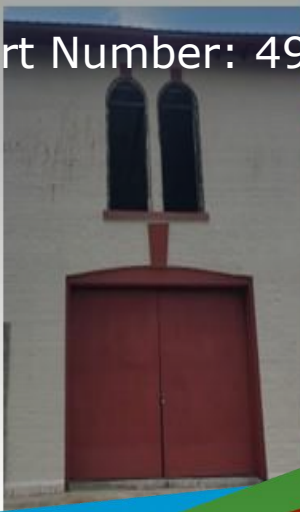
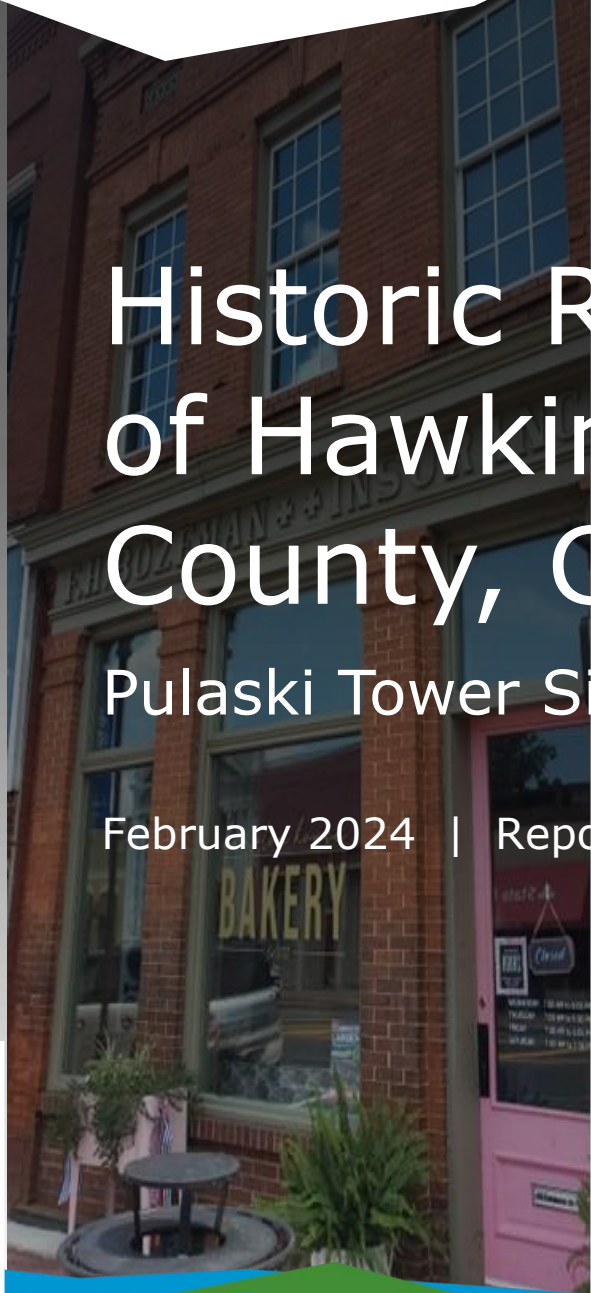


Historic Resource Survey of Hawkinsville, Pulaski County, Georgia

Pulaski Tower Site

February 2024 | Report Number: 49197855A



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Historic Structure Survey
City of Hawkinsville, Pulaski County, Georgia

Prepared for

Verizon Wireless
And

Georgia State Historic Preservation Office
60 Executive Park S
Atlanta, GA 30329

By

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February 2024

HP-190903-002/ TCNS 185450

Terracon Project No. 49197855A

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Executive Summary

The Hawkinsville Historic Resource Survey was prepared for Verizon Wireless as mitigation for the Pulaski Tower at North Lumpkin Street in Hawkinsville, Georgia (HP-190903-002/ TCNS 185450). The proposed tower was determined to have an adverse effect on multiple historic resources located within the National Register of Historic Places (NRHP) listed Hawkinsville Commercial and Industrial Historic District (NRHP 04001349) and the NRHP-eligible Hawkinsville Multiple Resource Area (MRA). The MRA was identified by Terracon in the Visual Effects Survey Report (VESR) prepared for the cell tower that was submitted to the Georgia Historic Preservation Division (HPD) in August 2019. This Historic Resource Survey identified structures over 40 years of age within the project area, defined as eleven city blocks (bound by Second Street, Houston Street, Broad Street, Warren Street, and Golden Isles Parkway) within the City of Hawkinsville. The survey was developed according to the Secretary the Interior and Georgia HPD standards.

Field survey was conducted by Terracon staff in April 2019 and again in June of 2023. The surveyed resources were photographed and documented in the field. The project surveyed 145 historic-age resources and corresponding data was entered in GNAHRGIS. Of the resources surveyed, it was determined that 16 previously identified resources were no longer extant; 52 were previously entered and updated; and 77 were entered as originals. The survey information was entered under the "City of Hawkinsville Mitigation 2023" survey.

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Project Description

Terracon Consultants, Inc. conducted a Historic Resources Survey in 2023 of the City of Hawkinsville in Pulaski County, Georgia. The Survey was prepared for Verizon Wireless as mitigation for the Pulaski Tower in Hawkinsville, Georgia (HP-190903-002/ TCNS 185450). The proposed 199-foot monopole tower project is located at the northeast corner of North Lumpkin Street and 1st Street, just north of the downtown Hawkinsville Main Street area. As part of the Federal Communications Commission (FCC) environmental review process, the Georgia State Historic Preservation Officer (SHPO) determined in October of 2019 that the proposed tower will have an adverse effect on multiple historic resources located within the National Register of Historic Places (NRHP) Hawkinsville Commercial and Industrial Historic District (NRHP 04001349) and the potentially NRHP-eligible Hawkinsville Multiple Resource Area (MRA).

A Memorandum of Agreement (MOA) between the FCC, the Georgia SHPO, and Verizon Wireless was executed in August of 2020. The MOA was developed pursuant to the Section 106 review process under the National Historic Preservation Act of 1966 and Section 1.1307(a)(4) of the FCC's rules, 47 C.F.R. 1.1307(a)(4). The MOA requires that Verizon Wireless prepare a Historic Resource Survey of structures over 40 years of age in eleven city blocks (bound by Second Street, Houston Street, Broad Street, Warren Street, and Golden Isles Parkway) within the City of Hawkinsville (**Figure 1**) according to the Secretary of the Interior and Georgia Historic Preservation Division (HPD) standards.

The goal of this survey was to identify historic-age resources (built before 1984) within the defined survey area and record historical resources with a year built of 1983 or older. The City of Hawkinsville is located in the northeast portion of Pulaski County along the western banks of the Ocmulgee River. The City of Hawkinsville includes 5.04 square miles of land and is the county seat of Pulaski County. The historic river city consists of a downtown area with a commercial district centered on its main street (known as Golden Isles Parkway or Commerce Street). The City of Hawkinsville began development in the 1800s and grew significantly during the early 1900s boom years. Much of the historic downtown infrastructure and historic buildings remain intact as the region and transportation facilities have expanded since the post-World War II development era. Civic buildings include the Hawkinsville City Hall, Pulaski County Courthouse, the United States Post Office, and the M. E. Roden Memorial Library. An industrial area is located northeast of the commercial district and primarily serves the cotton and peanut industry and processes these two commodities for shipment. Residential areas are located north and west of the commercial and industrial areas. Residences consist of single-family houses as well as multi-family residences. Included in these residential areas are churches, schools, cemeteries, parks, day care facilities, and some industrial and commercial buildings mixed throughout. Two large parks (Riverfront Park and Veterans Memorial Park) are located east of the downtown, on the Ocmulgee River. These resources were considered during the survey effort.

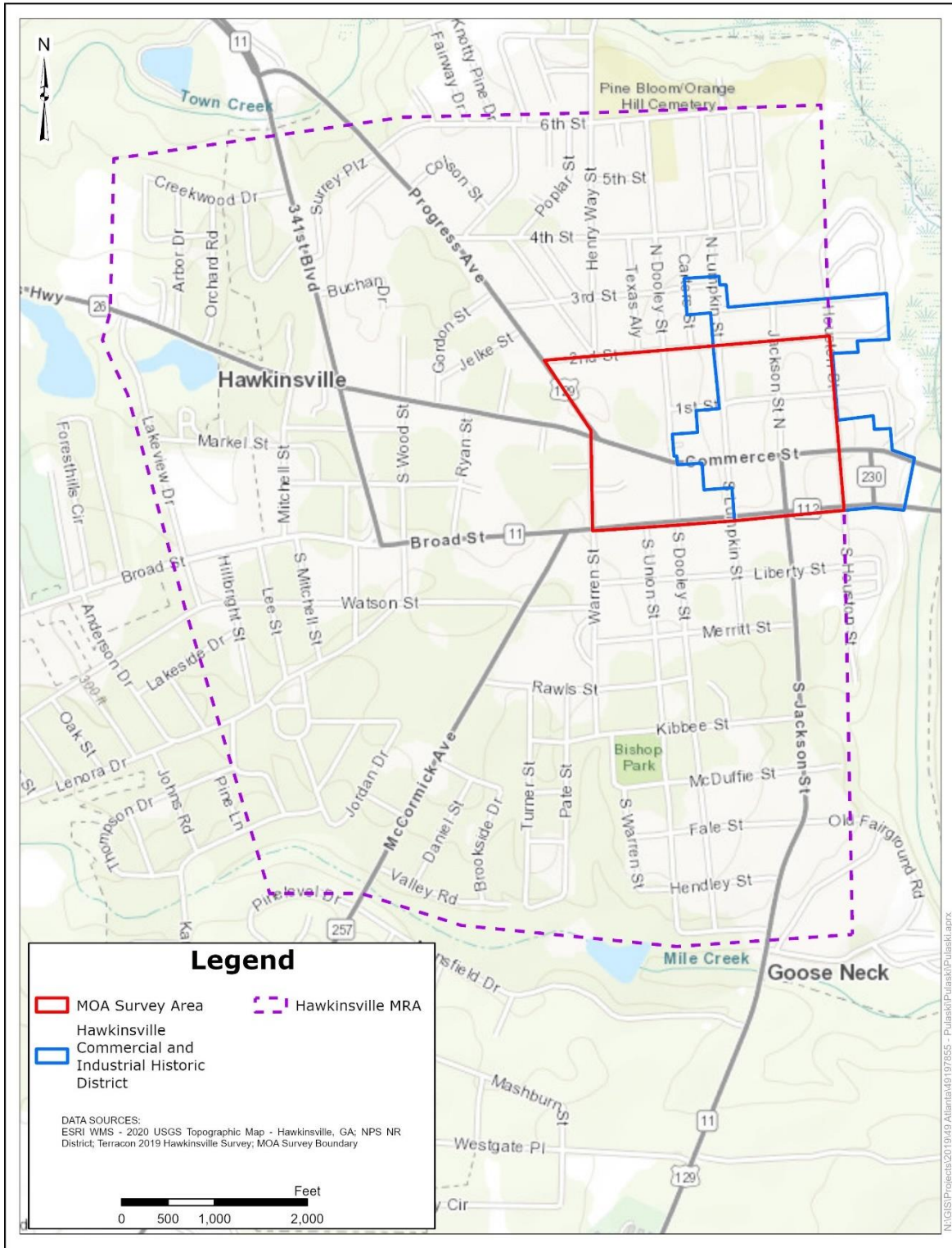


Figure 1. Survey Area depicting the Hawkinsville Commercial and Industrial Historic District, the MOA defined Survey Area, and the defined Hawkinsville Multiple Resources Area.

Background Research and Previous Documentation

This survey report and MOA was preceded by a Visual Effects Survey Report (VESR) prepared by Terracon for the proposed 199-foot-tall telecommunications monopole tower. The proposed tower location is north of North Lumpkin Street, at the intersection of 1st Street, within the NRHP-listed Historic District (**Figure 2**). The VESR was submitted to SHPO in August 2019 and evaluated a visual Area of Potential Effect (APE) within a 0.5-mile radius of the tower location. The VESR documented multiple historic-age resources (both eligible and listed in the NRHP) within the APE. Terracon also identified a Hawkinsville Multiple Resources Area (MRA) in the 2019 VESR bounded by 6th Street to the north, Houston Street to the east, Carruthers Street to the south, and Lakeview Road to the west (**Figure 2**). The MRA includes several NRHP-listed properties in addition to circa (ca.) 1900s-1950s Bungalows, Gabled Wing Houses, and Georgian Houses. The VESR noted that more than 70% of the structures in the MRA appeared to be contributing properties (Brown 2019). The VESR recommended an adverse effect to historic properties within the Hawkinsville Commercial and Industrial Historic District and the Terracon defined Hawkinsville Multiple Resources Area (MRA) from the proposed tower. The MOA and this survey report resulted from the findings of the 2019 VESR.

Prior to this survey, three other historic surveys were conducted in the City of Hawkinsville. The first survey was conducted in 1976 and the second survey was conducted in 1990. The most recent survey, the Hawkinsville Phase I Historic Resources Survey, was completed in 2020 by Terracon as part of a grant funded survey. The 2020 survey area included historical resources north of the Hawkinsville Commercial and Industrial Historic District.

Prior surveys and preservation efforts within the City of Hawkinsville are discussed below.

Historic Resource Survey for the City of Hawkinsville (2020)

The 2019 Hawkinsville Phase I Historic Resource Survey was funded through a grant received from the Georgia Department of Natural Resources (DNR) Historic Preservation Division (HPD) and matching funds from the City of Hawkinsville (**Figure 2**). The goal of the survey was to assist the city with future planning efforts related to historic preservation and provide guidance for the protection of culturally and historically significant resources. The survey limits were focused on an area located north of the downtown (within portions of the defined Hawkinsville Multiple Resource Area) between Pinewood Drive, 6th Street, North Jackson Street, 1st Street, 3rd Street, Texas Alley, 2nd Street, and Golden Isles Parkway (Commerce Street). Of the 287 total historic-age resources surveyed as part of the 2020 survey, 47 were resurveyed from prior surveys. Of those resurveyed, 17 were determined to be no longer extant. Therefore, a total of 270 historic-age resources were identified as being extant at the time of the survey within the survey area of the 2020 study. The historic-age resources identified in the 2020 survey include structures built from the 1890s to 1980. Those resources were mostly single-family residences (predominantly Ranch style) with light commercial scattered throughout (Brown 2020). In addition to these single-family residential resources, several multifamily residences, churches, cemeteries, a former school, and civic properties were identified. Additionally, the 2020 survey identified a possible historic district in the northwestern portion of the survey area that includes 35 historic-age resources (Brown 2020). These 35 historic-age resources all date from the same era (1970s) and are designed in the Ranch style. Information was entered into GNAHRGIS under the survey name "City of Hawkinsville Phase I, 2019" and was Survey ID number 2410. The 2019 survey area and the 2023 MOA survey area do not overlap.

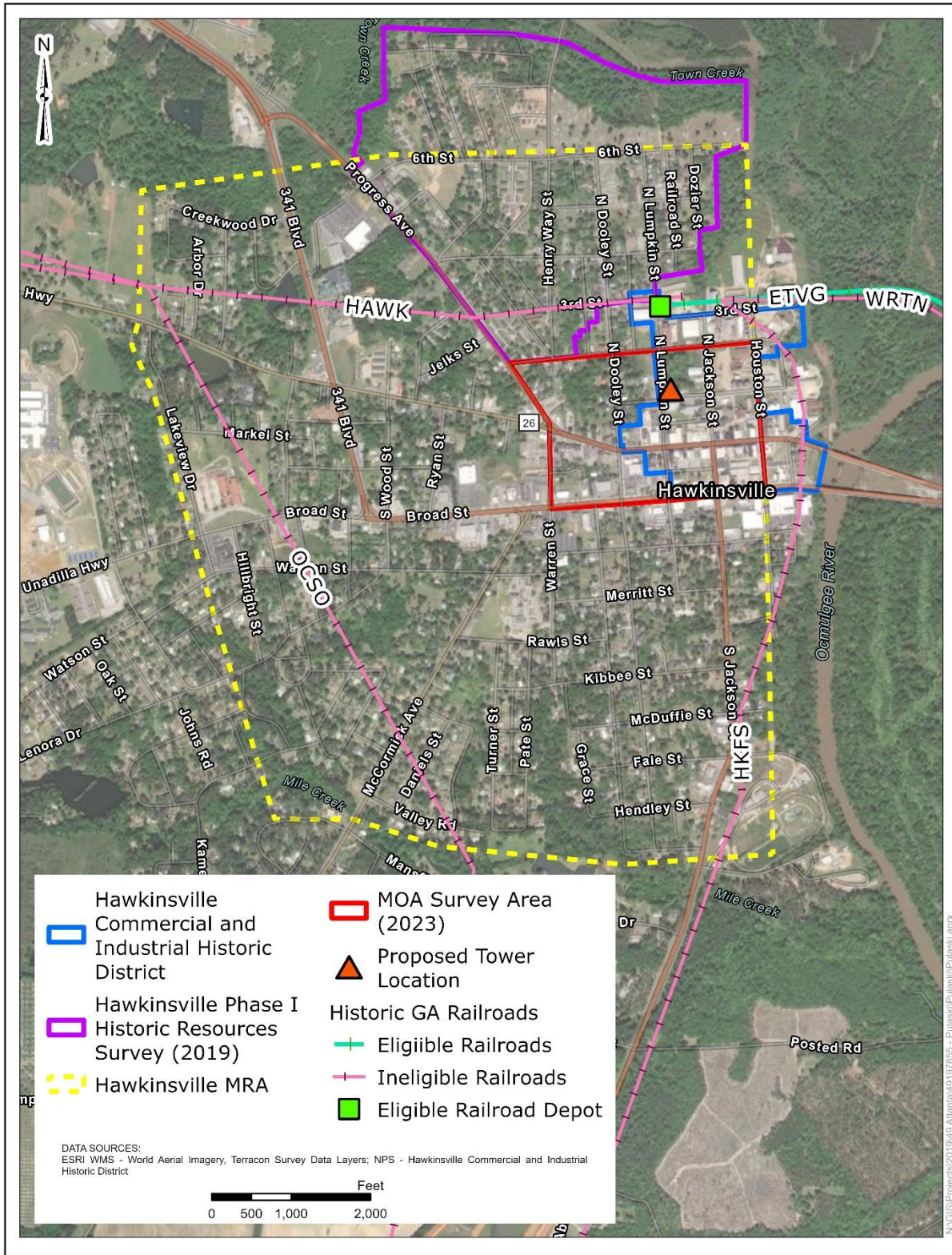


Figure 2. Previously recorded data and boundaries associated with the project area.

NRHP-Listed Properties in the City of Hawkinsville

In addition to the previous surveys conducted in the City of Hawkinsville, several properties have been listed in the NRHP. These properties include:

- Hawkinsville Commercial and Industrial Historic District (NRHP #04001349) consisting of 98 contributing buildings and a period of significance from ca. 1830 to 1954 (**Figure 2**). The district was listed in 2004 for significance under NRHP Criterion A in the areas of Commerce, Industry, Community Planning and Development, and Politics/Government, as well as Criterion C in the area of Architecture.
- Hawkinsville Opera House and City Hall and Auditorium (NRHP #73000638) at the corner of North Lumpkin and Broad Streets. The classic two-story brick building served as the former Opera House was built in 1907 and listed in 1973 for significance under NRHP Criterion A in the areas of Theater and History, and under Criterion C in the area of Architecture.
- Hawkinsville Public School (NRHP #08000492) located at 215 Warren Street was built in 1936 (International and Classic Revival style with later additions) and listed in 2008 for significance under NRHP Criterion A in the areas of Education and Social History, and Criterion C in the area of Architecture.
- Merritt-Ragan House (NRHP #91001156) located at 316 Merritt Street was built in 1840 and listed in 1991 for significance under NRHP Criterion C in the area of Architecture. The two-story structure is a frame house with Classical Revival and Queen Anne Victorian design elements.
- Pulaski County Courthouse (NRHP #80001224) is a large Neo-Classical brick and stucco structure originally built in 1874 at the corner of North Lumpkin and Commerce Streets. The courthouse was listed in 1980 for significance under NRHP Criterion C in the area of Architecture.
- St. Thomas African Methodist Episcopal Church (NRHP #00001477) was built in 1908 at the corners of North Dooley and Second Streets. The Folk Victorian brick church was listed in 2000 for significance under NRHP Criterion A in the area of Ethnic Heritage: Black and Criterion C in the area of Architecture.
- Taylor Hall (NRHP #78001000) is a two-story Greek Revival plantation home originally built in 1825 and moved to its current site at 55 Kibbee Street and rebuilt (ca. 1836). It was listed in 1978 for significance under NRHP Criterion C in the area of Architecture.
- Taylor Memorial Hospital (NRHP #100006907) is a two-story brick Georgian Revival structure built in 1938 at 161 Commerce Street. It was listed in 2021 for significance under NRHP Criterion C in the area of Architecture.

The Pulaski County Courthouse (GNARHGIS Resource No. 55036) and the Hawkinsville Old Opera House and City Hall Auditorium (GNARHGIS Resource No. 55033) are both individually listed and contributing properties to the Hawkinsville Commercial and Industrial Historic District. Both properties are located within the MOA survey boundaries (**Figure 3**). Taylor Memorial Hospital (Resource No. 54794) is also located in the western portion of the MOA study area. In addition, a local initiative has begun the process of nominating the Lumpkin Street School (located at 163 North Lumpkin Street) for inclusion in the NRHP. The former school appears to be significant for its role as an equalization school during the Civil Rights era and can be considered an important cornerstone for African American history in the area. The school is located north of the MOA survey boundaries.



Figure 3. Photographs of the Pulaski County Courthouse (No. 55036) and the Hawkinsville Opera House and City Hall Auditorium (No. 55033) in July 2023 (Terracon).

Railroads

A significant amount of information on historic railroads has been compiled in the Georgia Department of Transportation (GDOT) historic context and statewide railroad survey performed in 2018: *Georgia's Railroads, 1833-2015 Historic Context and Statewide Survey* (GDOT Railroad Context, 2018). The first railroad to reach Hawkinsville was the Macon and Brunswick Railroad. The company constructed a branch line into the area in the 1860s. The mainline connected northern markets and Atlanta and crossed through middle Georgia to the coast. Other lines were planned and constructed over the years. The GDOT Railroad Context identified four railroad lines running through the City of Hawkinsville, including the Hawkinsville & Western Railroad (abandoned in 1920), Hawkinsville & Florida Southern Railway (abandoned in 1923), Wrightsville & Tennille Railroad (abandoned in 1941), and Norfolk Southern (abandoned in 1996). These four railroad lines are no longer extant within the City of Hawkinsville. The Norfolk Southern depot was identified in the context and is identified as a NRHP-eligible building. It is located at 116 North Lumpkin Street within the Hawkinsville Commercial and Industrial Historic District (**Figure 2**). A railroad map from 1881 shows the Macon and Brunswick Railroad branch line to Hawkinsville (**Figure 4**).

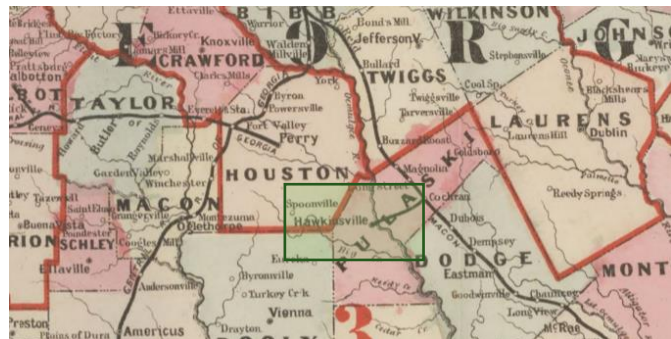


Figure 4. Excerpt of "A New Map of Georgia Railroads in 1881" (Georgia Archives).

Local Initiatives

The City of Hawkinsville and Pulaski County have several economic development and historic preservation programs in place (**Figure 5**). In 1989 the City of Hawkinsville adopted its Historic Preservation Ordinance. The ordinance established the Historic Preservation Commission (HPC) which consists of seven appointed members who serve three-year terms.

The purpose of the HPC is to promote local history

by initiating local designation, conducting design review process, improving public education and awareness, securing preservation related grant funding, and supporting preservation planning and research. Hawkinsville became a Certified Local Government (CLG) on December 2, 2004. In 2007, the HPC designated the local Hawkinsville Downtown Historic District within the limits of the NRHP eastern boundary, east of Dooley Street and south of 1st Street.

The HPC also commissioned the development of the city's *Design Guidelines: Hawkinsville Downtown Historic District*. The guidelines include information on local preservation measures, the design review process, and the visual character which defines Hawkinsville's Downtown Historic District (*Design Guidelines, n.d.*). These guidelines were developed and funded in part by a 2009 Historic Preservation Fund grant from the Georgia State Historic Preservation Office and a subgrant from the City of Hawkinsville, Georgia.

In addition, the *Hawkinsville Renaissance Strategic Vision Plan* was developed in 2019 by the Carl Vinson Institute of Government at the University of Georgia. The partnership plan outlines proposed community improvements for the historic river city. The city was officially designated as a Georgia Main Street Community and adopted the Main Street Program in 2021, and subsequently created the *Hawkinsville Downtown Self-Guided Historic Walking Tour* (2021). The Hawkinsville Main Street program is designed to stimulate and sustain downtown economic growth and viability, while protecting and preserving historic resources and downtown character. Development incentives and economic opportunities (including tax credits and grants) are outlined in the Main Street Plan: *Come Home to Downtown Hawkinsville*. The City of Hawkinsville and Pulaski *Joint Comprehensive Plan* adopted in 2021 also outlines a vision for preservation of community character. It identifies goals for improving blighted structures in the downtown district and the 2021 plan documents that of the 210 downtown parcels, 94 are designated historic buildings. However, 34% of those historic structures in the downtown district were vacant with 15-20 individual buildings considered "blighted", mostly along Commerce and Jackson Streets.



Figure 5. Community Plans from Pulaski County and the City of Hawkinsville.

Development History

The City of Hawkinsville developed on the western banks of the Ocmulgee River, 50 miles south of Macon. The fertile river was the site of human habitation for thousands of years before European exploration and settlement (NPS 2021). Spanish explorer Hernando De Soto is believed to have crossed the river during the 1540s, somewhere near Hawkinsville (Gibbs and Provost 2008: 18). Macon was originally the site of Native American mounds and later developed as a major military fort in the early 1800s. The Ocmulgee River was a popular location for early trading posts and the area was originally part of Creek lands. However, a series of treaties between the Creek and the U.S. government resulted in the removal of the Creeks by 1827. The City of Hawkinsville was incorporated in 1830, named for the local Indian Agent Benjamin Hawkins who served as the Superintendent of Indian Affairs and negotiated treaties with the Creeks (Coleman 1991: 120).

At the time of Hawkins's appointment to U.S. Indian Agent, the Creeks and other southern tribes were facing economic difficulties due to the failing deerskin trade. To mitigate this, the U.S. Government created the "plan for civilization," a program to train Native people in ranching, farming, and in skills such as clothmaking with the goal of assimilating the local tribes in hopes that they would dissolve their national sovereignty and be willing to cede their land to the government. Hawkins encouraged this path as the government was also considering more brutal methods of obtaining the land, such as removal and extermination (Ethridge, 2020).

By 1813, the Creek Confederacy was divided over the issue of land sales. This led to the Creek War, also referred to as the Red Stick War of 1813-14, named for the rebels who became known as Red Sticks. After the group attacked Fort Mims in Alabama, the federal government sent a group consisting of Cherokees, Creeks and Americans led by Andrew Jackson to defeat the Red Sticks, razing most of the town in Creek County. Hawkins, deeply affected by the turn of events, resigned in 1815, but not before Jackson forced the Creek Confederacy to sign the Treaty of Fort Jackson, which took nearly 22 million acres from Creek County and ceded it to the United States. Much of the land taken was west of the Coosa River and along the Alabama River, opening a transportation route between Tennessee and the Gulf Coast along with securing valuable land for the American Settlers (Braund, 2022).

Hawkinsville's location on the river south of Macon played a major role in its development. By 1836, Hawkinsville was chosen as the seat of Pulaski County due to its location on a bluff with port access to the large river (Remler 2006). A historic steamboat on the river in Hawkinsville is shown in **Figure 6**.



Figure 6. Image of a steamboat on the Ocmulgee River at Hawkinsville Landing in 1910 (Georgia Archives).

Steamboats dominated commercial transport in the early 1800s. Being a riverport city enabled Hawkinsville to facilitate the trade of local agricultural goods. Early commodities in the area were primarily corn, timber, and naval stores (turpentine). Since Hawkinsville was centrally located in the cotton belt, it also became a major trading center for cotton. The Ocmulgee River allowed steamboats to navigate between the east coast ports and Hawkinsville in central Georgia. One of the first banks in the state was the Bank of Hawkinsville, incorporated in 1831 with capital of over \$200,000 (DAR 1935). By 1845, the City of Hawkinsville also had six stores, two churches, and two hotels with a population nearing 200 residents (Moffison 2004: 13). During the nineteenth century, Hawkinsville served as one of the Supreme Court of Georgia's regular venues (Remler 2006).

Railroads began expansion across the state by 1840, with lines from the Georgia Railroad connecting Atlanta to Savannah. The railroads opened the interior of the state and allowed the efficient transport of goods. By 1860, the state had over 1,200 miles of rail (GADNR 2018: 27). The agricultural economy in Antebellum Georgia grew during these years. Cotton became a mainstay of the economy by the early 1800s as the demand for textiles and cloth grew (Gibbs and Provost 2008: 30). The population of the state doubled between 1830 and 1860, growing from 500,000 residents to over 1 million (Coleman 1991; 415). African American workers in Georgia provided much of the labor for the construction of railroads across the state (**Figure 7**). Nearly half the state population consisted of enslaved African Americans. Census records show that of the entire population of Georgia, which reached a total of 1,057,286 in 1860, 462,198 of those accounted for in the census were enslaved African Americans (US Census). In Pulaski County, the ratio of free (both Black and White) to enslaved was 4638 to 4106 (US Census). Hawkinsville had one of the highest concentrations of enslaved African Americans in the county. (Gibbs and Provost 2008: 31).



Figure 7. African Americans building a railroad in South Georgia in 1859 (Georgia Archives).

The white citizens of Hawkinsville voted to secede from the Union in 1861, and the 49th Infantry Regiment was formed by men from Pulaski and surrounding counties to fight for the Confederacy, some of whom are buried in Orange Hill Cemetery in Hawkinsville (Gibbs and Provost 2008: 29). The railroads across Georgia played a crucial role during the Civil War. Like the rest of the south, war would devastate much of the state of Georgia until it ended in 1865. General Sherman's March to the Sea destroyed many of the towns and railroads. Reconstruction attempted to transform the state politically, socially, and economically. Hawkinsville's location on the Ocmulgee River allowed it to continue to grow and prosper, especially once the railroads arrived.

The Macon and Brunswick Railroad was chartered in 1857 and had just begun construction to Hawkinsville when the Civil War started in 1861 (Coleman 1991: 158). Rebuilding the railroads was essential to the Reconstruction efforts in the south. Shortly after the war ended, railroad construction resumed with new lines built across the entire state. The construction of the Macon and Brunswick Railroad was finally completed in 1868, with a connection to Hawkinsville (Moffison 2004: 9). The combination of access to the river and rail increased opportunities in Hawkinsville. Following the Civil War, Hawkinsville became a regional center for the transportation, storage, and processing of cotton. The thriving cotton industry continued through the end of the 19th century and into the beginning of the 20th century. Timber and forest related industries (naval stores) expanded as did peanut farming in an attempt to diversify the agricultural economy.

A devastating fire in 1879 nearly destroyed the business district, as most of Hawkinsville's buildings at that time were made of wood (Moffison 2004). The fire destroyed a swath of commercial buildings from North Jackson Street and along Commerce Street. Following the fire, a volunteer fire department was formed, and the buildings were eventually replaced by masonry and brick buildings. Hawkinsville was laid out in a gridiron plan with a central courthouse located along the main street. It is typical of the design for an early town and county seat, laid out at the crossroads of the river and railroads and surrounded by commercial streets (Roth 1989).



Figure 8. View of Jackson Street in Hawkinsville in 1890 (Georgia Archives).

The commercial district is centered on Commerce Street between Lumpkin and Houston Streets. Most of the buildings that comprise the commercial district are late 19th and early 20th-century one- and two-story, brick buildings. These were built in the typical masonry vernacular commercial storefront style with locally available brick. Many of the commercial brick buildings have decorative details that were inspired from the Folk Victorian, Colonial, Neoclassical, and Italianate styles that were popular in the booming railroad years of the late 1800s and early 1900s. The buildings typically include some form of decorative details such as arched windows, molding, brackets, cornices, ornate parapets, cast-iron elements, and stone or brick work. There are also several examples of individual buildings designed in the more elaborate Revival and Art Deco styles, including the courthouse, bank, and theatre. Many of the commercial buildings have designs that incorporate multiple architectural styles. A photograph taken in 1890 of Jackson Street, just south of Commerce Street, is shown in **Figure 8**.

With accessibility via both river and rail, Hawkinsville was able to continue to grow their agricultural and industrial businesses in the late 1800s. The older steamboats operated through the early 1900s but became obsolete and were replaced with modern transportation. The city boasted four cotton warehouses in addition to an oil mill. The R. W. Anderson Cotton Warehouse even provided lodgings in the form of a camp house and wagon yard for those farmers traveling long distances. By the end of the 19th century, Hawkinsville had developed into one of the most important commercial and transportation centers in south central Georgia. With their economy still largely driven by cotton, the city continued to grow, and by 1897, Hawkinsville had established a telephone service and built both an electric and a water plant. By the end of the 1880s the city was home to 2,500 residents with several churches, schools, hotels, and two newspapers (Moffison 2004: 14). The Oconee and Western Railroad reached the city by 1902, providing access from a second major railroad. A photograph taken in 1908 of buildings located along the main avenue (Commerce Street) is shown in **Figure 9**.



Figure 9. Photograph of Hawkinsville Mainstreet in 1908 (Georgia Archives).

Some of the city's most important buildings and extravagant homes were constructed during this time. Roadways and rail expanded, connecting the city to other areas of the state. In 1894 Hawkinsville hosted the Pulaski County Fair with livestock demonstrations and horse racing exhibitions (Remler 2005). Hawkinsville eventually expanded the equestrian facilities south of the downtown and became the "Harness Horse Capital" of Georgia.

The city description by the State of Georgia publication "Georgia Home Corporations on the Books" noted that by 1910:

The town has express and telegraph offices, a money order post office with free rural delivery, three banks, a courthouse, an ice factory, an electric light plant, a number of prosperous mercantile houses, a barrel factory with a capacity of 400 barrels a day, a cotton mill, an oil and fertilizer works, a carriage factory and two newspapers. Hawkinsville handles annually about 11,000 bales of cotton, a fine system of public schools provides educational advantages for the young, and several denominations have good churches. The population of the town in 1900 was 2,103 (DAR 1935).

Development continued in the early 1900s through the boom years as improved roadway systems were built, and automobile use expanded (**Figure 10**). The Georgia State Business Records show that in 1912 over 30 new businesses were incorporated in the City of Hawkinsville including auto shops, wagon/buggy sales, drug stores, clothing shops, general mercantile establishments, and lumber and cotton mills (Georgia State 1912). By 1920 the city had over 3,000 residents and many of the commercial main street buildings had been constructed in the downtown (US Census). Despite its many geographical advantages, Hawkinsville was not immune to flooding disasters, and in 1925, a major flood swept through the town and destroyed many of its industries (Gibbs, Provost 2008). However, the lumber industry was re-established and by 1926 several lumber mills, including the Crane-Haynes Lumber Company (now demolished), were in operation in Hawkinsville. However, the cotton industry ground to a halt in the 1930s as a result of a boll weevil infestation and the poor economy. Hawkinsville turned to alternative crops in the region, and peanuts became the area's next main cash crop (NPS 2021). The



Figure 10. Photograph of Mobley's Garage on Commerce Street in Hawkinsville in 1917 (Georgia Archives).

Heart of Georgia Peanut and Gin Company opened in Hawkinsville in 1968 at the intersection of Jackson Street and Second Street and is still in operation today.

Hawkinsville suffered through the Great Depression like the rest of the nation. By 1930, the city saw a decline in residents with the closing of several businesses and the population dropping down to 2,400 people (US Census). The region experienced some growth during the post-World War II period of development with state and federal roadways built through the region. Historic photographs taken in the early

1900s and 1959 show the evolution of the city (**Figure 11**). Post-1945 architecture was more streamlined and modern with the advances in material technology.

After the war, prefabricated materials and modern building components allowed for rapid construction to meet growing development needs. Architecture became more automobile oriented with Ranch, Masonry Vernacular, and Mid-Century Modern design dominating the residential housing market. Most commercial architecture was simple concrete construction, with modern details occasionally incorporated. The city expanded to over 4,300 residents by 1980 but underwent a period of decline in the following decades where the city suffered a population loss.

Though the Civil Rights movement officially began and made national headlines in the 1950s and 1960s, community leaders in Savannah and Atlanta had been protesting institutionalized white supremacy since the turn of the century. Community leaders in Savannah and Atlanta protested the segregation of public transport and individual resistance persisted across Georgia despite the threat of lynching and repression. The 1940s marked a major change in Georgia's struggle for Civil Rights as increased urbanization and industrialization caused by the New Deal and World War II made major changes within the American economy. Riots were common on Georgia's army bases as Black soldiers, emboldened by their experiences in the war, confronted white supremacy. The political turmoil of the war also presented an ideal opportunity for Black leaders to press for racial change within the South. In 1944, Thomas Brewer, a medical doctor practicing in Columbus, planned an attempt to vote in the Democratic primary, but was turned away from the ballot box along with numerous other Black men. The following year, a legal challenge, *King V. Chapman et al.*, to the Democratic Party's ruling that only white men could vote was successful and upheld in 1946. Due to this, Black registration across the state rose from a small number to nearly 125,000 within a few months. In larger cities such as Atlanta, Macon, and Savannah, Black community leaders used their voting power to vote in more moderate politicians, forcing concessions such as increased spending for Black schools and a higher appointment of Black police officers (Tuck, 2020).

Equality in Georgia backslid with the election of notorious white supremacist Herman Talmadge's election to governor in 1946. Segregation was tightened up in the statute book and state officials sought to outlaw the National Association for the Advancement of Colored People (NAACP), which had been growing rapidly in Georgia due to leaders such as Reverend Ralph Mark Gilbert from Savannah. Gilbert

eventually resigned from his position in the NAACP due to the collapse of the organizations network within the state, with other community leaders such as Brewer being assassinated in 1956 after being threatened by the local Ku Klux Klan (KKK) chapter. The segregation of public schools was deemed unconstitutional in 1954 with the U.S. Supreme Court ruling in *Brown V. Board of Education*. However, many white Georgians resisted integration and often opted for the closure of schools rather than abiding by the court's decision (Tuck, 2020).

The Civil Rights Movement as it's known officially began in the 1960s, with Black Georgians following the lead of the wider Southern Civil Rights Movement.



Figure 11. Left to right: Aerial views of downtown Hawkinsville in 1905 and 1959 (Georgia Archives).

Today the City of Hawkinsville is home to over 4,000 residents and is the terminal of several highways connecting other Georgia county seats (US Census). The main employer for the area is the Warner Robins Air Force Base located nearby.



Figure 12. Photograph of Commerce Street, Hawkinsville in 1950 (Georgia Archives).

The city is home to several historic-age buildings adapted for modern use. The Ocmulgee River still plays an important role in the city and has become the location of two major parks and the center for community and local recreation. The city has attempted to revitalize the community with various programs while preserving its historic qualities. The city still maintains much of its historic integrity with many of the original buildings well preserved along the city streets. A photograph taken in the 1950s shows Commerce Street lined with automobiles (Figure 12).

Survey Methods

The survey was conducted according to the procedures outlined in *The Georgia Historic Resources Survey Manual*. The goal of this survey is to identify any historic-age resources within a defined area identified in the MOA. The purpose of the survey is to mitigate the adverse effect and assist with statewide preservation activities. It is a standard survey that documents the minimum level of information needed for identification of potential historic resources. It is not an intensive survey needed for official local preservation designations, National Register nominations, or environmental compliance purposes. This survey serves as a foundation for future, more intensive preservation activities and evaluations. Individual resources were identified and documented; however, formal eligibility evaluations were not conducted for each resource. A high-level resource and district evaluation was conducted to identify any individual resources or survey areas that should be investigated in future studies and formal evaluations. This survey may be useful for the potential:

- Identification of buildings and districts that may qualify for listing in the Georgia and National Register of Historic Places;
- Assistance with preservation efforts of Georgia's Certified Local Governments;
- Guidance of economic development activities and land-use planning;
- Promotion of research of state and local history and architecture;
- Increased awareness of, and interest in, a community's historic buildings.

The survey involved the use of topographic maps, land parcel data available through the Pulaski County database, historic aerials, and Sanborn maps to identify potentially historic parcels and structures. The area was surveyed over the course of several days with systematic coverage of the project area. Each assigned resource within the determined boundaries was assessed for historic significance and architectural integrity. The survey work was conducted by professional staff who meet the National Park Service and Secretary of the Interior Qualifications for History and Architectural History.

Resources that were previously surveyed were investigated with this survey. The previously recorded resources were primarily located in the eastern portion of the survey limits, within the NRHP-listed Hawkinsville Commercial and Industrial Historic District. Documentation on their status (extant or non-extant) was noted as was assessment on any potential alterations since their last survey. Newly recorded resources were primarily located in the western portion of the study limits. A structure with architectural integrity is one that generally retains its original location, design, setting, materials, workmanship, feeling, and association. Included in the survey are historic-age resources that may have compromised integrity or that may be lacking in historic significance and have been noted in GNAHRGIS.

All identified resources were approximately 40 years old or older at the time the fieldwork was performed in April 2019 through July of 2023 by various Terracon staff. The earliest construction date for inclusion in the survey was 1983 (pre-1984). Empty land parcels were not accounted for in the survey. However, land parcels may have been identified as "vacant lots" in the Pulaski County land parcel database and contained resources identified as historic age. These sites were examined during the field visits.

Each historic-age resource was photographed, field notes were taken using the Georgia Historic Resource Survey Form as guidance, and a resource number was assigned. Sources utilized for age determination and architectural style and type description included Lee and Virginia McAlester's *A Field Guide to American Houses*, the *Georgia Historic Resources Survey Manual*, *HPD's House Types in*

Georgia, A Visual Guide to Architecture by Francis D.K. Ching, *Georgia's Living Places: Historic Houses in their Landscaped Settings, Residential Architectural Styles in Georgia, and Guidelines for Evaluation: The Ranch House in Georgia* by New South Associates. Work was performed in compliance with federal and state standards including:

- Secretary of the Interior's *Standards for Archaeology and Historic Preservation, which include the Standards for Evaluation, Identification, and Registration*. The project work was prepared in general accordance with the *National Register Bulletin: Guidelines for Local Surveys: A Basis for Preservation Planning*.
- HPD guidance materials for identifying and documenting Georgia's historic resources, including the *Georgia Historic Resources Manual*, March 2023.
- *Georgia's Natural, Archaeological, and Historic Resources Geographic Information System (GNAHRGIS) Guide*, August 2022. Including "Tips for Using GNAHRGIS as part of a Georgia Historic Resources Survey," and the "Historic Resources Survey Programs GNAHRGIS Primer."

A high-level resource and district evaluation was based on the standard 1990 guidance (revised in 1995) from *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*. General evaluation was based on the following criteria:

The quality of significance in American history, architecture, archaeology, engineering, and culture present in districts, sites, buildings, structures, and objects that passes integrity of location, design, setting, materials, workmanship, feeling and association, and meet one or more of the following:

- A. *That are associated with events that have made significant contribution to the broad patterns of our history; or*
- B. *That were associated with the lives of significant person (s) in our past; or*
- C. *That embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*
- D. *That have yielded, or may be likely to yield, information in history or prehistory.*

Survey Results

The survey identified a total of 145 historic-age resources. Of that total, 52 were previously recorded historic-age resources, and 77 were newly surveyed. Of those resurveyed, 16 were determined to be no longer extant (see **Appendix C**). **Appendix A** includes a complete list of the survey data and **Appendix B** includes a map of the survey results.

The recorded resources were entered into GNAHRGIS, when applicable architectural and historical details were added where possible. The Pulaski County Courthouse (GNAHRGIS No. 55036), listed in the NRHP in 1980 was not labeled as such and therefore this information was included within the data entry. It does appear the Pulaski County Courthouse is labeled a NRHP-listed resource under GNAHRGIS No. 248607. This information was not recorded on both numbers within GNAHRGIS, it was only added to the older (55036) number. The same applies to the Old Opera House/Hawkinsville City Hall – Auditorium, recorded under 55033 and 249617. The Opera House was updated under the older number (55033).

Resource Types

Building type refers to the overall form of the building, the outline of the main or original part of the building, as well as the general layout of the rooms. A building type is determined by many factors, including plan, stories, arrangement of roofs, porches, windows, etc. and date of construction. Additionally, some buildings may have subtypes. Subtypes are determined by a standard type of building with several variations within the standard type (House Types in Georgia, nd). The three most prevalent examples in the survey area are Commercial Building types (54%), Single family residences (24%), and those resources that were “Not determined” or classified as “Other Building Type” (20%). The remaining resources are made up of various types, including healthcare, industrial, places of accommodation, Public (Government), and road or vehicular related buildings.

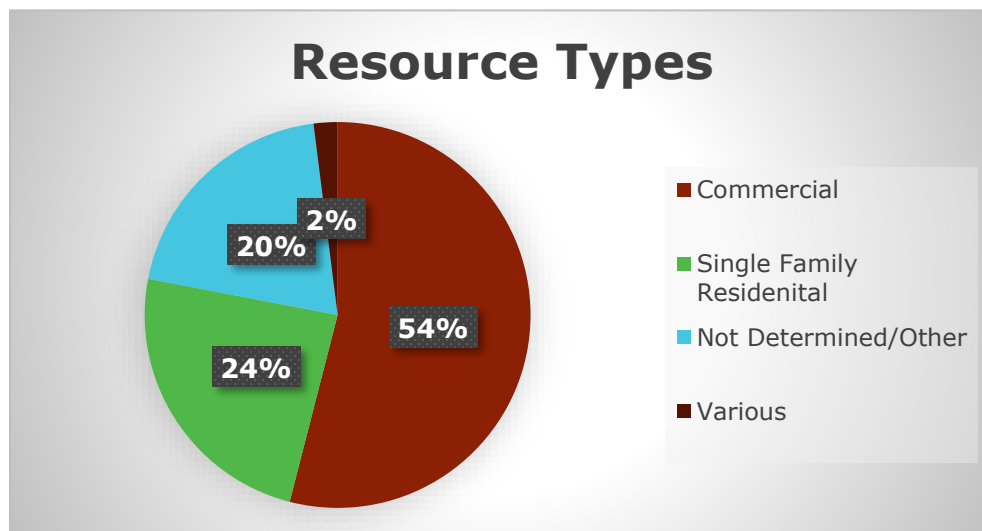


Figure 13. Surveyed resource types.

Commercial Building Types and Subtypes

The City of Hawkinsville downtown area contains a variety of historic buildings that include both attached and detached commercial buildings (**Figure 14**). There are also several examples of individual buildings designed in the more elaborate Revival and Art Deco styles. Many of the commercial buildings have designs that incorporate components of multiple architectural styles including Classical, Italianate, and Victorian elements. The building's conditions vary from a few vacant and dilapidated structures to many that have been preserved and upgraded for modern use.

Of the Commercial Building Types, there were:

- Two identified as a Commercial Block (2+ stories)
- Six retail (one story) – Commercial
- 44 Single Retail (one-story) – Commercial
- 18 Single Retail (two-story) – Commercial



Figure 14. Examples of the Commercial Building Types, No. 55037 – Commercial Block (2+ stories) and No. 287407 - Single Retail (one story) – Commercial.

Single Family Building Type and Subtypes

Of the Single-family residential types, there were:

- 21 were identified as Single-family house types – One-story
- Five were identified as Single-family house types – Two-story
- Four were identified as Single-family house types – Other

Of the Single-family house types that were identified as one-story (21), five were further defined as a Bungalow, front gable subtype; three were defined as Compact Ranch subtype; one was identified as an American Small House; one was identified as a Manufactured House; and for the remaining 10, a sub-type could not be defined.

Of the Single-family house types that were identified as two-stories, three were identified as Queen Anne subtypes; one was identified as a Georgian house type; and one was not identifiable. Of the Single-family house types that were identified as “Other” (4) and one that was identified as “Unable to determine type”, the surveyor was not able to identify a subtype. Of the 18 “Not Determined (Building)” type and eight “Other Building Type” resources, they were identified as “Single family house type: Unable to Determine Subtype”.



Figure 15. Examples of the Single-Family Building Type. Left to right and top to bottom: Nos. 287250, 287259, 54927, and 287309.

Industrial Building Types

Industrial/agricultural buildings in Hawkinsville were some of the most economically important buildings in the city as they were associated with the successful cotton, peanut, and lumber industries. They can be found just outside the main street area along Houston Street and include factories, mills, and warehouses, cotton gins, ice and power plants, loft-type manufacturing buildings, and warehouses. The industrial development primarily consists of what is classified as vernacular architecture. The vernacular style is “often characterized by what it is not: it is not high-style design created by professional architects and based on academic or theoretical principles. Rather, it is the skill of traditional building construction passed from one generation of builders to the next in a practical hands-on way” (Turner 2013). Vernacular architecture tends to be commonplace and made from local materials. The vernacular style reflects the everyday life and experience of people within a culture or region, especially among the many mills and factories in Georgia. The industrial buildings found along 2nd Street and Houston Street are simple wood-frame and/or metal material vernacular structures with heavy timber components and metal roofs. Several grain silos and cisterns remain intact on the properties. While several industrial/agricultural properties remain intact, they do not appear to represent a district.



Figure 16. Industrial and Agricultural Types, Nos. 287297 and 287300.

Various Building Types

Six buildings were identified as being of the Industrial Building type; three were identified as being of the "Public/Government Building Types"; three were identified as being "Road-Related Building Types"; two buildings were identified as of the "Entertainment/Recreation/Cultural Building Types," two were identified as being of the "Places of Accommodation" type; and one building was identified as being of the "Health Care building type".



Figure 17. Example photographs of Public/Governmental Building Types (No. 287932); Entertainment/Recreation/Cultural Building Types (No. 55053); Places of Accommodation (No. 287234); Industrial Building Types (No. 287292).

Identified Architectural Styles

Building style refers to the decoration or ornamentation that has been used on a building in a systematic pattern or arrangement. Additionally, style also refers to the design of the overall form of a building and includes the proportion, scale, massing, symmetry or asymmetry, and the relationships among parts such as solids, voids or height, depth, and width. Floor plan, interior layout, and construction materials and techniques can also be used to define style (GA HPD, 1991).

Building types, not including Ranch or Split-Level types, that did not exhibit any academic style were identified as having no academic style. Ranch house and Split-Level type houses that did not exhibit any academic style were noted as plain style.

Table 1 provides a summary of the survey findings, including 39 that were identified as having “No Academic Style” (based on the surveyor’s opinion). A discussion of the most common types of buildings and styles are discussed after the table.

Table 1. Building Count by Architectural Styles.

Architectural Style	Building Count
Art Deco	1
Colonial Revival	7
Commercial	42
Contemporary	5
Craftsman	3
Dutch Colonial Revival	1
English Vernacular Revival	1
Folk Victorian	1
Georgian	1
Italianate	5
Modern Movement - Other	2
Neoclassical Revival	6
No Academic style	39
Plain-style (Ranch and Split-level Houses)	3
Romanesque Revival	1
Mixed Styles	12
Total Resource Count	130*

**This count does not include the demolished resources.*

The historic-age resources identified in the survey include mostly commercial buildings in the downtown area and surrounding single-family residences. In addition to these commercial and single-family residential resources, there are two civic properties. The date of construction for these buildings ranged from the 1870s to the 1980s. Most of the historic-age buildings are commercial structures built in the late 1800s and early 1900s (**Figure 18**).

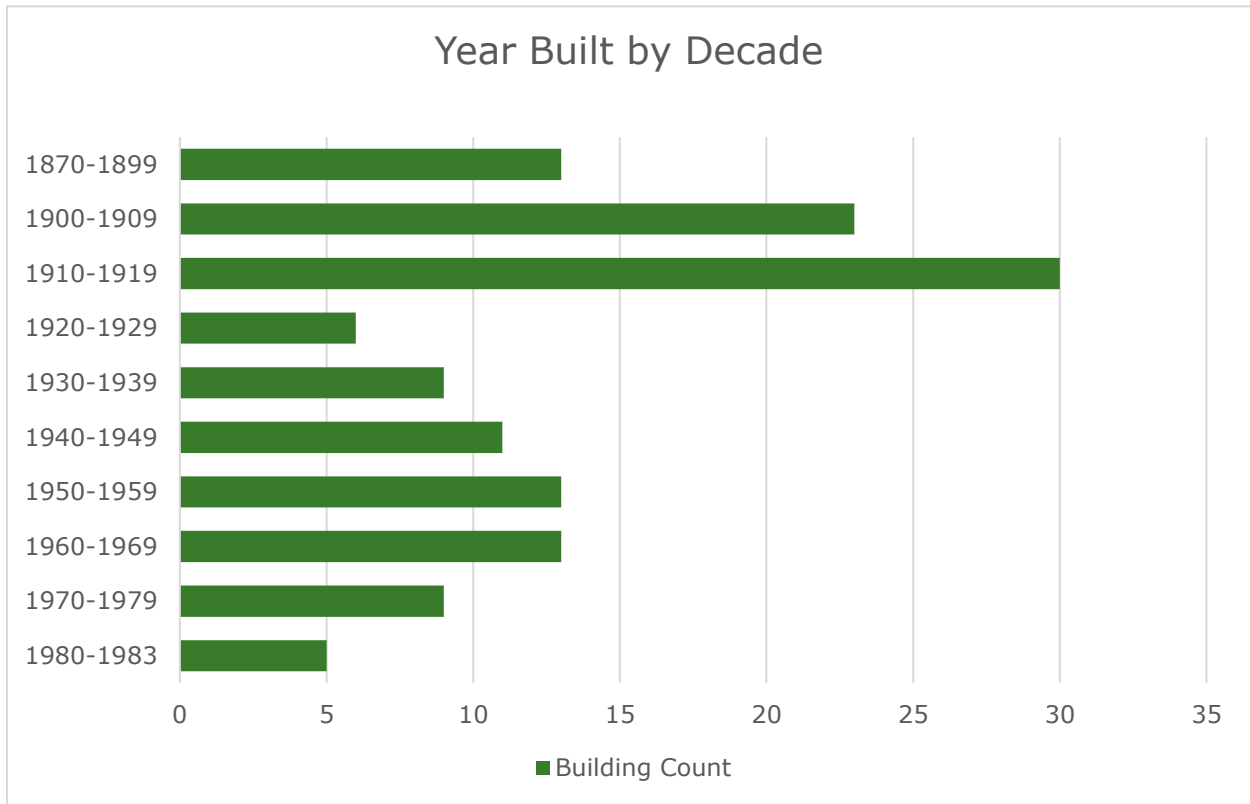


Figure 18. Surveyed resources by year built (decade).

Colonial Revival

The Colonial Revival style was an expression of renewed interest in colonial architecture which was itself inspired by English precedents. The Colonial Revival style was popular in Georgia from the 1890s through the 1960s. This style exhibits symmetrical elements with a focus on the central entryway which is elaborated with a pediment supported by pilasters or columns. The use of broken pediments, fanlights and sidelights is common. Classical cornices with dentils or modillions are usually present and these features tend to be larger than the original colonial details. Windows used for this style feature arches, double hung sashes and usually in six over six or nine over nine configuration and may be paired. Walls are composed of masonry, masonry veneer, or wood and the roof may be hipped or side gabled with dormers (GA DNR, 1991). The Colonial Style was the design style of choice for many residential homes, commercial businesses, and government (public) facilities (**Figure 19**).



**Figure 19. Examples of the Colonial Revival style from left to right:
Nos. 54801, 287271, 55033, and 287250.**

A subtype of the Colonial Revival style of architecture includes Dutch Colonial Revival. The most common form consists of a front facing gambrel, occasionally with a cross gambrel at the rear to fit into narrow streetcar suburb lots. Side gambrels, usually with long shed dormers, became the predominant form in the 1920s and 1930s (McAlester 2017:410). This house style borrows distinctive features from the Dutch

tradition where “the first floor may have a small entry porch with columns...and occasionally a front-facing gable in the gambrel shape is present” (GA DNR, 1991).



Figure 20. Example of a Dutch Colonial Revival in Hawkinsville, No. 287232

Commercial Plain Style

Most of the buildings in the city date from the New South era and boom years (1870-1920s) with the prosperous agricultural and industrial economies on the local and state levels. Most of the buildings that comprise the commercial district are late 19th and early 20th-century one- and two-part, brick buildings. Many are attached with storefronts and large windows, lining the main street in the business district (primarily along Commerce Street). Attached commercial buildings are also located along Jackson Street. These were built in the typical masonry vernacular commercial storefront style, many with locally available brick. Awnings and large signage often covered the front façade to provide a canopy over the entrance. Decorative brick work was common on residential and commercial buildings, as was the minor addition of masonry or stone detailing. These details can be found primarily along the front façade just below the flat roofline of commercial buildings. Some of the buildings are the plain masonry (brick or concrete) designed in the Plain Commercial style typical of the early 1900s. In total, 42 examples of Commercial Plan buildings were identified with the survey area. However, many of the commercial brick buildings have decorative details that were inspired from the Classical, Colonial, Neoclassical, and Italianate styles that were popular in the booming railroad years of the late 1800s and early 1900s (examples in **Figure 21**). The more stylized buildings typically include some form of decorative details such as arched windows, molding, cornices, brackets, ornate parapets, cast-iron elements, and stone or brick work.



Figure 21. Commercial Type buildings from left to right: Nos. 55039, 287408, 55040, and 287344

Contemporary

The Mid-Century Modern style of architecture primarily dates from the post-World War II era (1945-1960) and is an adaptation of various modernist movements. Frequently referred to as “Contemporary,” it was popular between 1945 and 1990. Buildings were often constructed of concrete block or other masonry units with slab foundations; common features include low-pitched gable or flat roofs with medium to wide overhanging eaves, slanted beam pole supports, smooth stucco exterior, and awning or jalousie windows. Eventually, windows became a key feature of many spaces as they became larger and more prominent, such as trapezoidal windows in gable ends or window walls of single pane fixed glass. Another characteristic often used with this style is decorative grilles or ornamental masonry elements incorporated into the front porch or exterior carport wall and commonly referred to as concrete screen or “breeze” block. The style has a refined simplicity and is found regularly in residential structures in Florida communities as well as public buildings as architects moved to this style of architecture (**Figure 22**).



**Figure 22. Contemporary buildings left to right and top to bottom:
Nos. 287330, 287472, 287480, and 287932.**

Craftsman

The Craftsman style is American in origin and the most popular style in the 20th century. This style was created and popularized in California and spread throughout the country via pattern books and magazines. The Craftsman style was a break from the revival styles and characterized a movement towards modern architecture. This style was influenced by the English Arts and Crafts movement as well as Japanese architecture practices. The Craftsman style was utilized in houses in rural, small town, and city settings from the 1910s through the 1930s. The Craftsman style uses a wide variety of materials both for structural and aesthetic purposes. The low-pitched roof is usually gabled or hipped which gives the style a generally horizontal look and the widely overhanging eaves are open with exposed rafters. The large gables have decorative brackets or braces at the eaves and may be covered with half timbering. Roof dormers can be found in some examples. The exterior walls are most often wood but may be covered with shingles or a masonry veneer of stone or brick. The porches on Craftsman style buildings have short square columns set on heavy masonry piers extending to the ground. Craftsman style houses are most often asymmetrical with a generally open and functional plan and the style is most often associated with the Bungalow house type (GA DNR, 1991). The Bungalow house forms are long and low with irregular floor plans within an overall rectangular shape. Integral porches are common, as are low pitched roofs with wide overhangs. The Bungalow type is divided into four subtypes based on roof form and orientation: front gable, side gable, hip, and cross gable. The front and side gabled versions of the Bungalow greatly outnumber the hipped bungalows, while cross gable Bungalows are rare. Bungalows were very popular in all regions of Georgia between 1900 and 1930 and can be found in rural and urban areas (House Types in Georgia, nd).



Figure 23: Craftsman Bungalow Style (ca. 1920), No. 55101

Italianate

Beginning in England as part of the Picturesque movement, Italianate architecture emphasized rambling, informal Italian farmhouses. Reminiscent of Italian villas, the style features two to three stories; low pitch roofs with overhanging eaves and decorative brackets; tall, narrow windows; and square towers with little decorative detailing other than formal window crowns, triangular pediments, and limited cornice moldings. Most American examples of the style are town houses and are predominantly masonry construction with horizontal belt courses and quoins. By the 1860s, the style had overshadowed its earlier companion, the Gothic Revival. Most surviving examples date from 1855 – 1880, and the earliest examples have relatively simple detailing and styles while later examples are highly decorated (McAlester 2017). In Georgia, the style precedes the Civil War and through Reconstruction, appearing mainly in cities during the 1850s and 1870s (GA DNR 1991). Examples of the Italianate style in Hawkinsville are shown in **Figure 24** and **Figure 25**.



Figure 24. Italianate style, No. 55074



Figure 25. Examples of the Italianate style, Nos. 55048 and 55035.

Neoclassical Revival

The Neoclassical Revival style was very popular for residential homes and commercial buildings in the state of Georgia (**Figure 26** and **Figure 27**). The style grew out of a renewed interest in classically



Figure 26. Example of Neoclassical Revival style building, No. 54804.

inspired architecture and a reaction against the Victorian styles. This style is noted as drawing inspiration from the Early Classical Revival and Greek Revival styles of the early 1800s and would often combine elements and features of Greek and Roman inspiration. Sometimes the Georgian and Federal styles were used as sources as well. The Neoclassical Revival style was used in Georgia's rural areas, cities, and small towns from the 1890s through the 1930s. The most common feature of the Neoclassical Revival style is the use of a dominant full height front portico with classical columns. The front portico may be at the entryway or may cover the entire façade. The portico may have a triangular pediment or be part of the overall roof. A full height entry portico is often coupled with a one-story full

façade porch. The façade is usually symmetrical, and the central entrance is surrounded with pilasters and columns and elaborated with fanlights, sidelights, and transoms. There is almost always a classical cornice with dentils or modillions. The roof is usually hipped and may have a balustrade. A porte cochere and side porches supported by columns are also common (GA DNR, 1991).

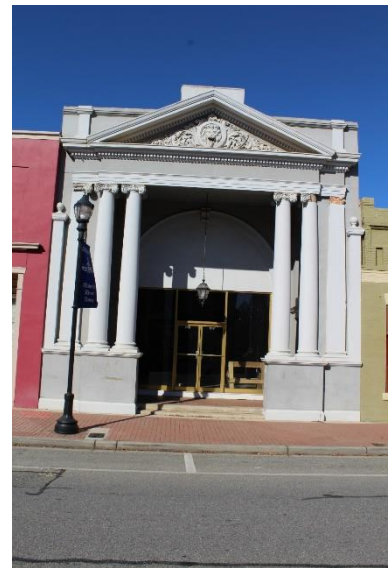


Figure 27. Example of the Neoclassical Revival style, No. 55056

No Academic Style

In some instances, the surveyor was unable to associate a building with a specified style as no clear style was evident. In that case, while a building type may be determined, it was decided that the building depicted No Academic Style. Examples of these resources are located in **Figure 28**.



Figure 28. No style examples left to right and top to bottom: Nos. 28744, 287255, 287306, 287336.

Plain (No Style)

The Plain styled Ranch is a simple, unadorned red-brick house relying on the architectural fundamentals of form, roofline, window and door openings, and wall treatments (Cloues).

Ranch (House-Type)

The Ranch house type has a long, narrow, rectangular shape, with or without projections. The bedrooms are generally clustered on one end, the principal entry and living spaces near the center, and the garage or carport at the other end. The roof is typically very low pitched and is usually a gable or hipped design but can vary widely with butterfly, shed, or flat roof types. There are eight different subtypes of the Ranch house types and include the Compact, Linear, Linear with Clusters, Courtyard, Half Courtyard, Bungalow, Rambling, and Alphabet Ranch. The Ranch type was popular in rural and urban environments and became popular in Georgia starting in the 1930s. Most of the Ranch homes constructed in Georgia were built between 1940 and the 1970s (Sullivan, Reed, and Fedor, 2010).

Compact (Sub-Type)

The Compact Ranch type is characterized by its small and simple layout. Proportionally, the building is a rectangle, almost a square, with a length-to-width ratio of less than 2:1, with the length of the front of the house being less than twice the length of the sides of the house. Slightly larger examples may include a carport (Sullivan, Reed, and Fedor, 2010).

Examples of Compact Ranches recorded in the survey are located at 34 First Street and 8 First Street.



Figure 29. Plain-style Compact Ranches left to right: Nos. 287368 and 287279

Miscellaneous Styles

During the survey the following styles were documented, however, were not dominant styles. This section highlights the lesser, but nonetheless, important styles located within the surveyed areas. Examples of the miscellaneous styles are represented in **Figure 30 - Figure 33**.



Figure 30. Example of an English Vernacular Revival building, No. 55096.



Figure 31. Example of a Romanesque Revival building, No. 55096.



Figure 32. Example of a Folk Victorian building, No. 55050.



Figure 33. Example of a Georgian style building, No. 54802.

Recommendations for Future Preservation Efforts

Downtown Hawkinsville has an excellent representation of extant historic resources from its early development along the river in the late 1800s and early 1900s. Many of the buildings maintain their architectural integrity, especially within the existing NRHP-listed Hawkinsville Commercial and Industrial Historic District (NRHP 04001349). This survey investigated the current district as well as areas to the west of the district. While there have been several demolitions within the district, it maintains its overall integrity and no district boundary changes are recommended. While historic-age buildings were identified to the west, this area does not appear to qualify for a district (independently or as part of an expanded district).

The city has implemented several historic preservation initiatives including design guidelines, historic walking tours, and the Main Street program. The city should continue to look for ways to incorporate historic preservation into their economic development plans.

Some buildings in the Hawkinsville Commercial and Industrial Historic District do **not** appear to be following the City of Hawkinsville Downtown Local Historic District Guidelines. While the guidelines were written for the local district, they roughly follow the Secretary of the Interior’s Guidelines for Rehabilitation and could be utilized to determine if a building has been altered with materials or methods that are not in keeping with the Secretary of the Interior’s Standards, and therefore, may imply that some buildings are no longer contributing to the overall NRHP Historic District. Future surveys should review the resources located within the entirety of the Historic District and be evaluated for their contributing or non-contributing status.

Potentially NRHP-Eligible Buildings

The following is a list of buildings that were identified as being potentially eligible for listing in the NRHP. These recommendations are based on Terracon’s understanding of the NRHP Criteria, defined in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation (1990, revised in 1997)*. Georgia HPD has not concurred with these recommendations. The following buildings were evaluated from the right-of-way and minimal background research was performed; however, the resources in **Table 2** appear to be good examples of their styles and while most are not within the listed Historic District, they appear worthy of individual distinction.

Table 2. Potentially Eligible Historic Resources within the Survey Area.

GNAHRGIS No.	Name/Address	Style/ Year Built	NRHP Criteria
54804	Clark Funeral Home & Georgia Crematory/ Colonial Inn	Neoclassical Revival/ Beaux Arts Classicism	Local Level C
54801	158 Commerce Street 417	Colonial Revival	Local Level C
55037	Hotel Hawkinsville/New Pulaski Hotel/Huggins Building 135 Commerce Street	Neoclassical Revival/ Italian Renaissance Revival	Local Level A, C

GNAHRGIS No.	Name/Address	Style/ Year Built	NRHP Criteria
55040	FH Bozeman Insurance Building/ Hampton House Bakery 121 Commerce Street, 326-328	Colonial Revival/ Commercial Plan style (20 th -c.)	Local Level C
55091	The Columns 155 S Dooley Street 111	Neo Classical Revival c1900	Local Level C
55098	178 N Dooley Street 216	Folk Victorian/Queen Anne c1890	Local Level C
55099	184 N Dooley Street 302	Folk Victorian/Queen Anne c1870	Local Level C
55100	190 N Dooley Street 308	Folk Victorian/Queen Anne c1880	Local Level C

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Appendix A

Inventory of Recorded Resources



Resource ID	Resource Type	Building Resource Sub - Type	Property Name	Address(es)	Current Use(s)	Architectural Style(s)	Construction Year	Eligible For National Register Listing?
55136	Single-family house types - One-story	Unidentified house type (One Story)		20 Progress Ave; 216	Domestic (Residential) Use - Single Dwelling (Single Living Unit)	No Academic style	1957	No
55134	Single-family house types - One-story	Bungalow - front gable		22 Second St; 420	Domestic (Residential) Use - Single Dwelling (Single Living Unit)	Craftsman	1930	No
55133	Single-family house types - One-story	Unidentified house type (One Story)		28 Second St; 414	Domestic (Residential) Use - Single Dwelling (Single Living Unit)	No Academic style	1910	No
55132	Single-family house types - One-story	Unidentified house type (One Story)		32 Second St; 408	Vacant/Not In Use	Folk Victorian	1900	No
55101	Single-family house types - One-story	Bungalow - Cross gable		194 N Dooley St; 310	Domestic (Residential) Use - Single Dwelling (Single Living Unit)	Craftsman	1920	No
55100	Single-family house types - Two-story	Queen Anne house		190 N Dooley St; 308	Domestic (Residential) Use - Single Dwelling (Single Living Unit)	Folk Victorian, Queen Anne	1880	Yes
55099	Single-family house types - Two-story	Queen Anne house		184 N Dooley St; 302	Domestic (Residential) Use - Single Dwelling (Single Living Unit)	Folk Victorian, Queen Anne	1870	Yes
55098	Single-family house types - Two-story	Queen Anne house		178 N Dooley St; 216	Domestic (Residential) Use - Single Dwelling (Single Living Unit)	Folk Victorian, Queen Anne	1890	Yes
55097	Single-family house types - One-story	Unidentified house type (One Story)		174 N Dooley St	Domestic (Residential) Use - Single Dwelling (Single Living Unit)	Neoclassical Revival	1900	No
55096	Single-family house types - Other	Single family house type: Unable to Determine Subtype		172 N Dooley St; 210	Domestic (Residential) Use - Single Dwelling (Single Living Unit)	English Vernacular Revival	1925	No
55094	Single-family house types - One-story	Bungalow - front gable	LA Jordan House	191 North Dooley St 309	Domestic (Residential) Use - Single Dwelling (Single Living Unit)	Craftsman	1935	No
55093	Single-family house types-Unable to determine type	Single family house type: Unable to Determine Subtype	Jelks House	181 N Dooley St	Domestic (Residential) Use - Single Dwelling (Single Living Unit)	Neoclassical Revival	1890	No
55091	Single-family house types - Two-story	Unidentified house type (Two Story)	The Columns	155 S Dooley St 111	Domestic (Residential) Use - Single Dwelling (Single Living Unit)	Neoclassical Revival	1900	Yes



Resource ID	Resource Type	Building Resource Sub - Type	Property Name	Address(es)	Current Use(s)	Architectural Style(s)	Construction Year	Eligible For National Register Listing?
55075	Commercial Building Types (retail & office)	Single Retail (two story) - Commercial		10 N Jackson St; 216, 220	Vacant/Not In Use	Commercial Plain-style (early 20th-c.)	1906	No
55074	Commercial Building Types (retail & office)	Single Retail (two story) - Commercial	Masonic Lodge Building	8 N Jackson St; 214	Vacant/Not In Use	Italianate	1906	No
55065	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial	Bryant's Barber Shop	88 Commerce St; 215	Commerce/Trade - Store - Retail	No Academic style	1910	No
55064	Not Determined (Building)	Single family house type: Unable to Determine Subtype		86 Commerce St	Commerce/Trade - Store - Retail, Commerce/Trade - Store - Specialty Store/Shop	No Academic style	1900	No
55063	Not Determined (Building)	Single family house type: Unable to Determine Subtype		84 Commerce St; 213	Commerce/Trade - Store - Retail	Commercial Plain-style (early 20th-c.)	1915	No
55062	Commercial Building Types (retail & office)	Single Retail (two story) - Commercial	Smith's Pagentry	90 Commerce St	Commerce/Trade - Store - Retail	No Academic style	1895	No
55061	Commercial Building Types (retail & office)	Single Retail (two story) - Commercial		102 Commerce St	Commerce/Trade - Store - Retail	Commercial Plain-style (early 20th-c.)	1890	No
55060	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial		106 Commerce St; 303	Commerce/Trade - Store - Retail	Commercial Plain-style (early 20th-c.), Stripped Classical	1910	No
55059	Commercial Building Types (retail & office)	Single Retail (two story) - Commercial		108 Commerce St; 305	Commerce/Trade - Business/Office	Commercial Plain-style (early 20th-c.)	1912	No
55058	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial		110 Commerce St; 311	Commerce/Trade - Store - Retail	Commercial Plain-style (early 20th-c.)	1912	No
55057	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial	Fieldstone Antiques	112 Commerce St; 313	Commerce/Trade - Store - Retail	Commercial Plain-style (early 20th-c.)	1912	No
55056	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial	Pulaski Banking Company	114 Commerce St; 315	Commerce/Trade - Financial Institution (Bank/savings & loan/stock exchange)	Neoclassical Revival	1910	No
55055	Commercial Building Types (retail & office)	Single Retail (two story) - Commercial	Hall & Hall Attorneys at Law	116 Commerce St; 317	Commerce/Trade - Professional/Office	No Academic style	1910	No



Resource ID	Resource Type	Building Resource Sub - Type	Property Name	Address(es)	Current Use(s)	Architectural Style(s)	Construction Year	Eligible For National Register Listing?
55054	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial	State Farm	120 Commerce St	Commerce/Trade Business/Office	Commercial Plain-style (early 20th-c.)	1910	No
55053	Entertainment/Recreation/Cultural Building Types	Movie Theater - Entertainment/Recreation/Cultural	Dispatch and News	122 Commerce St	Commerce/Trade Business/Office	Art Deco	1925	No
55052	Commercial Building Types (retail & office)	Single Retail (two story) - Commercial		136 Commerce St; 335	Commerce/Trade Professional/Office	Commercial Plain-style (early 20th-c.)	1910	No
55051	Commercial Building Types (retail & office)	Multiple Retail (one story) - Commercial	JT's Thrift-N-Go	77 Commerce St; 208	Commerce/Trade - Store - Retail	Commercial Plain-style (early 20th-c.)	1890	No
55050	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial		75 Commerce St; 204	Commerce/Trade Business/Office	Romanesque Revival	1900	No
55049	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial		85 Commerce St; 216	Commerce/Trade - Store - Retail	Commercial Plain-style (early 20th-c.)	1910	No
55048	Commercial Building Types (retail & office)	Single Retail (two story) - Commercial		89 Commerce St; 222	Commerce/Trade - Store - Retail	Italianate	1905	No
55047	Commercial Building Types (retail & office)	Single Retail (two story) - Commercial	Renee's Southern Bar & Grill	91 Commerce St; 224	Commerce/Trade - Store - Retail	Commercial Plain-style (early 20th-c.)	1909	No
55046	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial	Lester's Income Tax Service	99 Commerce St; 236	Commerce/Trade - Store - Retail	No Academic style	1912	No
55045	Commercial Building Types (retail & office)	Single Retail (two story) - Commercial		103 Commerce St; 238	Commerce/Trade - Store - Retail	Italianate	1900	No
55043	Commercial Building Types (retail & office)	Single Retail (two story) - Commercial	Batts Drug Company	115 Commerce St; 316	Commerce/Trade - Store - Retail	Commercial Plain-style (early 20th-c.)	1910	No
55042	Commercial Building Types (retail & office)	Single Retail (two story) - Commercial		117 Commerce St; 322	Commerce/Trade - Store - Retail	Commercial Plain-style (early 20th-c.)	1910	No
55041	Commercial Building Types (retail & office)	Single Retail (two story) - Commercial	Clemons Agency, Inc.	119 Commerce St; 324	Commerce/Trade - Store - Retail	Commercial Plain-style (early 20th-c.)	1909	No
55040	Commercial Building Types (retail & office)	Single Retail (two story) - Commercial	FH Bozeman Insurance Building/Hampton House Bakery	121 Commerce St; 326-328	Commerce/Trade Restaurant/bar/cafe	Colonial Revival, Commercial Plain-style (early 20th-c.)	1906	Yes



Resource ID	Resource Type	Building Resource Sub - Type	Property Name	Address(es)	Current Use(s)	Architectural Style(s)	Construction Year	Eligible For National Register Listing?
55039	Commercial Building Types (retail & office)	Single Retail (two story) - Commercial	Buff Building	123 Commerce St; 332	Commerce/Trade - Store - Retail	Neoclassical Revival	1912	No
55038	Commercial Building Types (retail & office)	Multiple Retail (one story) - Commercial		127-131 Commerce St; 336	Commerce/Trade - Store - Retail	Commercial Plain-style (early 20th-c.)	1948	No
55037	Commercial Building Types (retail & office)	Commercial Block (2+ stories)	Hotel Hawkinsville/New Pulaski Hotel/Huggins Building	135 Commerce St	Commerce/Trade - Business/Office	Italian Renaissance Revival, Neoclassical Revival	1908	Yes
55036	Public/Governmental Building Types	County Courthouse - Government	Pulaski County Courthouse	141 Commerce St	Governmental Courthouse - County	Italianate, Neoclassical Revival	1897	Yes
55035	Other Building Type	Single family house type: Unable to Determine Subtype	Old Hawkinsville Fire Station	94 Broad St	Commerce/Trade - Storage (warehouse - commercial, non-industrial, non-agricultural)	Italianate	1917	Yes
55033	Entertainment/Recreation/Cultural Building Types	Opera House - Entertainment/Recreation/Cultural	Old Opera House, Hawkinsville City Hall - Auditorium	42 S Lumpkin St	Rec/Culture/Entertainment - Theater (Opera/Movie/Playhouse)	Colonial Revival	1907	Yes
54928	Multi-family residential types	Other - Apartment		15 Warren St 114-116	Domestic (Residential) Use - Multiple Dwelling (Multiple Living Units)	Colonial Revival, Craftsman	1920	No
54927	Single-family house types - One-story	Unidentified house type (One Story)		17 Warren St; 112	Domestic (Residential) Use - Single Dwelling (Single Living Unit)	No Academic style	1910	No
54804	Places of Accommodation	Tavern/Inn - Accommodation	Clark Funeral Home & Georgia Crematory/ Colonial Inn	142 Commerce St; 351	Funerary - Mortuaries - Funeral Home	Beaux Arts Classicism, Neoclassical Revival	1910	Yes
54802	Single-family house types - Other	Single family house type: Unable to Determine Subtype		156 Commerce St; 413	Domestic (Residential) Use - Single Dwelling (Single Living Unit)	Georgian	1895	No
54801	Single-family house types - Other	Single family house type: Unable to Determine Subtype		158 Commerce St; 417	Domestic (Residential) Use - Single Dwelling (Single Living Unit)	Colonial Revival	1910	Yes
54794	Health Care Building Types	Hospital - Healthcare	R.J. Taylor Memorial Hospital	161 Commerce St	Vacant/Not in Use	Colonial Revival	1938	Yes
287938	Other Building Type	Single family house type: Unable to Determine Subtype		66 N Lumpkin St	Commerce/Trade - Restaurant/bar/cafe	No Academic style	1982	No



Resource ID	Resource Type	Building Resource Sub - Type	Property Name	Address(es)	Current Use(s)	Architectural Style(s)	Construction Year	Eligible For National Register Listing?
287932	Public/Governmental Building Types	County Jail - Government	Pulaski County Emergency Management	34 First St	Governmental - Fire Station	Contemporary	1971	No
287796	Road-Related Building Types	Gas/Service Station - Road related		86 Broad St	Commerce/Trade - Store - Retail	No Academic style	1958	No
287718	Single-family house types - One-story	Unidentified house type (One Story)		21 Warren St	Domestic (Residential) Use - Single Dwelling (Single Living Unit)	No Academic style	1930	No
287526	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial		7 S Jackson St	Commerce/Trade - Store - Specialty Store/Shop	Commercial Plain-style (early 20th-c.)	1912	No
287525	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial		9 S Jackson St	Commerce/Trade - Store - Retail	Commercial Plain-style (early 20th-c.)	1912	No
287523	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial	Step's Gun Works, Inc.	13 S Jackson St	Commerce/Trade - Store - Retail	Commercial Plain-style (early 20th-c.)	1900	No
287522	Commercial Building Types (retail & office)	Single Retail (two story) - Commercial		15 S Jackson St	Commerce/Trade - Store - Retail	Commercial Plain-style (early 20th-c.)	1900	No
287521	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial		17 S Jackson St; 128	Commerce/Trade - Store - Retail	Commercial Plain-style (early 20th-c.)	1900	No
287520	Commercial Building Types (retail & office)	Multiple Retail (one story) - Commercial		74 Broad St	Commerce/Trade - Other	Commercial Plain-style (early 20th-c.)	1947	No
287519	Industrial Building Types	Industrial Warehouse		70 Broad St; C	Commerce/Trade - Storage (warehouse - commercial, non-industrial, non-agricultural)	No Academic style	1947	No
287517	Other Building Type	Single family house type: Unable to Determine Subtype		70 Broad St; B	Commerce/Trade - Other	No Academic style	1947	No
287516	Industrial Building Types	Industrial Warehouse		70 Broad St; A	Commerce/Trade - Storage (warehouse - commercial, non-industrial, non-agricultural)	No Academic style	1947	No
287514	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial		82 Houston St	Rec/Culture/Entertainment - Sports Facility	Commercial Plain-style (early 20th-c.)	1960	No



Resource ID	Resource Type	Building Resource Sub - Type	Property Name	Address(es)	Current Use(s)	Architectural Style(s)	Construction Year	Eligible For National Register Listing?
287513	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial	Riverside Wine & Spirits	80 Houston St	Commerce/Trade - Store - Retail	Commercial Plain-style (early 20th-c.)	1945	No
287511	Commercial Building Types (retail & office)	Single Retail (two story) - Commercial		73 Commerce St; 202	Commerce/Trade - Store - Retail	Italianate	1891	No
287508	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial		79 Commerce St; 210	Commerce/Trade - Store - Retail	Commercial Plain-style (early 20th-c.)	1912	No
287507	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial		81 Commerce St	Commerce/Trade - Store - Retail	Commercial Plain-style (early 20th-c.)	1912	No
287505	Commercial Building Types (retail & office)	Single Retail (two story) - Commercial	The Newberry Foundation	87 Commerce St; 218	Commerce/Trade - Store - Retail	Commercial Plain-style (early 20th-c.)	1912	No
287503	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial		97 Commerce St; 234	Commerce/Trade - Store - Retail	Commercial Plain-style (early 20th-c.)	1880	No
287480	Other Building Type	Single family house type: Unable to Determine Subtype		52 S Lumpkin St; 116	Commerce/Trade - Professional/Office	Contemporary	1960	No
287477	Single-family house types - Other	Single family house type: Unable to Determine Subtype		46 S Lumpkin St	Commerce/Trade - Store - Retail	No Academic style	1950	No
287476	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial		44 S Lumpkin St	Commerce/Trade - Store - Retail	Commercial Plain-style (early 20th-c.)	1945	No
287472	Public/Governmental Building Types	City Hall - Government		42 S Lumpkin St; 319	Governmental - City/Town Hall	Contemporary	1950	No
287467	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial		92 Broad St	Commerce/Trade - Store - Retail	Commercial Plain-style (early 20th-c.)	1966	No
287456	Commercial Building Types (retail & office)	Commercial Block (2+ stories)	Planters First Bank	105 Commerce St	Commerce/Trade - Financial Institution (Bank/savings & loan/stock exchange)	No Academic style	1962	No
287416	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial		40 First St	Commerce/Trade - Restaurant/bar/cafe	Commercial Plain-style (early 20th-c.)	1960	No
287415	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial	Corner Liquor Store	44 First St	Commerce/Trade - Restaurant/bar/cafe	Commercial Plain-style (early 20th-c.)	1960	No



Resource ID	Resource Type	Building Resource Sub - Type	Property Name	Address(es)	Current Use(s)	Architectural Style(s)	Construction Year	Eligible For National Register Listing?
287412	Industrial Building Types	Mill (gristmill, sawmill; waterpowered) - Industrial		64 S Houston St	Industry - Mill (Manufacturing/Processing Facility) - Grain Processing	No Academic style	1960	No
287409	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial		60 Houston St	Commerce/Trade - Store - Retail	No Academic style	1907	No
287408	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial		74 Commerce St; 201	Commerce/Trade - Store - Retail	Commercial Plain-style (early 20th-c.)	1937	No
287407	Commercial Building Types (retail & office)	Multiple Retail (one story) - Commercial		78 Commerce St; 203	Commerce/Trade - Store - Retail	Commercial Plain-style (early 20th-c.)	1900	No
287382	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial		76 Commerce St; 207	Commerce/Trade - Store - Specialty Store/Shop	Commercial Plain-style (early 20th-c.)	1900	No
287377	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial		92 Commerce St	Commerce/Trade - Store - Retail	Commercial Plain-style (early 20th-c.)	1912	No
287376	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial		94 & 96 Commerce St	Commerce/Trade - Store - Retail	Commercial Plain-style (early 20th-c.)	1912	No
287374	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial		98 Commerce St; 233	Commerce/Trade - Store - Retail	Commercial Plain-style (early 20th-c.)	1912	No
287373	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial		100 Commerce St; 235	Commerce/Trade - Business/Office	Commercial Plain-style (early 20th-c.)	1912	No
287369	Road-Related Building Types	Parking - Structure		30 First St	Governmental - Fire Station	Commercial Plain-style (early 20th-c.)	1981	No
287368	Single-family house types - One-story	Ranch House - Compact	Pulaski County Sheriff's Office - Jackson Street Annex	34 First St	Governmental - Government Office - Federal	Plain-style (Ranch and Split-level Houses)	1950	No
287367	Other Building Type	Single family house type: Unable to Determine Subtype		13 N Jackson St	Commerce/Trade - Business/Office	No Academic style	1912	No
287355	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial		104 Commerce St	Commerce/Trade - Business/Office	Commercial Plain-style (early 20th-c.)	1940	No
287350	Commercial Building Types (retail & office)	Multiple Retail (one story) - Commercial		130 Commerce St	Commerce/Trade - Professional/Office	Commercial Plain-style (early 20th-c.)	1971	No



Resource ID	Resource Type	Building Resource Sub - Type	Property Name	Address(es)	Current Use(s)	Architectural Style(s)	Construction Year	Eligible For National Register Listing?
287345	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial		70 N Lumpkin St	Commerce/Trade - Restaurant/bar/cafe	No Academic style	1971	No
287344	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial		76 N Lumpkin St	Commerce/Trade - Store - Retail	Commercial Plain-style (early 20th-c.)	1906	No
287342	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial		45 S Lumpkin St	Governmental - Government Office - City	No Academic style	1980	No
287340	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial		112 Broad St	Commerce/Trade - Business/Office	Contemporary	1970	No
287338	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial	Jo's Pizza	116 Broad St; 365	Commerce/Trade - Restaurant/bar/cafe	No Academic style	1960	No
287337	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial		154 S Dooley St	Commerce/Trade - Store - Retail	No Academic style	1964	No
287336	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial	Express Laundry	145 Commerce St	Commerce/Trade - Store - Specialty Store/Shop	No Academic style	1956	No
287334	Road-Related Building Types	Gas/Service Station - Road related		147 Commerce St; 364	Transportation - Road Related - Automobile/Truck Services (Fuel, Repairs/Maintenance)	No Academic style	1970	No
287333	Other Building Type	Single family house type: Unable to Determine Subtype	M.E. Roden Memorial Library	151 Commerce St	Education - Library (Non-School Related)	Modern Movement - Other	1981	No
287332	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial		153 Commerce St	Commerce/Trade - Store - Retail	Modern Movement - Other	1963	No
287330	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial		155 Commerce St	Commerce/Trade - Business/Office	Contemporary	1960	No
287311	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial		144 Broad St	Commerce/Trade - Store - Retail	No Academic style	1979	No
287309	Single-family house types - One-story	Unidentified house type (One Story)		6 Bembry Cir	Domestic (Residential) Use - Single Dwelling (Single Living Unit)	Colonial Revival	1942	No



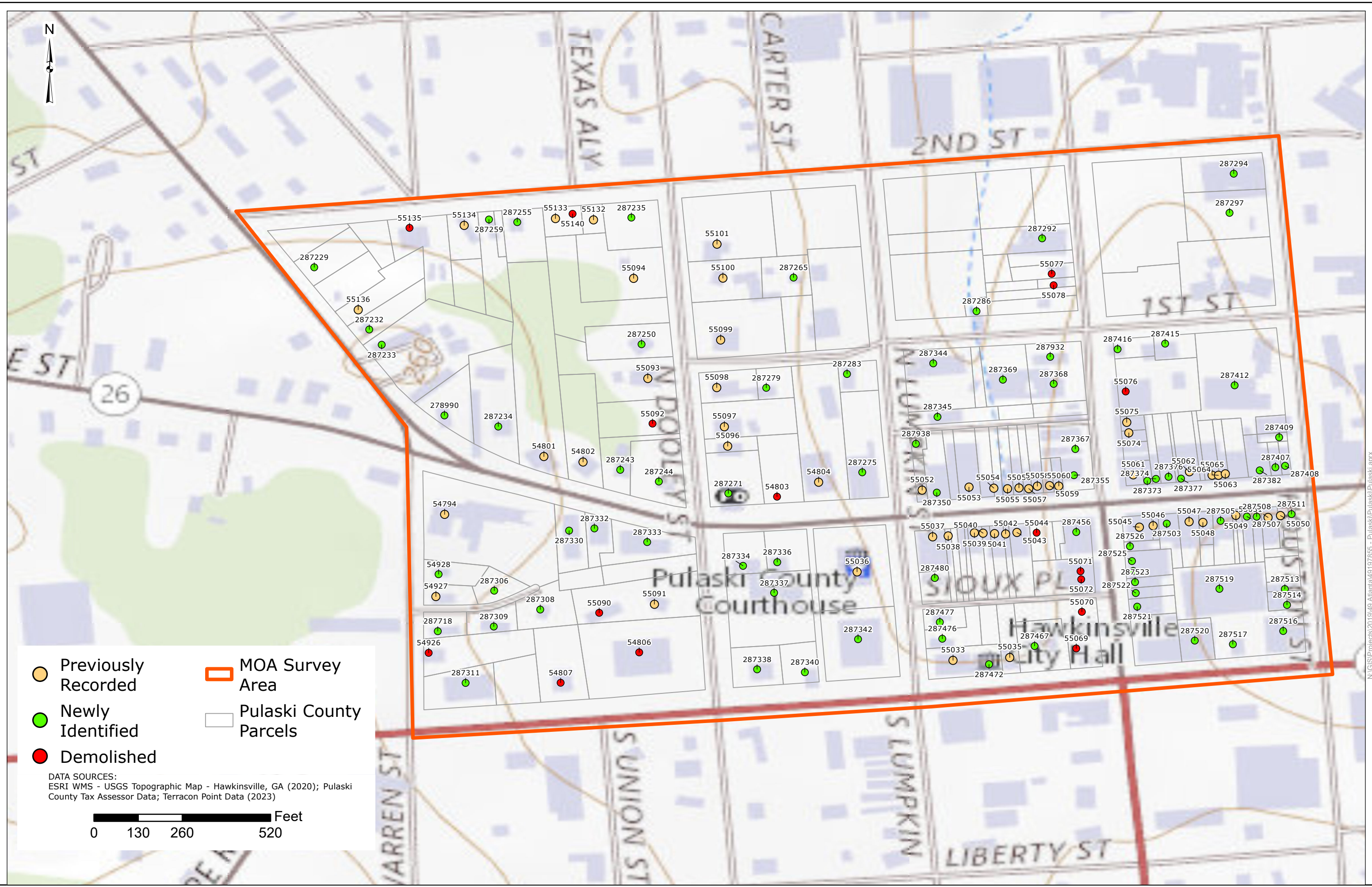
Resource ID	Resource Type	Building Resource Sub - Type	Property Name	Address(es)	Current Use(s)	Architectural Style(s)	Construction Year	Eligible For National Register Listing?
287308	Single-family house types - One-story	Unidentified house type (One Story)		10 Bembry Cir	Domestic (Residential) Use - Single Dwelling (Single Living Unit)	Colonial Revival	1920	No
287306	Single-family house types - One-story	American Small House		7 Bembry Cir	Domestic (Residential) Use - Single Dwelling (Single Living Unit)	No Academic style	1930	No
287297	Industrial Building Types	Quonset Hut - Industrial		40 Houston St	Commerce/Trade - Storage (warehouse - commercial, non-industrial, non-agricultural)	No Academic style	1960	No
287294	Industrial Building Types	Industrial Warehouse		32 Houston St	Commerce/Trade - Storage (warehouse - commercial, non-industrial, non-agricultural)	No Academic style	1949	No
287292	Industrial Building Types	Industrial Warehouse		35 N Jackson St	Commerce/Trade - Storage (warehouse - commercial, non-industrial, non-agricultural)	No Academic style	1960	No
287286	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial		27 First St	Commerce/Trade - Store - Specialty Store/Shop	No Academic style	1900	No
287283	Other Building Type	Single family house type: Unable to Determine Subtype		75 N Lumpkin St	Commerce/Trade - Business/Office	No Academic style	1971	No
287279	Single-family house types - One-story	Ranch House - Compact		8 First St; 376	Domestic (Residential) Use - Single Dwelling (Single Living Unit)	Plain-style (Ranch and Split-level Houses)	1950	No
287275	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial	SunMark Community Bank	140 Commerce St	Commerce/Trade - Financial Institution (Bank/savings & loan/stock exchange)	Contemporary	1978	No
287271	Other Building Type	Single family house type: Unable to Determine Subtype	United States Post Office - Hawkinsville, GA	148 Commerce St	Governmental - Post Office	Colonial Revival	1950	No
287265	Single-family house types - One-story	Unidentified house type (One Story)		7 Mary Ann Ct	Domestic (Residential) Use - Single Dwelling (Single Living Unit)	No Academic style	1930	No
287259	Single-family house types - One-story	Bungalow - Cross gable		24 Second St; 416	Domestic (Residential) Use - Single Dwelling (Single Living Unit)	No Academic style	1940	No



Resource ID	Resource Type	Building Resource Sub - Type	Property Name	Address(es)	Current Use(s)	Architectural Style(s)	Construction Year	Eligible For National Register Listing?
287255	Single-family house types - One-story	Manufactured House (installed)		26 Second St	Domestic (Residential) Use - Single Dwelling (Single Living Unit)	No Academic style	1920	No
287250	Single-family house types - One-story	Unidentified house type (One Story)		183 N Dooley St	Domestic (Residential) Use - Single Dwelling (Single Living Unit)	Colonial Revival	1955	No
287244	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial	Yummy Joes	150 Commerce St	Commerce/Trade - Restaurant/bar/cafe	No Academic style	1979	No
287243	Single-family house types - One-story	Unidentified house type (One Story)	SunMark Community Bank	152 Commerce St	Commerce/Trade - Financial Institution (Bank/savings & loan/stock exchange)	Neoclassical Revival	1981	No
287235	Single-family house types - One-story	Ranch House - Compact		195 A&B N Dooley St	Domestic (Residential) Use - Multiple Dwelling (Multiple Living Units)	Plain-style (Ranch and Split-level Houses)	1950	No
287234	Places of Accommodation	Motel - Accommodation	Town & Country Motel & Apartment	160-421 Commerce St	Domestic (Residential) Use - Multiple Dwelling (Multiple Living Units)	No Academic style, Plain-style (Ranch and Split-level Houses)	1952	No
287233	Commercial Building Types (retail & office)	Multiple Retail (one story) - Commercial	Twelve Progress LLC C/O Incorp Services Inc.	12 Progress Ave	Commerce/Trade - Business/Office, Commerce/Trade - Professional/Office	No Academic style	1950	No
287232	Single-family house types - Two-story	Georgian house		18 Progress Ave	Domestic (Residential) Use - Single Dwelling (Single Living Unit)	Dutch Colonial Revival	1930	No
287229	Single-family house types - One-story	Bungalow - front gable		26 Progress Ave	Domestic (Residential) Use - Single Dwelling (Single Living Unit)	No Academic style	1930	No
278990	Commercial Building Types (retail & office)	Single Retail (one story) - Commercial		4 Progress Ave	Transportation - Road Related - Automobile/Truck Services (Fuel, Repairs/Maintenance)	No Academic style	1958	No

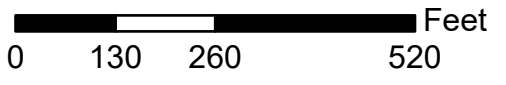
Appendix B

Survey Map



- Previously Recorded
- Newly Identified
- Demolished
- MOA Survey Area
- Pulaski County Parcels

DATA SOURCES:
 ESRI WMS - USGS Topographic Map - Hawkinsville, GA (2020); Pulaski County Tax Assessor Data; Terracon Point Data (2023)



Appendix C

Demolished Resources List

Resource ID	Address
54803	144 Commerce Street
54806	126 Broad Street
54807	134 Broad Street; 413
54926	23 Warren Street; 108
55044	113 Commerce Street
55069	86 Broad Street; 113
55070	18 S Jackson Street; 115
55071	10 S Jackson Street
55072	10 S Jackson Street; 131
55076	N Jackson Street; 222, 224, 226
55077	29 N Jackson Street; 303
55078	29 N Jackson Street
55090	155 S Dooley Street
55092	175 N Dooley Street
55135	16 Second Street; 420
55140	28 Second Street