and 1109 East 7<sup>th</sup> Street (photograph 11) and the house located at 1306 East 9<sup>th</sup> Street. An early example of a Ranch house, which became a popular replacement house form in the late 20<sup>th</sup> century, is located at 906 East 9<sup>th</sup> Street.

The Eastside Historic District has served the community of West Point as a residential and social center with numerous community landmark buildings and institutions. The West Point Public School is one of the most prominent. The T-shaped, Colonial Revival-style school building was constructed in 1930 and placed on the

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National Register of Historic Places in 1999 (photograph 64). The building was designed by the prominent Macon architectural firm of Dennis and Dennis, most likely by John Dennis. The red brick building has a central pediment, supported by four pairs of matched limestone columns with Ionic capitals. The building includes Palladian-style windows at the first floor level of the portico and within the auditorium that forms the mass of the rear extension. The school sits on College Hill, at the top of a terrace, and the site has served as an educational center from the earliest days of the West Point community. From 1869 to 1873, the site served as the West Point Female College, and after their building was destroyed in a windstorm, a new school building was constructed in 1874, which became the first public school in Troup County in 1877. From its construction in 1930 until 1951, the West Point Public School taught kindergarten through 11<sup>th</sup> grade to white students, adding a 12<sup>th</sup> grade in 1947 or 1948. After the construction of the West Point High School in 1951, the West Point Public School became an elementary school, which stayed in use until 1986 when the West Point school system merged with the Troup County school system. The West Point Public School was integrated in 1970, and all students attended the first through third grade there before moving to the former building of the African-American school, Harrison High School (now West Point Elementary), for the remainder of their elementary education. Although the West Point Public School building was threatened with demolition in the mid-1990s, a local group was able to save it. It has been rehabilitated into low-income apartments.

West Point High School (photograph 31), located at the intersection of Avenue E and East 12<sup>th</sup> Street, was constructed in 1951 as a separate high school for white students, who had previously been educated at the West Point School. The building was designed by the firm of William J. J. Chase and Associates, Architects, a notable Atlanta firm that was well-known for its designs of large institutional buildings, such as schools, courthouses, and hospitals. The building was constructed by Newnan Construction Company. The steel-framed building is covered with a brick veneer and includes cast-concrete ornamental features, such as the entrance and window surrounds. The large windows have horizontal 2/2 steel-framed sash, which are topped with glass-block transom windows that extend to the ceiling on the interior. The two-story building sits on a full basement, which was used for storage and service functions. The interior of the school has notable modern features, including built-in steel lockers and a science laboratory with natural gas and water service. Immediately to the east of the building, the West Point High School Gymnasium was constructed in 1957 based on a design by the architectural firm of Stevens & Wilkinson. The steel-framed brick building has a gymnasium on the upper floor, and according to a local resident, the basement was originally just a dirt-floored storage area, which was later converted into a clubhouse for teenagers and subsequently a cafeteria. West Point High School was integrated in the mid-1970s, and closed in 1986, when the West Point school system merged with the Troup County school system. The gymnasium and the basement of the school building are currently used by the West Point Parks and Recreation Department, but the upper floors of the school are vacant.

The Tenth Street School lunchroom, located at East 10<sup>th</sup> Street and Avenue K, is the only remaining feature of the Tenth Street School, which served the African-American community of West Point from 1931 to integration of the school system in 1970 (photographs 26 and 27). The c.1967 building includes a flat roof and steel casement windows. The lunchroom was retained when the main block of the building was torn down in the mid-1970s. The Virginia Cook Daycare at 806 Martin Luther King, Jr. Drive (Avenue P) is a concrete block building with steel casement windows constructed in the mid-20<sup>th</sup> century. Most children within the African-American neighborhood attended Virginia Cook prior to the Tenth Street School. The building is owned by the West Point Housing Authority and is currently vacant.

The First Methodist Church of West Point (photographs 46 and 70), located at the intersection of Avenue C and East 7<sup>th</sup> Street, consists of several buildings. The main sanctuary is a 1907 building constructed in a vernacular interpretation of the Richardsonian Romanesque style. The building is constructed from rock-faced concrete blocks, which were a new and inexpensive building material in the early 20<sup>th</sup> century. The main block of the sanctuary is a cross-gabled, rectangular room, and two rectangular towers flank this main block, on the northwest and northeast corners of the building. The towers include tall, arched windows, and the windows in

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the main sanctuary have large, arched, stained-glass lights. A large addition, which wraps around the rear and east side of the church, was completed in 1999 and is also constructed of brick and cast concrete. A separate Sunday School Annex was designed by the architectural firm of Dennis & Dennis and constructed of brick with limestone and cast-concrete detailing in 1927 by the West Point Iron Works. There is also a small brick chapel on the premises.

Constructed in 1925, the First Baptist Church of West Point, located at the intersection of Avenue C and East 8<sup>th</sup> Street, is a large brick sanctuary with an educational wing in the Spanish Colonial Revival style (photograph 90). The building was designed by R.H. Hunt & Company of Chattanooga and built by the Batson-Cook Company, an important local building firm. A Baptist church had been located on the site since 1849, but the 1925 building was constructed to replace an 1896 sanctuary. The church bell is reportedly from the original Baptist church building. The 1925 building has a tan brick exterior, and although the roof was originally constructed with red roofing tiles, the roof has been since replaced with a brown asphalt shingle roof. The sanctuary is entered through a front-gabled vestibule, and the main room of the sanctuary is octagonal. The front entrance is reached via a terrace, accessed by double staircases, and a triple set of arched double doors lead into the church. Stone columns surround the doorways and a large stained-glass window is located above the entrance. The parapet design of the front wall of the building is echoed in the educational wing that extends to the west of the sanctuary and also includes a wall with a parapet over arched windows and doors. A rear addition, constructed of matching tan brick and aluminum-framed awning windows, was built in 1970.

Keeney United Methodist Church is the only historic church building located within the African-American community of the Eastside Historic District (photograph 13). Although other historic congregations are located within the area, most of the church buildings were replaced in the late 1960s and 1970s or later. The building for Keeney United Methodist Church was begun in 1925, and according to the church records, it was completed as funds became available. The cross-shaped brick building sits on a sloping lot, creating a small basement, and has a steeply-pitched roof. The entrance to the sanctuary is located on the side of the building, along Avenue K, and the handicap ramp on the side of the building is one of the few recent alterations. The stained-glass windows were installed in the early 1970s.

St. John's Episcopal Church is a small sanctuary located at 501 Avenue C (photograph 43). It is a modern streamlined interpretation of the Gothic Revival style. The building was constructed from 1955 to 1956 and replaced the 19<sup>th</sup>-century Christ Church of West Point, which was destroyed in the major flood of 1920. The front-gabled brick building has decorative buttresses along the side walls, and the front entrance vestibule includes battered columns. The simple building has metal-framed casement windows in the sanctuary.

There are several cemeteries in the district. Pinewood Cemetery and the Confederate/Fort Tyler Cemetery are located on the same large plot of land along Avenue E, between East 11<sup>th</sup> Street and East 12<sup>th</sup> Street. Pinewood Cemetery is the traditional burial ground for the white West Point community, and the earliest marked grave dates to 1840 (photographs 33, 34, 35, 36, 38, and 40). The cemetery contains a variety of graves and monuments, reflecting the eclectic design of funerary art during the late 19<sup>th</sup> century. The graves are arranged in family plots, which are usually demarcated by a small brick or fieldstone wall. Several of the fieldstone walls were covered with a concrete plaster in the late 20<sup>th</sup> century, and several walls have become ruined due to lack of maintenance. Metal fences are used around some family plots but are not a common characteristic of the cemetery. Most of the plots have a large, elaborate central monument surrounded by smaller individual markers. Obelisks and draped obelisks are the most common decorative monument, but urns and carved rectangular stones are also used. Most graves have a full-length, brick tomb covered with a concrete or stone slab. Pinewood Cemetery retains a high level of integrity. Although contemporary graves are located within the cemetery, as the family plots are filled out, most new graves have a compatible style that continues to use the full-length slab as a grave marker.

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The Confederate/Fort Tyler Cemetery is located within the southwest corner of Pinewood Cemetery and contains the remains of 72 soldiers, Union and Confederate, who were killed in the Battle of West Point on April 16, 1865 (photographs 30, 37, and 39). The cemetery contains the brick tombs of both General Robert C. Tyler and Captain Celestino Gonzales, the Confederate commanders during the Battle of West Point, who both died in action. The graves within the cemetery have simple rectangular markers, although some graves have since received additional military markers. The brick wall and gazebo within the cemetery were constructed before 1900, as they appear in a picture from that period, but the wooden gazebo appears to have been reconstructed during the late 20th century, except for the brick pier foundation.

A newer cemetery, Marseilles Cemetery (photograph 32), is located north of East 12<sup>th</sup> Street and has been used for burials since 1940. The south section of Marseilles Cemetery continues to use the family plot tradition, with graves arranged around monumental family markers, while the newer section on the north side has small brass markers set flush to the ground.

The Eastside Cemetery is located between East 8<sup>th</sup> Street and East 9<sup>th</sup> Street along Avenue P/City Limit Street/Martin Luther King, Jr. Boulevard (photograph 3). Also known as the West Point Colored Cemetery or Eastview Cemetery, the African-American cemetery includes marked graves from the 1910s to the present. Depressions indicate the locations of unmarked graves in the grassy areas of the cemetery. The oldest section of the cemetery appears to be located on the eastern side, which includes several large cedar trees. Most graves include a brick tomb covered with a full-length concrete slab. Many graves include finely carved headstones, but simple slabs are more common. Handwritten concrete inscriptions are common features within the cemetery. Although the cemetery also includes family plots, most of the graves are arranged in rows rather than plots. The newest graves are located at the east side of the cemetery, but several family plots within the older section have received new markers and new walls around the plots.

The M.W. Lee Mortuary at 1304 East 10<sup>th</sup> Street is another important community landmark within the African-American community. The business was established in 1940 within an earlier Gabled Wing cottage. The exterior of the business has been sheathed in a brick veneer, and a cross ornaments the gable end on the front elevation.

The noncontributing properties within the Eastside Historic District show some of the changes to the district over time. The use of East 10th Street as a major thoroughfare, connecting the downtown area to Interstate 85, has resulted in the development of commercial buildings along the street, altering the historic fabric of this part of the neighborhood. A few office buildings and "Butler"-style warehouses are some of the non-historic commercial intrusions into the district. Two recently demolished houses on Avenue E are counted as noncontributing sites. In addition, redevelopment of some residential areas has also resulted in the construction of noncontributing buildings. In the area immediately to the west of the West Point School, several noncontributing apartment and townhouse developments were constructed from the late 1960s through the early 1990s. Within the eastern area of the district, several houses appear to have been replaced in the 1970s with newer Ranch houses, which often took up two lots. Noncontributing buildings continue to be constructed, and along East 7th Street, an entire block of housing (the north side of the 900 block) has been recently redeveloped by Habitat for Humanity.

Many buildings within the district have become noncontributing due to alterations that have compromised their historic integrity. Some of the physical factors that have affected the contributing status of historic buildings are the construction of side additions, the enclosure of front or side porches, the replacement of windows, the application of exterior vinyl siding, and the removal of decorative historic features. The noncontributing residential buildings within the district have been so strongly affected by one or more of the above factors that the building no longer retains its historic integrity and can no longer convey its historic character. Photograph 79 shows a house that is noncontributing due to a major alteration of the façade, so that it does not resemble

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its historic appearance. Overall less than one-fourth (96 out of the total of 443) of the resources in the district are noncontributing.

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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

### Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

ETHNIC HERITAGE: Black

### Period of Significance

1839-1967

### Significant Dates

1839- Current street plan was laid out.

1930- West Point Public School was built.

1967- Tenth Street School Lunchroom was built.

### Significant Person

(Complete only if Criterion B is marked above.)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Dennis & Dennis (architects)

Reid, J. Neel (architect)

Chase, William J. J. (architect)

Stevens & Wilkinson (architects)

Melton, James William (builder)

West Point Iron Works (builders)

Stiggers, Johnny (builder)

Baston-Cook Company (builders)

R. H. Hunt & Company (architects)

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### Period of Significance (justification)

The period of significance begins with the layout of the streets in 1839, as indicated on early maps; these streets form the physical framework for subsequent development. The period of significance ends in 1967 with the construction of the building that housed the lunchroom for the Tenth Street School. This lunchroom is the last extant remnant of an important school that served the African-American community of the Eastside for many years. The history of this neighborhood would be incomplete without including the story of African Americans who attended the 1931 Tenth Street School. The 1967 lunchroom is the only remaining building associated with this campus. The school represented the last few years of enforced segregation in West Point. Soon thereafter, schools were integrated and the Tenth Street School was no longer needed. A large percentage of residents in the district once attended the school, which was an important community landmark both before and during the Civil Rights era. Very few community landmarks survive in the African-American neighborhoods of West Point. Important buildings such as the Canady Dance Hall, the 10<sup>th</sup> Street Theater, and several church buildings were demolished or replaced, sometimes as part of 1970s urban renewal projects. While there was a continued development of housing, the Tenth Street School lunchroom is the only public building (other than one church) that can represent the racial transitions that occurred during the 1960s.

### Criteria Considerations (explanation, if necessary)

N/A

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Eastside Historic District is being nominated at the local level of significance under Criteria A and C for its importance to the city of West Point as its largest and most diverse historic residential area that also includes commercial, religious, and educational buildings. The Eastside Historic District is significant in the area of architecture for its excellent collection of diverse types and styles of houses identified in *Georgia's Living Places: Historic Houses in Their Landscaped Settings*. These include both vernacular and high style examples, with several designed by such architects and firms such as J. Neel Reid, James William Melton, William J. J. Chase & Associates, Dennis & Dennis, R. H. Hunt & Company, Stevens & Wilkinson, and others. Community landmark buildings, such as the West Point Public School, are significant examples of several prevailing architectural styles, including Colonial Revival and Spanish Colonial Revival. The district is significant in the area of community planning and development because it includes the earliest part of the city initially laid out by the West Point Company, along with historic resources that reflect the social, educational, and economic development of the district over time. The original settlement of West Point was known as Franklin and was located on the east side of the Chattahoochee River within what is now the Eastside Historic District. The name changed about the same time that the commercial area began migrating to the west side of the river in the 1830s. In 1834, even before the railroad arrived, supporters of the Montgomery Railroad Company formed the West Point Company. In 1839 this speculative company laid out the street plan for much of the Eastside Historic District. The city of West Point developed as a railroad hub, beginning in the 1850s with the completion of lines to Montgomery and Atlanta. The last quarter of the 19<sup>th</sup> century brought prosperity from textile mills along the Chattahoochee River, and West Point served as a commercial, administrative, and cultural center for the river valley. The Eastside Historic District is also significant in the area of black ethnic heritage for its large historically African-American residential area that includes a historic church, portions of a former school, a cemetery, and several small stores.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

The Eastside Historic District is significant in the area of architecture for its good intact collection of historic residential types and styles, as identified in *Georgia's Living Places: Historic Houses in Their Landscaped Settings*, a statewide context. Included are a variety of excellent examples of mid-19<sup>th</sup> to mid-20<sup>th</sup>-century house types and styles common in similar neighborhoods. The district also has a few excellent examples of 20<sup>th</sup>-century ecclesiastical architecture seen in churches and Sunday School annexes. Three historic schools reflect the evolution of design for educational buildings. Changes in architectural and building trends are also reflected in the progression of development roughly from west to east and from north to south.

Significant architectural styles represented by the residential resources within the district include Greek Revival, Queen Anne, Gothic Revival, Folk Victorian, Neoclassical Revival, Colonial Revival, Craftsman, English Vernacular Revival, and International Style. House types found within the district include the Single Pen, Saddlebag, Shotgun House, Central Hallway, Georgian Cottage, New South Cottage, Pyramid Cottage, Gabled Wing (or Gabled Ell) Cottage, Extended Hall-Parlor, Plantation Plain, Queen Anne House, Georgian House, English Cottage, Bungalow, American Small House, and Ranch House.

Several elaborate homes were built for prominent businessmen, such as the Colonial Revival-style Cobb House, designed by acclaimed Atlanta architect J. Neel Reid, and the large Neoclassical Revival Huguley house on East 8<sup>th</sup> Street. In addition to architect-designed houses, the Eastside Historic District also retains good examples of homes built for the middle-class and working-class residents, typically in a more vernacular form. Georgian cottages and New South cottages appear to have been the most popular housing form during the late 19<sup>th</sup> century. The most common house types within the historic district are bungalows and English cottages, reflecting a rapid period of growth that occurred beginning in the 1920s. The Craftsman-style Bungalow emerged in West Point during the early 20<sup>th</sup> century, especially on the south side of the district, but the form appears to have been less popular than the English Vernacular Revival in West Point. The south side of the district includes numerous English Vernacular Revival cottages, and many of these buildings are excellent examples of their type. Those constructed by J.W. Melton in particular tend to exemplify the high-style version of this trend. The English Vernacular Revival style stayed popular through the late 1940s in West Point, and the style was also used on a number of American Small Houses. The district also contains an unusual example of an International-style split level house dating from 1938 (the earliest known split-level in Georgia).

On the east side of the district, the historically African-American neighborhood contains many examples of vernacular housing forms, such as Gabled Wing, Saddlebag, and Shotgun cottages, dating from the late 19<sup>th</sup> to early 20<sup>th</sup> centuries. These traditional housing forms appear to have remained popular in the area up to the mid-20<sup>th</sup> century, judging from the continued construction of Shotgun developments. During the mid-20<sup>th</sup> century, newer housing forms, such as the Bungalow, appeared within the east side of the district. The historically segregated district is able to display the different housing forms and different landscapes available to African-Americans in West Point during the late 19<sup>th</sup> century to mid-20<sup>th</sup> century. The Eastside Historic District is a good reflection of the changing trends of architecture over time. It displays the historic changes that residents made to their homes, as the buildings accommodated modern functions, requirements, and materials.

Several community landmark buildings are also excellent examples of their architectural styles. The West Point Public School (1930) is significant as a good example of a large Colonial Revival-style school building. The West Point High School (1950) and particularly its gymnasium (1957) by the firm of Stevens & Wilkinson reflect the use of modern designs and materials during the 1950s. Four 20<sup>th</sup>-century churches in the district



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employ various elements of Spanish Colonial Revival, Richardsonian Romanesque, and Gothic Revival architecture, depending on their dates of construction.

Although the city of West Point has always had a small population, the wealth generated by the West Point Manufacturing Company resulted in a large number of architect-designed buildings within the district. These buildings are not only important as examples of the work of a master, but also significantly contribute to the overall character of the district. Some of the major architects, builders, and their works are discussed in the paragraphs below.

Reuben Harrison Hunt was born in Elbert County, Georgia in 1862. After moving to Chattanooga at the age of 20, Hunt was hired by a firm of builders, and he proceeded to study architecture during his free time. After acquiring training in draftsmanship, Hunt opened his own architectural firm in Chattanooga, which later also expanded to Dallas, and the firm specialized in ecclesiastical architecture. R.H. Hunt & Company designed churches all over the South, as well as courthouses, post offices, and auditoriums. Several of the company's buildings remain in Georgia, including the Elbert County Courthouse and the Baptist Tabernacle in Atlanta. The First Baptist Church of West Point, located at the intersection of Avenue C and East 8<sup>th</sup> Street, is a good example of an early 20<sup>th</sup>-century church designed by Hunt, constructed in the Spanish Colonial Revival style. The unusual, octagon-shaped sanctuary is flanked by a large educational wing, indicative of the changing and expanding needs of religious institutions in the early to mid-20<sup>th</sup> century.

The architectural firm of Dennis & Dennis was established by Peter E. Dennis in 1884. P.E. Dennis attended the Collingsworth Institute in Talbotton and the University of Georgia, gaining a background in engineering. In 1881, he moved to Macon, answering an employment advertisement for a draftsman in the office of architect Alexander Blair of Macon. In 1914, Peter Dennis was joined by his oldest son John C. Dennis, and in 1937, his youngest son, Ward Dennis, also formally joined the family business. After the death of Peter E. Dennis in 1929, John and Ward Dennis continued the firm, focusing primarily on building churches, schools, civic buildings, and homes. Peter Dennis, the son of Ward Dennis, joined the firm as a structural engineer in 1974, and the company remains an active firm today. In West Point, the firm designed the Sunday School annex to the First Methodist Church, the West Point School, and residential buildings at 600 Avenue E and 600 East 7<sup>th</sup> Street.

J. Neel Reid (1885-1926) was one of the most prominent Atlanta architects of his time, and his work has had a long-lasting influence across Georgia. Raised in Macon, Neel Reid served as an apprentice under Curran Ellis and W. F. Denny before attending Columbia University from 1905 to 1907. After traveling in Europe and working in New York City, Reid returned to Atlanta in 1909. By 1913, the firm of Hentz, Reid, and Adler had been formed, and over the course of the next decade, Neel Reid designed and built numerous landmark buildings across the state, including Hills and Dales in LaGrange, Rich's Department Store in Atlanta and many of the most elegant homes in Georgia. The Colonial Revival-style Cobb House in the Eastside Historic District is a good example of a Neel Reid design and includes characteristic features of his classical designs, including flanking wings and a one-story entry porch.

James William Melton was born in 1886 in Almond, Randolph County, Alabama. He was recruited by the West Point Iron Works around 1920 to serve as their construction supervisor. While employed there, Melton worked on a number of important projects in the West Point area and also had the opportunity to work with several significant architects, who probably influenced his later work. Notably, he supervised the construction of the Sunday School Annex to the First Methodist Church in 1927 and the West Point Public School in 1930, both of which were designed by Dennis & Dennis of Macon. J.W. Melton designed and built numerous homes in the greater Chattahoochee Valley region, including the Cobb House in LaGrange, the Auditorium in Lanett, as well as churches in Langdale and Shawmut. Although Melton served as a construction supervisor, rather than an

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official architect, his son indicates that he designed many of the buildings he constructed, especially the residential buildings. Despite his lack of formal training, Melton apparently possessed a gift for engineering. In West Point, Melton developed a distinctive style in his residential architecture that used an especially textured form of the English Vernacular Revival style. Melton appears to have been strongly influenced by the work of R. Kennon Perry, who worked extensively in the West Point-Lanett region. In the Eastside Historic District, the house at 401 Avenue C exhibits characteristic features of Melton's stylistic work, including complex brickwork, interesting stonework, and a variety of surface materials and gables. Although Melton built other high style examples, such as the house at 404 East 4<sup>th</sup> Street, most of the homes that he designed were smaller. Although all of Melton's designs have not been confirmed through documentation, many homes throughout West Point appear to use stone and complex brickwork in ways which indicate Melton's influence or design. Some homes, such as the cottage located at 408 Avenue C, clearly show his ideas in the stonework on the large, buttressed chimney and the complex brickwork pattern within the heavy timbers of the front gable. Others, such as the house at 605 Avenue C or the house at 609 Avenue D, have small areas of patterned brickwork or nearly random stonework ornamenting a simple English cottage.

One important builder in the African-American community was Johnny Stiggers (1899-1988), who began building houses in the West Point area in the late 1920s. Born in Fredonia, Randolph County, Alabama, Stiggers worked as a blacksmith, in addition to farming, before moving to Lanett in the late 1920s. He began building houses and other buildings around West Point, and one remaining building is located at 1301 East 9<sup>th</sup> Street. His brother, Abraham Stiggers, and his nephews were brickmasons, and the family collaborated on building projects. O.C. Stiggers, Johnny Stiggers' son, was born in 1928 and built many of the mid-20<sup>th</sup> century houses along Martin Luther King, Jr. Drive (former Avenue P), as well as several of the 1960s and 1970s Ranch houses throughout the district. O.C. Stiggers learned the building trade from his father, but he also worked for the Batson-Cook Company from 1952 to c.1957. While employed at Batson-Cook, O.C. Stiggers learned to read blueprints, which helped him to begin his own building business in 1960, after working a couple of years with another contractor from Alabama. Several houses along Martin Luther King, Jr. Drive are Stiggers family constructions from the mid-20<sup>th</sup> century.

William Julius James Chase (1884-1967) graduated from the Alabama Polytechnic Institute at Auburn, Alabama in 1903. After studying with Gottfried L. Norrman of Atlanta from 1903 to 1906, Chase worked as a draftsman in New York City for two years for Harry Nelson Tyler. In 1909, Chase returned to Atlanta and began practicing with Arthur Francis Walker, who was his partner for 10 years. As Walker & Chase, the firm designed numerous school and courthouse projects, including Atlanta Commercial High School and the DeKalb County Courthouse. After dissolving the partnership in 1919, Chase formed William J. J. Chase and Associates, which he operated until his death in 1967. The firm hired many young architects, and Chase probably designed fewer buildings in his later years. William J. J. Chase and Associates built more than 100 Georgia schools and at least 9 courthouses. Although his earlier designs used Beaux Arts ornamentation, his later buildings tended to have a cleaner, streamlined appearance, such as the Polk County Courthouse (also 1951) and the West Point High School.

The Eastside Historic District is also significant in the area of community planning and development as a primarily residential area that reflects West Point's earliest development and continued expansion, while maintaining the gridiron layout of the oldest streets. The district not only embodies the physical results of community expansion, but also reflects the changes to strategies of community planning and development over time as a neighborhood that developed from the 1830s through the mid-20<sup>th</sup> century. The Eastside Historic District was initially laid out by the West Point Company, which was engaged in land speculation at the proposed eastern terminus of the Montgomery Railroad. The built environment of the neighborhood reflects this initial community planning and development, as well as the social, economic, and historic factors that

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contributed to the development of the district over time. The district also demonstrates local community planning and development through its strategic movement away from the floodwaters of the Chattahoochee River, its access to downtown West Point through its bridges, and its scattering of community landmark properties within the district, such as several important churches, schools, and cemeteries.

The Eastside Historic District contains some of the oldest buildings within West Point because the town was originally located on the east side of the Chattahoochee River. East 7<sup>th</sup> Street (formerly Bridge Street) and East 8<sup>th</sup> Street (formerly Ferry Street) developed as the two major thoroughfares running east/west because the bridge over the Chattahoochee was located at East 7<sup>th</sup> Street from 1838 to 1865 and at East 8<sup>th</sup> Street from 1866 to 1977. College Hill, the site of the West Point Public School, bounded the neighborhood to the east and created a dramatic vista down East 8<sup>th</sup> Street to the bridge over the Chattahoochee. College Hill also served as the dividing line between the historically white residential area and the segregated African-American community to the east, physically concealed behind the hill.

The Eastside Historic District contains the two largest churches in West Point, the First Baptist Church of West Point and the First Methodist Church of West Point. Both churches are located along Avenue C, at East 8<sup>th</sup> Street and East 7<sup>th</sup> Street, respectively. The area between the two churches and the West Point School formed the physical and social center of the community in West Point and continues to serve as the heart of the Eastside Historic District. Pinewood Cemetery developed on the northern fringes of the district as the main burial ground for West Point. As West Point grew during the 20<sup>th</sup> century, West Point High School was constructed on the north side of the district, across from Pinewood Cemetery. The new school reflected the development of the community over time, and the school continued to expand, adding a gymnasium and athletic facilities, as the needs of the community evolved.

The district also contains community facilities within the African-American neighborhood on the east side of the district, which have been historically segregated. Keeney United Methodist Church is an intact religious institution on Avenue K, and the historic black cemetery remains in use between East 8<sup>th</sup> Street and East 7<sup>th</sup> Street. Small community stores, such as the building at 1400 East 9<sup>th</sup> Street, are scattered throughout the district. The area retains important local landmarks, like the Virginia Cook Daycare and the Tenth Street School lunchroom, which served the community in the mid-20<sup>th</sup> century. Although many buildings within the neighborhood have been lost, the area retains its character as a historically African-American community with independent social institutions.

The pattern of housing styles and types within the Eastside Historic District reflects the development of the district over time. The historic core of the neighborhood is characterized by Greek Revival Georgian cottages and Gothic Revival houses, while the American Small Houses and the English Vernacular Revival style cottages in the surrounding neighborhoods indicate their later development as the community expanded. The African-American community on the east side of the district is indicative of the history of segregation and displays a similar pattern of older homes at the core of the neighborhood, surrounded by later buildings on the outskirts of the district.

The Eastside Historic District is also significant in the area of black ethnic heritage for its association with the history of African-American residents of West Point. The eastern section of the district is a traditionally African-American neighborhood, and most of the area was part of the original town plan for West Point, as displayed in the 1839 map. The historically segregated neighborhood was separated from the white neighborhood by the major local landmark, College Hill.

The house types in the historically African-American area of town represent common house types found in small town African-American communities as described in *Historic Black Resources: A Handbook for the*

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*Identification, Documentation, and Evaluation of Historic African-American Properties in Georgia.* The Eastside Historic District includes historic vernacular African-American housing forms, such as Saddlebag and Shotgun cottages. The neighborhood also includes historic social institutions, such as small stores and the Eastside Cemetery. Although the historic churches mostly occupy replacement buildings, Keeney Memorial United Methodist Church remains in its historic 1925 building. The landscape of the Eastside Historic District also displays evidence of its history as a segregated neighborhood. The eastern section of the district does not feature the broad north-south avenues like the western side; rather, small roads designed as alleys serve the north-south traffic. The Eastside Historic District is significant in the area of ethnic heritage for its history as a divided neighborhood, with segregated housing, schools, and churches clearly divided by the physical feature of College Hill.

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

**Note:** Erin Murphy, a consultant retained by the West Point Historic Preservation Commission, wrote most of the following section in April 2008 as part of the "Historic District Information Form" for the proposed East Side Historic District. Georgia Historic Preservation Division staff edited and revised some paragraphs.

The early settlement of Franklin (now West Point) was located on the east bank of the Chattahoochee River, around the Phipps, William and Cox Store, established in 1829. The first residential buildings were centered on the store, near the present location of East 10<sup>th</sup> Street and the Chattahoochee River. John H. Broadnax, who was a surveyor, trader and government agent, had built a log cabin on the east side of the river in 1824 or 1825, when he served as a commissary agent for the Creek Indians on behalf of the U.S. government. He permanently settled in the area in 1828.<sup>1</sup>

The trading village had a population of approximately 100 people by 1831, and a ferry was already in operation across the Chattahoochee River. The name of the town was changed to West Point in 1832, as another Franklin already existed in nearby Heard County. The first bridge over the Chattahoochee at West Point was constructed from 1838-1839 by Horace King, the master African-American bridge builder from Columbus. The bridge, with crib-style supports, was located near the current location of 7<sup>th</sup> Street, and although the structure was destroyed during the Civil War in the Battle of West Point, much of the bridge remains extant below the waters of the Chattahoochee River. West Point was located near several important roads through the area, and the ford at Haynes Island, approximately 2 miles north of town, had been an important crossing, prior to the construction of the bridge, which diverted traffic through West Point. Although navigable from West Point to Atlanta, the Chattahoochee was not historically a major transportation route; south of West Point, the rapids and waterfalls associated with the change in topography along the fall line continue south to the site of Columbus, which is the last navigable point on the river north of its merge with the Flint River. However, barge traffic to the north was part of West Point's early economy.<sup>2</sup> The commercial district of West Point appears to have begun to move over to the west side of the river during the mid-1830s, either as a result of or a precursor to the construction of the bridge over the Chattahoochee.<sup>3</sup>

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<sup>1</sup> Bobby C. Lindsey, *The Reason for the Tears: A History of Chambers County, Alabama*, (West Point, GA: Hester Printing Co., 1971), 34.

<sup>2</sup> Mark E. Fretwell, *West Point: The Story of A Georgia Town* (West Point, GA: The Chattahoochee Valley Historical Society, 1987), 9; Interview with Charles Kelley of the West Georgia Underwater Archaeological Society,

<sup>3</sup> Ibid., 1, 21-22; Kenneth Thomas and Jean Ennis, "West Point Public School," National Register Nomination, 1 April 1999.

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As soon as 1834, efforts to build a railroad to West Point had begun with the formation of the Montgomery Railroad Company. A group of Mobile, Alabama, businessmen hoped to divert the agricultural resources from eastern Alabama and western Georgia to Montgomery and Mobile that were being transported via Columbus, Georgia, and Apalachicola, Florida. One of the railroad founders, Abner McGee, was related to the Winston family of West Point, and the railroad company, with the assistance of the Winston family, purchased all available land in West Point for the purpose of speculation on the eastern terminus property.<sup>4</sup> The town plan was most likely laid out by John Broadnax, who had previously created plans for other Georgia towns, including Zebulon and Newnan. An 1839 map shows the gridiron plan with wide streets and large blocks encompassing the area bounded by present-day Avenue L, East 6<sup>th</sup> Street, the Chattahoochee River, and East 12<sup>th</sup> Street.<sup>5</sup> Although no buildings remain from this earliest period in West Point's history, the earliest residential buildings were most likely simple wooden cottages.

In 1840, the Montgomery Railroad Company failed after constructing only 32 miles of track. With help from the Alabama Legislature, the Montgomery & West Point Railroad Company was reconstituted, and the railroad finally reached West Point on April 8, 1851. Meanwhile, the Atlanta & West Point Railroad was completed to West Point in May 1854, and the new line created a direct line from Atlanta to Montgomery and connected both cities to larger areas of the southeast. The West Point Company, which had limited success selling property prior to the completion of the railroad connection, appears to have sold most of its holdings between 1854 and 1855.

The tracks of the Montgomery & West Point Railroad had been constructed at standard 4-foot 8½-inch gauge, while the tracks of the Atlanta & West Point Railroad had been constructed at the broad 5-foot gauge that was commonly used in the South. Most Southern railroads did not convert to standard gauge until May 31, 1886, when workers across the South moved all of the rails 3 inches in two days. The differing gauges allowed for West Point to grow and develop, as local entrepreneurs profited from the required transference of passengers and freight, as well as the greater quantity of local trade that the town was able to command as a railroad transference center. The town included many merchants, such as cotton buyers, plantation suppliers, and grocers, who benefited from the nearby railroad. By 1854, West Point had been upgraded to city status by an act of the Georgia Legislature.<sup>6</sup>

The City of West Point grew rapidly during the 1850s, and several extant buildings within the Eastside Historic District remain from this period of development. During the mid-19<sup>th</sup> century, residential construction within the Eastside district occurred on large, spacious lots along the wide streets, and the Greek Revival style was a commonly used building style in West Point, as in many affluent areas of Georgia. The Roberts House, at 301 East 7<sup>th</sup> Street, is a Greek Revival-style Georgian cottage that was probably constructed c.1850. The building still retains its wraparound porch, walk-out windows and elaborate entrances. The McElhany-Huguley House is another Georgian Cottage that was constructed c.1855 at 404 East 7<sup>th</sup> Street.<sup>7</sup> The Kendrick-Poer-Booker House, also known as "White Hall," is located at 99 Old Wells Road. The Greek Revival-style Plantation Plain house was constructed c.1857, and the building was once part of a 320 acre plantation to the east of West Point.

<sup>4</sup> Bobby C. Lindsey, *The Reason for the Tears: A History of Chambers County, Alabama* (West Point, GA: Hester Printing Co., 1971), 182-184.

<sup>5</sup> Ibid., 224, 257.

<sup>6</sup> Mark E. Fretwell, *West Point: The Story of A Georgia Town* (West Point, GA: The Chattahoochee Valley Historical Society, 1987), 22-27.

<sup>7</sup> William H. Davidson, *Pine Log and Greek Revival* (Alexander City, AL: Outlook Publishing, 1964), 122-123.

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Pinewood Cemetery, located on the north side of the district, dates from the earliest years of West Point's history. The earliest marked grave is dated 1840, but earlier unmarked graves are believed to be located in the cemetery. The first schoolhouse in West Point was located to the north of Pinewood (not extant), and the different congregations of the frontier town used the building for their church services. The First Methodist Church was constructed in 1834 (original building not extant) at Avenue E and East 10<sup>th</sup> Street, just to the south of Pinewood, and the cemetery is believed to have been used as a burial ground due to its close location to these places of worship.<sup>8</sup> Pinewood Cemetery is laid out in a gridiron plan, with square family plots that are frequently surrounded by low walls. The cemetery still remains in use, but since the mid-20<sup>th</sup> century, most burials have occurred at the new cemetery, known as Marseilles Cemetery, to the north of Pinewood Cemetery. Pinewood was mostly used as a Christian cemetery, but the Jewish community of West Point did have a separate section reserved for their use.

The site of the West Point School, at the top of the rise known as "the knoll" or "College Hill," has been used for educational purposes since the early days of the community. According to the 1839 map of the town, the West Point Female Academy was located on the site, and the school remained open until the Civil War. The West Point Female College operated on the site from 1869 until their building was destroyed by a windstorm in 1873. The City of West Point built a public school on the site in 1874, which was the first public school in Troup County. The building was destroyed by a fire in 1886, and the replacement building also burnt down ten days before its scheduled dedication. The third building, dedicated in September 1887, was used until the present building was constructed in 1930. The West Point Public School was used for kindergarten through high school until West Point High School opened in 1951. From 1951 until 1986, the building was used as an elementary school.<sup>9</sup>

West Point was the site of one of the last battles of the Civil War. Occurring on April 16<sup>th</sup> 1865, one week after General Lee's surrender at Appomattox, the Battle of West Point largely took place on the west side of the river. The Union forces were able to secure the two bridges and the east side of the river by the afternoon, while the fight for control of Fort Tyler (on the west side) continued into the early evening.<sup>10</sup> The Horace King bridge at East 7<sup>th</sup> Street and the railroad bridge over the Chattahoochee were destroyed by the Union forces, along with the depots, locomotives, and railroad cars. Private property was generally spared, including the residential buildings within the Eastside Historic District.<sup>11</sup> After the war, the new bridge over the Chattahoochee was constructed in 1866 at 8<sup>th</sup> Street. This bridge would remain in use until 1886, when it was replaced with an overhead truss iron bridge.<sup>12</sup>

After the Civil War, the economic focus of West Point shifted from agricultural commerce to industry, and the first two cotton mills were constructed downstream from the city in 1869. The West Point Manufacturing Company was organized in 1880 from the Chattahoochee Manufacturing Company, and during the course of the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, the company became a giant of the textile industry, employing over 15,000 people in the Chattahoochee Valley region alone, up through the 1980s. The company, which would merge with Pepperell Manufacturing Company in 1965 and J.P. Stevens in 1987, is still a significant textile

<sup>8</sup> John T. Higgenbotham and Genevieve Broome Jones, eds. *Pinewood* (West Point, GA: The Chattahoochee Valley Historical Society, 1977), iii.

<sup>9</sup> Kenneth Thomas and Jean Ennis, "West Point Public School," National Register Nomination, 1 April 1999.

<sup>10</sup> Eleanor Davis Scott and Carl Summers, Jr., eds., *The Battle of West Point* (Valley, AL: Chattahoochee Valley Historical Society & Cobb Memorial Archives, 1997), 28-31.

<sup>11</sup> *Ibid.*, 33-34.

<sup>12</sup> William H. Davidson, ed., "Flood and Cyclone in Pictures, 1919-1920," *Valley Historical Scrapbook* (West Point, GA: Hester's Printing Company, 1970), 20-29.

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manufacturer as WestPoint Home, Inc. Although the mills and their associated mill villages were all located south of West Point on the Alabama side of the river, including Lanett and Valley (incorporated in 1980 from the mill villages of Shawmut, Langdale, Fairfax, and Riverview), West Point served as the commercial and administrative hub for the Chattahoochee Valley region (also known as the Valley region). The Lanier family operated the Chattahoochee Navigation Company from 1881 to 1897 to connect the mill villages to West Point via steamship, and the remains of one boat has been located in the river. The Chattahoochee Valley Railway was constructed by the West Point Manufacturing Company in 1897 to connect the mills and mill villages to the Atlanta & West Point Railroad, which provided access to the railroad grid of the southeast. The role of the City of West Point as the gatekeeper to the Valley region made the city the commercial center of the area. The West Point Manufacturing Company centered its administrative operations in West Point, even though the vast majority of its operations were in Alabama, and the entire Valley region operated, literally, on West Point time, as the mills used Eastern Standard Time. The City of West Point furthermore served the region as a cultural center, with its excellent schools and 600-seat Opera House. The City of West Point and the Eastside Historic District experienced significant growth from the late 19<sup>th</sup> century through the early 20<sup>th</sup> century as a result of the wealth and commerce created by the textile mills.

Several families played a major role in the development of the textile industry in the Chattahoochee Valley region, but the large Lanier family dominated local industry for nearly a century by controlling the West Point Manufacturing Company. Reuben Philip Lanier was an important local business leader in antebellum West Point, and although he died in 1860, the five of his six sons who survived the Civil War radically remade the economy of West Point. Ward Crockett Lanier and Lafayette Lanier began an insurance company, which would eventually develop into the J. Smith Lanier Company, which still has active offices on West 10<sup>th</sup> Street. Lafayette Lanier also invested in the Chattahoochee Manufacturing Company, and after his marriage to Ada Alice Huguley, daughter of mill founder George Huguley, he also gained a family interest in the Georgia Alabama Manufacturing Company, another early mill company. All of the Lanier brothers were involved in the mill business, but Lafayette Lanier was the driving force behind the West Point Manufacturing Company until his death in 1910. His son, George H. Lanier, ran the business until his death in 1948, and his son, Joseph L. Lanier, ran the company from 1951 to 1971. Joseph L. Lanier, Jr. assumed the presidency in 1974 and retained his position until junk-bond financiers staged a hostile corporate takeover in 1989 that resulted in years of complex litigation and bankruptcy, eventually resulting in the re-emergence of the company as WestPoint Home in 2005.<sup>13</sup>

Within the Eastside Historic District, the growth of the local economy allowed the residential district to expand. In the aftermath of the Civil War, the pattern of development within West Point was determined by race. African-American housing was constructed on the east of the district, beyond College Hill, and the western side of the district developed as a white neighborhood that extended approximately to Avenue G. Within the African-American section of the district, housing appears to have first developed during the late 19<sup>th</sup> century, including buildings such the Gabled Wing cottage at 703 East 7<sup>th</sup> Street.

Many homes within the Eastside Historic District date to the late 19<sup>th</sup>-century housing boom that corresponded with the growth of mill economy in the Valley region. The housing growth on the west side of the district included Georgian Cottages and Queen Anne houses, reflecting the wealth of the neighborhood. The Lovelace-Hayes House on East 7<sup>th</sup> Street and the Woodyard-Hudmon House at 202 East 7<sup>th</sup> Street were both built during this period of the neighborhood's development, and their Gothic Revival and Queen Anne styles are characteristic of this period of the district's development. The 1895 *Sanborn Fire Insurance Map* shows

<sup>13</sup> Tony Adams, "Alabama communities to be hit hard with mill closing," *Columbus Ledger-Enquirer*, 18 November 2003; Mark Fretwell, *West Point: The Story of A Georgia Town* (West Point, GA: The Chattahoochee Valley Historical Society, 1987), 71-76.

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the rough extent of the district, which stretched from East 7<sup>th</sup> Street to East 12<sup>th</sup> Street. The irregularly sized blocks followed the gridiron plan, and the individual lots were similarly irregularly sized, reflecting the development of the district over time as the larger lots were subdivided for additional homes and density increased. Much of the neighborhood was centered along East 7<sup>th</sup> Street and East 8<sup>th</sup> Street, which not only provided access to downtown West Point but also included the social centers of West Point society, the First Methodist Church and the West Point Baptist Church, both located on Avenue C.

During the early 20<sup>th</sup> century, the Eastside Historic District continued to develop, and large houses continued to be built on large, irregular-sized lots. The 1911 *Sanborn Fire Insurance Map* shows the footprints of the wood-framed Georgian and Queen Anne cottages that were common in the west side of the district. By the early 20<sup>th</sup> century, new styles also began to emerge within the district such as the Neoclassical Revival-style house built in 1909 for Amos Huguley.

The 1839 map of West Point showed the eastern extent of the town as Avenue L. According to a local resident, the area beyond Avenue L, near Avenue P (now Martin Luther King, Jr. Drive), was used as a dump in the late 19<sup>th</sup> century. Active development of this area appears to have begun in 1901, when the J.J. Hagedorn Company platted the land for subdivision into 50' x 125' lots. The Cleveland Addition to the south of East 7<sup>th</sup> Street followed in 1908. Some houses are shown on these plat maps, as existing prior to the subdivision, and the areas outside of these platted areas appear to have developed informally, as existing property was subdivided for development. Most properties appear to have been part of the planned development of the area as an African-American community. With the exception of domestic servants, African Americans were segregated from other neighborhoods until the late 20<sup>th</sup> century, and examples of deed covenants barring black residents exist from the 1940s.

The 1911 Sanborn Map also shows the beginning of a period of church reconstruction and expansion within the Eastside Historic District. The First Methodist Church, which had been built of brick at its present location in 1853, was replaced in 1907 with the present building of molded concrete block. The West Point Baptist Church replaced their building in 1925 with a brick, Spanish Colonial Revival-style building designed by R.H. Hunt & Company of Chattanooga and built by the Batson-Cook Company. The church replaced an 1896 building, which had replaced the previous 1851 church.<sup>14</sup>

The Batson-Cook Company began as a partnership between Edmund F. Cook and W.C. Batson in 1915. Although Batson left the company in 1928, the firm retained its name under the direction of Edmund Cook. The Batson-Cook Company built the Ford Foundation buildings at Berry College in Rome, Georgia, as well as many buildings for the Warm Springs Foundation and the regional textile companies. In the early 1930s, the company purchased the West Point Iron Works, another local construction company that also built textile machinery, and these operations continued as a division of Batson-Cook. The Batson-Cook Company is still active and includes operations across the southeast.<sup>15</sup>

By 1927, the First Methodist Church required additional facilities for its educational programs, such as those recently built by the First Baptist Church, and the Sunday School annex building was constructed on the north side of the sanctuary. Dennis & Dennis of Macon designed the addition, and West Point Iron Works

<sup>14</sup> "New Baptist Church Bldg. will be Used," *The West Point News*, 14 January 1926; William H. Davidson, *Architectural Heritage of West Point-Lanett in the Chattahoochee Valley* (West Point, GA: Chattahoochee Valley Historical Society, 1975).

<sup>15</sup> Mark E. Fretwell, *West Point: The Story of A Georgia Town* (West Point, GA: The Chattahoochee Valley Historical Society, 1987), 41, 80-83.



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constructed the building.<sup>16</sup> West Point Iron Works began as a small foundry in 1870, specializing in the creation and repair of machinery for the nearby cotton mills. The company expanded into the construction business, and during the early 20<sup>th</sup> century, the West Point Iron Works constructed a significant portion of the buildings within West Point and the greater Chattahoochee Valley region. The company was purchased by its local competitor, the Batson-Cook Company, in the early 1930s.

During the early 20<sup>th</sup> century, the Eastside Historic District greatly expanded to the south and east. Two large subdivisions, the Johnson Additions #1 and #2, were platted and recorded in 1919. The new subdivisions extended the boundaries of the Eastside Historic District to the south, creating a new residential area from East 6<sup>th</sup> Street and East 3<sup>rd</sup> Street, between Avenue E and Avenue C. The subdivision incorporated several homes that had already been constructed, and included areas within Harris County.<sup>17</sup> The 1919 plat also included the first documented use of the present system of street names, which were changed to north-south lettered avenues and east-west numbered streets. The 1911 Sanborn Map and the few pre-1920 newspapers that survived the disasters of 1919 and 1920 refer to the streets by the older names, while the post-1920 newspapers use the present system and the 1922 Sanborn Map uses both systems.

By the time that the 1922 Sanborn Fire Insurance Map was drawn, the Eastside Historic District had expanded, and the streets had been renamed. The 1922 Sanborn is the first map to show the development within the historically African-American neighborhood on the east side of the district. In 1922, the east side of the district included a collection of one-story, wood cottages, including Shotgun, Gabled Wing, Saddlebag, and Central Hallway cottages. Some extant houses shown on the 1922 map include the Hall-Parlor Cottage at 1307 East 8<sup>th</sup> Street, the Single Pen at 1303 East 9<sup>th</sup> Street, and the Central Hallway cottage at 1301 East 9<sup>th</sup> Street. Some larger Georgian cottages and Queen Anne cottages appear to have been located within the district at this time, but most of these buildings were subsequently demolished.

The 1922 *Sanborn Fire Insurance Map* also shows the development of community institutions within the black community of the Eastside Historic District. A school for African-American children existed at East 10<sup>th</sup> Street and Avenue J; this building was replaced in 1931 with the Tenth Street School. In addition, Bethlehem Baptist Church and Emanuel Methodist Episcopal (now Emanuel Chapel CME) Church, whose congregations both survive in new buildings, were part of the community by 1922. Keeney United Methodist Church was constructed on Avenue K in 1925, and the brick building remains part of the community. Small stores were scattered throughout the district, such as the intact store building at 1400 East 9<sup>th</sup> Street.

Although the southern section of the district had been planned and platted in 1919, development appears to have proceeded slowly. By 1927, East 4<sup>th</sup> Street had been laid out, as according to *The West Point News*, "Fourth Street has been worked out and top-soiled and is now one of the best streets on that side of the river."<sup>18</sup> During the early 20<sup>th</sup> century, numerous elaborate homes were constructed by the West Point elite in the Eastside neighborhood. The house of George S. Cobb, Jr., owner of the Coca-Cola Bottling Company of West Point-LaGrange, was constructed on Avenue C in 1925. The house was designed by J. Neel Reid. The Colonial Revival-style Georgian House has the flanking one-story wings that Reid often used in his designs.<sup>19</sup>

<sup>16</sup> William H. Davidson, *Architectural Heritage of West Point-Lanett in the Chattahoochee Valley* (West Point, GA: Chattahoochee Valley Historical Society, 1975); "S.S. Annex of Methodist Church [sic] Now Completed," *The West Point News*, 30 June 1927.

<sup>17</sup> Troup County Deed Records.

<sup>18</sup> "Lorenzo Pepper having Handsome Dwelling Built," *The West Point News*, 1 December 1927.

<sup>19</sup> William R. Mitchell, Jr., *J. Neel Reid, Architect* (Savannah, GA: Golden Coast Publishing Company for the Georgia Trust for Historic Preservation, 1997), 231.

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The building boom that occurred in the Eastside Historic District during the 1920s was not only a result of the nationwide economic boom but was also the product of a series of natural disasters that devastated West Point in 1919 and 1920. The December 1919 flood was the worst in the recorded history of the city. The 31-foot rise in the waters of the Chattahoochee River destroyed the iron bridge at East 8<sup>th</sup> Street, and several feet of water inundated the homes of the Eastside district, as shown in historic photographs taken during the disaster. Homes located near the river had water nearly up to the first floor, and cottages set further back, such as the Roberts House at Avenue C, had water up to the windows. As the city recovered from the floodwaters and began to rebuild, a tornado struck on March 28, 1920, which killed several people and destroyed many buildings that had been already weakened by the flood.<sup>20</sup> A pontoon bridge was constructed and used by local residents until a steel-truss replacement bridge was constructed in 1920, which remained intact until the 10<sup>th</sup> Street bridge was constructed in 1977. The flood of 1919 had a long-lasting impact on the city, which became determined to seek better flood protection. In 1935, Avenue A was permanently closed, as over 78,000 cubic yards of land were removed from residential use as part of a region-wide effort to remove any encumbrances to the free flow of floodwaters. As part of this federal relief project, the 1920 bridge was also extended approximately 150 feet within the Eastside Historic District to accommodate the widened river.<sup>21</sup>

Streets on the east side of West Point began to be paved during the 1920s, but new dirt streets continued to be opened up for development.<sup>22</sup> During the early to mid-20<sup>th</sup> century, property owners often paid a large portion of the cost for pavement. Even many new streets, such as East 4<sup>th</sup> Street, were not paved until the 1940s.<sup>23</sup>

In 1931, the West Point School was designed by the architectural firm of Dennis & Dennis in Macon and built by the West Point Iron Works. The brick Colonial Revival-style building would remain in use as a school until 1986, when the West Point and Troup County school systems merged. In addition, the 10<sup>th</sup> Street School was constructed for African-American students in 1931, although an earlier school appears to have occupied the same site in the 1922 Sanborn Fire Insurance Map. The 10<sup>th</sup> Street School was demolished in the mid-1970s, but a small brick lunchroom addition, constructed in 1967 remains on the site.

During the 1930s and 1940s, the Eastside Historic District continued to develop, as additional housing was constructed. Infill housing was built, increasing the density of the established areas, and much more housing was constructed on the south side of the district in the Johnson additions. Another subdivision, the Dixon Subdivision, divided the property of the Tatum House into building lots in 1939. Although some of these building lots were later purchased for use by West Point High School, the English Vernacular Revival Cottage located at 1106 Avenue D is a result of this subdivision. Craftsman bungalows and English Vernacular Revival cottages were the most common building types during this period. One designer in particular, J.W. Melton (actually a builder by trade), was responsible for numerous English Vernacular Revival cottages with high-style use of stone and other materials for ornamentation. Through the late 1940s to the early 1950s, the English Vernacular Revival style remained extremely popular in West Point, and many cottages and American Small Houses continued to be constructed with English Vernacular Revival style elements, reflecting the strong influence of R. Kennon Perry and J.W. Melton on local architecture.

<sup>20</sup> W. Trox Bankston, "Flood Swept West Point," *The West Point, Ga. And Lanett, Ala. News*, 11 and 18 December 1919 in William H. Davidson, ed., *Valley Historical Scrapbook* (West Point, GA: Hester's Printing Company, 1970), 14-16.

<sup>21</sup> William H. Davidson, ed., *Valley Historical Scrapbook* (West Point, GA: Hester's Printing Company, 1970), 26, 32-33.

<sup>22</sup> "Just This and That," *The West Point News*, 4 September 1930, "New Home Being Erected on E. Side," *The West Point News*, 28 November 1929.

<sup>23</sup> "Fran-colyn Terrace, Section E. 4<sup>th</sup> St., To Be Paved Soon," *The West Point News*, 20 April 1940.

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Within the African-American community on the east side of the district, new housing construction also continued during the 1930s through the 1950s. According to a local resident, many African Americans from the surrounding rural areas moved to the West Point area around World War II as the farming lifestyle became increasingly difficult and more jobs became available to African Americans in the wartime economy. Vernacular housing forms, such as Saddlebag cottages, appear to have continued to be constructed during this period. Other infill housing, such as bungalows, appears to have been constructed throughout the district during the mid-20<sup>th</sup> century, including the building located at 1212 East 7<sup>th</sup> Street. The large block of 18 Shotgun cottages, located between Avenue H and Avenue I, was constructed after World War II, as were most of the Shotgun cottages between Avenue G and Avenue H.

West Point had greatly expanded during the early 20<sup>th</sup> century, as the textile industry boosted the local economy. As the population grew, the need for educational facilities also grew, and in 1951, the West Point High School was constructed on the north side of the district. This modern building, which included features such as built-in lockers, glass block windows, and a science laboratory, was designed by the architectural firm of William J. J. Chase and Associates. West Point High School remained in operation until 1986, when the West Point school system merged with the Troup County school system. The building is currently used by the City of West Point Parks and Recreation Department.

By the mid-1950s, the Eastside Historic District was largely developed, and few vacant lots remained. New construction was mostly located to the south of the district, where curvilinear planned neighborhoods of Ranch houses were constructed. Within the African-American neighborhood on the east side of the district, several long Ranch houses were constructed as replacement housing during the 1960s and 1970s.

From the 1970s to the present, only intermittent construction has occurred within the district. As the textile business declined throughout the United States, less new housing was required in West Point, the commercial center of the Chattahoochee Valley region. After East 10<sup>th</sup> Street was widened to serve as the primary thoroughfare to Interstate 85 and the Chattahoochee River bridge was moved to East 10<sup>th</sup> Street, strip-style commercial development began to gravitate towards the East 10<sup>th</sup> Street corridor, especially near the intersection with Avenue C. A shopping center, several gas stations, and a couple of fast-food restaurants were constructed in this area. East of Avenue H, a large African-American neighborhood was demolished for the construction of public housing in the late 1970s (not included in the district). With the end of segregation, many of the residents of the African-American neighborhood moved to other areas. Within the Eastside Historic District, several apartment complexes and townhomes were also constructed near the West Point School. Several warehouses and office buildings were constructed within the core of the district during the late 20<sup>th</sup> century. Since the early 1990s, Habitat for Humanity has constructed replacement housing within the eastern section of the district, between Avenue J and Avenue I, and along Davidson Street.

During the late 20<sup>th</sup> century, the city of West Point experienced considerable changes as both the economy and physical environment of the region shifted. The construction of Interstate 85 made travel through the Chattahoochee Valley region quicker and easier, allowing people to increasingly live and shop in other communities. The lower property taxes in Alabama also contributed to the lack of growth in West Point, as the large new commercial developments were constructed on interstate-accessible and inexpensive parcels in Alabama. The relocation of shopping facilities to Alabama greatly boosted the economies of the mill villages, and several of the villages incorporated as the city of Valley in 1980. The decline of the textile industry has damaged the local economy, as the mills have slowly closed down, and the dilution of the Lanier family in the company since 1989 has further allowed the West Point Manufacturing Company (now WestPoint Home) to further shift jobs to cheaper overseas labor markets. The West Point Manufacturing Company had employed

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around 15,000 people in the greater Valley area during the 1980s, and by 2006, only 2,500 jobs remained. However, the Kia automobile assembly plant recently constructed on the north side of West Point has brought hundreds of new jobs to the area, and many West Point residents hope to see new economic growth bring renewed vitality to the area.

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## 9. Major Bibliographical References

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**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

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"Lorenzo Pepper having Handsome Dwelling Built." *The West Point (GA) News*, December 1, 1920.

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Brock, Gretchen and Stephen Johnson. "West Point Commercial Historic District." *National Register of Historic Places Registration Form*, listed February 1, 2006. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta.

"Chase, William J. J." Architect file, various resources. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, GA.

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Murphy, Erin. "Historic District Information Form, East Side Historic District" and supporting documentation, April 1, 2008. On file at the Georgia Department of Natural Resources, Historic Preservation Division, Atlanta.

"Perry, R. Kennon." Architect file, various resources. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, GA.

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Thomas, Kenneth and Jean Ennis. "West Point Public School." *National Register of Historic Places Registration Form*, listed April 1, 1999. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta.

Troup County, Georgia, Superior Court Deed Records.

**Previous documentation on file (NPS):**

☐ preliminary determination of individual listing (36 CFR 67 has been requested)  
☒ previously listed in the National Register  
West Point Public School, Troup County, GA (listed April 1, 1999)  
White Hall, Harris County, GA (listed August 19, 1974)  
☐ previously determined eligible by the National Register  
designated a National Historic Landmark  
☒ recorded by Historic American Buildings Survey# GA-161  
recorded by Historic American Engineering Record #  
recorded by Historic American Landscape Survey #

**Primary location of additional data:**

☒ State Historic Preservation Office  
☐ Other State agency  
☐ Federal agency

☐ Local government  
☐ University  
☐ Other

Name of repository:

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

**10. Geographical Data**

**Acreage of Property** Approximately 234  
acres.

(Do not include previously listed resource acreage.)

**UTM References**

(Place additional UTM references on a continuation sheet.)

1927 North American Datum:

1 16 670500 3639520  
Zone Easting Northing

2 16 671790 3639300  
Zone Easting Northing

3 16 671590 3638050  
Zone Easting Northing

4 16 670070 3638025  
Zone Easting Northing

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**Verbal Boundary Description** (Describe the boundaries of the property.)

The boundaries are drawn to scale on the attached five tax maps for Troup and Harris counties, identified as National Register maps 1 through 5. Note that the scale for the Troup County maps (maps 1 through 4) is 1 inch = 100 feet, and the Harris County map (map 5) has a scale of 1 inch = 140 feet.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary encompasses the intact, historic, and contiguous resources associated with the portion of West Point that developed on the east side of the Chattahoochee River. This includes two adjacent residential areas that were historically segregated for whites and African Americans. To the west, parcels immediately adjacent to the Chattahoochee River are not included because they are either vacant land or new parks (developed due to flooding) or other new development outside the period of significance. The northern boundary was drawn to include the city's major cemeteries and the former West Point High School. Some areas that were historically part of the neighborhood have been excluded, due to the high concentration of late-20<sup>th</sup>-century development, such as the shopping center at the northwest corner of East 10<sup>th</sup> Street and Avenue C and the public housing north of East 10<sup>th</sup> Street. Excluded areas to the south and east are those that were developed after the period of significance and/or do not have sufficient concentrations of properties that would be contributing to a district.

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**11. Form Prepared By**

name/title Denise P. Messick, historian  
organization Historic Preservation Division, GA Dept. of Natural Resources date June 2012  
street & number 254 Washington Street, Ground Level telephone (404) 656-2840  
city or town Atlanta state GA zip code 30334  
e-mail Denise.Messick@dnr.state.ga.us

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**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

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**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Eastside Historic District

City or Vicinity: West Point

County: Troup and Harris

State: Georgia

Photographer: James R. Lockhart, Historic Preservation Division, Georgia Dept. of Natural Resources

Date Photographed: March 2009

Description of Photograph(s) and number:

- 1 of 90. Southeast corner of district, Glen Street at Avenue P (Martin Luther King, Jr. Drive). Photographer facing west/northwest.
- 2 of 90. Avenue P (Martin Luther King, Jr. Drive) near East 7<sup>th</sup> Street. Photographer facing south/southwest.
- 3 of 90. Eastside Cemetery (West Point Colored Cemetery), East 8<sup>th</sup> Street and Avenue P. Photographer facing north.
- 4 of 90. 1307 and 1309 East 7<sup>th</sup> Street. Photographer facing northwest.
- 5 of 90. 505 Avenue N. Photographer facing south/southwest.
- 6 of 90. Cleveland Street, north of Davidson Street. Photographer facing north.
- 7 of 90. 1101 Davidson Street. Photographer facing northwest.
- 8 of 90. East 6<sup>th</sup> Street near Davidson Street. Photographer facing northwest.
- 9 of 90. 808-810 East 6<sup>th</sup> Street. Photographer facing west/northwest.
- 10 of 90. 807-809 East 6<sup>th</sup> Street. Photographer facing north/northwest.
- 11 of 90. 1109 East 7<sup>th</sup> Street. Photographer facing northwest.
- 12 of 90. 1301-1303 East 8<sup>th</sup> Street. Photographer facing northwest.
- 13 of 90. Keeney United Methodist Church, Avenue K. Photographer facing north.
- 14 of 90. East 8<sup>th</sup> Street at Avenue K. Photographer facing north/northwest.
- 15 of 90. 1407 East 9<sup>th</sup> Street. Photographer facing northwest.
- 16 of 90. 1301-1303 East 9<sup>th</sup> Street. Photographer facing northwest.
- 17 of 90. East 9<sup>th</sup> Street at Avenue J. Photographer facing west/northwest.



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- 18 of 90. East 9<sup>th</sup> Street at Avenue I. Photographer facing west/northwest.
- 19 of 90. Avenue I near East 10<sup>th</sup> Street. Photographer facing southwest.
- 20 of 90. Avenue H between East 8<sup>th</sup> Street and East 9<sup>th</sup> Street. Photographer facing north/northeast.
- 21 of 90. East 9<sup>th</sup> Street between Avenue H and Avenue I. Photographer facing northeast.
- 22 of 90. East 9<sup>th</sup> Street between Avenue G and Avenue H. Photographer facing west/southwest.
- 23 of 90. East 9<sup>th</sup> Street between Avenue G and Avenue H. Photographer facing southwest.
- 24 of 90. 603-605 East 10<sup>th</sup> Street. Photographer facing northwest.
- 25 of 90. 700 block of East 10<sup>th</sup> Street. Photographer facing northwest.
- 26 of 90. Tenth Street School Lunchroom, East 10<sup>th</sup> Street at Avenue J. Photographer facing northeast.
- 27 of 90. Historical marker at location of former Tenth Street School, East 10<sup>th</sup> Street near Avenue J. Photographer facing west.
- 28 of 90. 900 block of East 10<sup>th</sup> Street. Photographer facing southwest.
- 29 of 90. 1300 block of East 10<sup>th</sup> Street. Photographer facing southwest.
- 30 of 90. Confederate/Fort Tyler section of Pinewood Cemetery, East 11<sup>th</sup> Street at Avenue E. Photographer facing northeast.
- 31 of 90. Former West Point High School, Avenue E at 12<sup>th</sup> Street. Photographer facing northwest.
- 32 of 90. Marseilles Cemetery, north of East 12<sup>th</sup> Street, near Avenue H. Photographer facing north/northwest.
- 33 of 90. Pinewood Cemetery, south of East 12<sup>th</sup> Street, near Avenue H. Photographer facing southwest.
- 34 of 90. Pinewood Cemetery, south of East 12<sup>th</sup> Street, near Avenue H. Photographer facing southwest.
- 35 of 90. Center of Pinewood Cemetery, photographer facing west.
- 36 of 90. Center of Pinewood Cemetery, photographer facing west.
- 37 of 90. Confederate/Fort Tyler section of Pinewood Cemetery, East 11<sup>th</sup> Street at Avenue E. Photographer facing west.
- 38 of 90. Center of Pinewood Cemetery. Photographer facing northwest.
- 39 of 90. Confederate/Fort Tyler section of Pinewood Cemetery. Photographer facing northeast.
- 40 of 90. Northwest quadrant of Pinewood Cemetery. Photographer facing north/northwest.
- 41 of 90. 309 Avenue C, from East 4<sup>th</sup> Street. Photographer facing west.
- 42 of 90. 407 and 409 Avenue C. Photographer facing northwest.
- 43 of 90. Church at 501 Avenue C. Photographer facing west/northwest.

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- 44 of 90. 601 and 605 Avenue C. Photographer facing northwest.
- 45 of 90. 609 Avenue C. Photographer facing northwest.
- 46 of 90. Church at Avenue C, south of East 7<sup>th</sup> Street. Photographer facing north.
- 47 of 90. East 7<sup>th</sup> Street at Avenue C. Photographer facing west/northwest.
- 48 of 90. 613 Avenue B. Photographer facing north/northwest.
- 49 of 90. Corner of East 6<sup>th</sup> Street and Avenue B. Photographer facing northwest.
- 50 of 90. Park outside western boundary of district, formerly site of Avenue A. Photographer facing west.
- 51 of 90. Avenue C, north of East 8<sup>th</sup> Street. Photographer facing northwest.
- 52 of 90. 307-315 East 5<sup>th</sup> Street. Photographer facing northwest.
- 53 of 90. Avenue D at East 6<sup>th</sup> Street. Photographer facing north/northwest.
- 54 of 90. 609 Avenue D. Photographer facing northwest.
- 55 of 90. Avenue D at East 7<sup>th</sup> Street. Photographer facing northwest.
- 56 of 90. 315 East 8<sup>th</sup> Street. Photographer facing northwest.
- 57 of 90. 309 and 311 East 9<sup>th</sup> Street. Photographer facing north/northwest.
- 58 of 90. 400 block of East 4<sup>th</sup> Street. Photographer facing northeast.
- 59 of 90. 501 East 4<sup>th</sup> Street. Photographer facing west/northwest.
- 60 of 90. Avenue E, near East 4<sup>th</sup> Street. Photographer facing north/northeast.
- 61 of 90. Avenue E at East 6<sup>th</sup> Street. Photographer facing north/northeast.
- 62 of 90. 509 East 7<sup>th</sup> Street. Photographer facing northwest.
- 63 of 90. 501 and 505 East 7<sup>th</sup> Street. Photographer facing northeast.
- 64 of 90. West Point Public School from East 8<sup>th</sup> Street. Photographer facing east/southeast.
- 65 of 90. 804 Avenue E. Photographer facing east/southeast.
- 66 of 90. 501 East 9<sup>th</sup> Street. Photographer facing northeast.
- 67 of 90. 1106 and 1102 Avenue D. Photographer facing northeast.
- 68 of 90. Avenue H, north of East 6<sup>th</sup> Street. Photographer facing north.
- 69 of 90. 609 East 6<sup>th</sup> Street. Photographer facing east/northeast.
- 70 of 90. East 7<sup>th</sup> Street at Avenue C. Photographer facing southwest.

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- 71 of 90. East 7<sup>th</sup> Street at Avenue D. Photographer facing southwest.
- 72 of 90. East 7<sup>th</sup> Street at Avenue E. Photographer facing southwest.
- 73 of 90. 600 block of Avenue E. Photographer facing southwest.
- 74 of 90. Avenue F, north of East 6<sup>th</sup> Street. Photographer facing north.
- 75 of 90. 400-406 East 6<sup>th</sup> Street. Photographer facing southwest.
- 76 of 90. 312 and 308 East 6<sup>th</sup> Street. Photographer facing southwest.
- 77 of 90. East 4<sup>th</sup> Street at Avenue E (White Hall). Photographer facing southwest.
- 78 of 90. Avenue E at East 4<sup>th</sup> Street (White Hall). Photographer facing south/southeast.
- 79 of 90. 510 East 4<sup>th</sup> Street. Photographer facing south.
- 80 of 90. 400 block of East 4<sup>th</sup> Street. Photographer facing southwest.
- 81 of 90. 301 East 4<sup>th</sup> Street. Photographer facing southwest.
- 82 of 90. 316 East 3<sup>rd</sup> Street. Photographer facing southwest.
- 83 of 90. East 3<sup>rd</sup> Street, near Avenue E. Photographer facing northwest.
- 84 of 90. Avenue E at East 5<sup>th</sup> Street. Photographer facing northwest.
- 85 of 90. 400 block of East 5<sup>th</sup> Street. Photographer facing southwest.
- 86 of 90. Avenue C, north of East 5<sup>th</sup> Street. Photographer facing south.
- 87 of 90. East 8<sup>th</sup> Street at Avenue C. Photographer facing southwest.
- 88 of 90. East 8<sup>th</sup> Street at Avenue E. Photographer facing west/southwest.
- 89 of 90. East 10<sup>th</sup> Street at Avenue E. Photographer facing west/northwest.
- 90 of 90. East 8<sup>th</sup> Street at Avenue C. Photographer facing northwest.

**Photos & Maps are available for review at the City of West Point**