

# State of Georgia



## Department of Natural Resources Historic Preservation Division

certifies that

**Westside Historic District**

**Troup County**  
has been entered in the

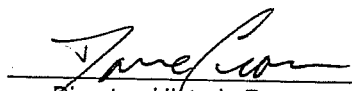
## National Register of Historic Places

By the  
United States Department of the Interior  
upon nomination by the State Historic Preservation Officer  
under provisions of the National Historic Preservation Act of 1966

**May 11, 2011**

Date Entered

  
Commissioner, Department of Natural Resources

  
Director, Historic Preservation Division

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

## 1. Name of Property

historic name Westside Historic District  
other names/site number LaRoza Heights

## 2. Location

street & number Roughly bounded by W. 10<sup>th</sup> St., the Georgia-Alabama state line, W. 15<sup>th</sup> St., and the Chattahoochee River  not for publication  
city or town West Point vicinity  
state Georgia code GA county Troup code 285 zip code 31833

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this  nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property  meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national  statewide  local

Richard Crass 3-25-11  
Signature of certifying official/Title: Dr. David C. Crass/Historic Preservation Division Director/Deputy SHPO Date

Historic Preservation Division, Georgia Dept. of Natural Resources  
State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

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**5. Classification**

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

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

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

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

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

Contributing	Noncontributing	
91	16	buildings
1	1	sites
0	0	structures
0	1	objects
92	18	<b>Total</b>

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

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

N/A

0

**6. Function or Use**

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

DOMESTIC: single dwelling

FUNERARY: cemetery

COMMERCE/TRADE: warehouse

RELIGION: religious facility

SOCIAL: clubhouse

HEALTH CARE: medical office

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

DOMESTIC: single dwelling

FUNERARY: cemetery

COMMERCE/TRADE: warehouse

RELIGION: religious facility

SOCIAL: clubhouse

RECREATION AND CULTURE: monument

RECREATION AND CULTURE: park

**7. Description**

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

MID-19<sup>TH</sup> CENTURY: Greek Revival

LATE VICTORIAN: Queen Anne

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS:  
 Colonial Revival

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS:  
 Tudor Revival

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY  
 AMERICAN MOVEMENTS: Bungalow/Craftsman

MODERN MOVEMENT: International Style

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

foundation: BRICK

walls: BRICK

WOOD: Weatherboard

roof: ASPHALT

other: BRICK (chimneys)

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### Narrative Description

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

#### Summary Paragraph

The city of West Point is located on both sides of the Chattahoochee River on the western edge of Troup and Harris counties, Georgia. It is 16 miles southwest of LaGrange, the county seat of Troup County. The Westside Historic District lies to the north of the downtown commercial area, which is on the west side of the river. Immediately to the west of the district is the Alabama state line and the town of Lanett. The district is characterized by mostly residential buildings set on the hilly topography of the bluff that rises above the west side of the Chattahoochee River. The streets continue the gridiron pattern of downtown, but the angle shifts to the west where the river bends. The area developed organically over time as the city grew northward. South of West 13<sup>th</sup> Street, the lots tend to be irregular in size and arrangement. However there are several uniform blocks north of 13<sup>th</sup> Street that include an organized 1920s subdivision called LaRoza Heights. Concrete sidewalks are located intermittently throughout the Westside Historic District. The district includes representative example of numerous house types common in Georgia from the mid-19<sup>th</sup> through the mid-20<sup>th</sup> century. These include Single Pen, Georgian Cottage, Gabled Wing Cottage, Queen Anne Cottage, Georgian House, Queen Anne House, New South Cottage, English Cottage, Extended Hall-Parlor, Bungalow, American Small House, and Ranch House types, as defined in *Georgia's Living Places: Historic Houses in Their Landscaped Settings*. Architectural styles include the Greek Revival, Folk Victorian, Queen Anne, Craftsman, Colonial Revival, English Vernacular Revival, and International Style. Nonresidential community landmarks include the West Point Woman's Club (c.1920), the West Point Presbyterian Church (1923), and the Love Union Church, an early-20<sup>th</sup>-century African-American church. There is one cemetery, known as the Westside Cemetery, but also as the Fort Tyler Cemetery or the Murrell-Cobb Cemetery, that includes burials from as early as 1841.

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### Narrative Description

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

The city of West Point is located within the Piedmont region of Georgia, an area that is characterized by rolling hills and a variety of geological features. Approximately 30 miles south of West Point, the terrain transitions to Coastal Plain at the Fall Line in Columbus. West Point shares some characteristics of the Fall Line area, where the changing topography creates natural waterpower. The Westside Historic District is located in southwestern Troup County, north of downtown West Point, between the Alabama state line on the west and the Chattahoochee River on the east. The river curves around the district to the east, and the elevation of the district rises rapidly from 538 feet above sea level at the river to a high point of 664 feet above sea level at Fort Tyler on the Alabama state line. The Chattahoochee River has been dammed approximately 2.5 miles north of the city, creating the 25,900-acre West Point Lake. The river channel was altered in a series of projects, most significantly during the 1930s, in an effort to improve navigation and prevent destructive flooding.

The Westside Historic District is approximately two miles south of a historically important river ford at Haynes Island (now located immediately below the West Point Dam). Several historic roads crossed the river at that location, attracting settlers to the general area. At West Point, a ferry was established around 1829, and the first bridge (no longer extant) was constructed in 1838-1839 by the African-American builder Horace King. The

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Chattahoochee crossing and subsequent bridges significantly contributed to the development of West Point and the Westside Historic District.

Although navigable from West Point to Atlanta, the Chattahoochee River was not historically a major transportation route. South of West Point, rapids and waterfalls continue to the city of Columbus, which is the last navigable point on the river north of its merge with the Flint River. However, barge traffic to the north was part of West Point's early economy, and the Chattahoochee Navigation Company operated five steamships in the Chattahoochee Valley region from 1881 to 1897, connecting the mill villages downriver to the Atlanta & West Point Railroad.

Transportation, a force that has played a major role in the history of West Point, is reflected along the edges of the Westside Historic District by the tracks of the Atlanta & West Point Railroad and the graded right-of-way of the Chattahoochee Valley Railway, as well as several important local thoroughfares that run through the district. The Atlanta & West Point Railroad was completed to West Point in 1854, connecting Montgomery and Atlanta. However, differing gauges of track required the transfer of all passengers and freight at the West Point Depot. To the southeast of the Westside Historic District (outside the boundaries), the tracks of the Atlanta & West Point Railroad cross the Chattahoochee River on a c.1890 overhead truss steel bridge to enter downtown West Point. The tracks begin to run parallel to Second Avenue (previously Railroad Street) at West 10<sup>th</sup> Street, which helps to explain the use of the area north of West 10<sup>th</sup> Street for residential purposes. Lacking easy rail access, the northern part of West Point was less desirable for commerce.

The West Point Manufacturing Company constructed a second rail route, the Chattahoochee Valley Railway, in 1897 to connect its mills to the primary rail line of the Atlanta & West Point Railroad. Although the vast majority of the line ran south of the city to the mills in Alabama, a small northern section was constructed in 1908. This section of the line was abandoned in 1932, but its graded right-of-way is still evident along much of the route, which ran along the Chattahoochee River at 3<sup>rd</sup> Avenue (partially within the boundaries of the Westside Historic District, as seen in photographs 5 and 8).

The Westside Historic District is characterized by mostly single-family houses set on the hilly topography of the river bluff (seen in photographs 7, 15, 16, 21, and 35). The neighborhood represents the organic growth of a residential area, easily accessible from downtown, which grew over time as the city of West Point expanded. The Westside Historic District contains buildings dating from the mid-19<sup>th</sup> century to the mid-20<sup>th</sup> century, reflecting the ongoing development, infill, and reconstruction within the neighborhood over time. The district contains a variety of housing sizes, types, and styles, from simple Gabled Wing cottages to grand Greek Revival-style houses. The overall plan of the district, set on a gridiron plan, reflects that the residential area is a continuation of the downtown business district.

The Westside Historic District includes distinct areas that reflect the growth and changes to the district over time. Due to the district's location immediately north of downtown, some commercial development has penetrated into the district, especially along the transitional areas of 3<sup>rd</sup> Avenue and West 10<sup>th</sup> Street. Third Avenue is a major thoroughfare (photographs 5 and 8) that becomes State Line Road north of the district and provides access to West Point Lake, north of the city. The commercial development of 3<sup>rd</sup> Avenue has isolated the residential buildings on 2<sup>nd</sup> Avenue from the rest of the district, making the street a distinct area within the district (photographs 1, 2, 3, and 4).

The district's streets are a continuation of the downtown streets and run parallel to the Chattahoochee River, reflecting the importance of the river in West Point's history. North of West 13<sup>th</sup> Street, the street grid angles to the west but continues to follow the same pattern. This shift reflects the westward bend of the Chattahoochee River, as well as the later planned development of these streets for residential purposes during the early 20th century. West 10<sup>th</sup> Street has historically served as the district's southern boundary (photograph 19). The street is not only located in the area where the Atlanta & West Point Railroad crosses the Chattahoochee River, but also demarcates the shift in topography from floodplain to bluff.

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The arrangement of buildings within the Westside District reflects the historic patterns of land subdivision. Between West 10<sup>th</sup> Street and West 13<sup>th</sup> Street, the buildings have an irregular arrangement, as lot and block sizes vary greatly. Large lots were subdivided for additional homes as this part of the district developed gradually during the mid- to late 19th century. North of West 13<sup>th</sup> Street, the lot arrangement is highly regular, and the rhythm of the buildings is indicative of the planned development of the area during the early 20<sup>th</sup> century. Photograph 24 shows the area where this transition begins. The lots between 6<sup>th</sup> Avenue and Roper Avenue are parallelogram-shaped, and although the lot sizes vary, most lots are around 90 feet by 130 feet. Houses in this area face slightly diagonally in relation to the street (photographs 25, 26, 27, and 28). Most are on compact lots set close to the street, retaining similar setbacks as their neighboring properties.

The landscape of the Westside Historic District reflects its natural topography and its residential nature, as well as its development over time. The land slopes up from the river to a high point at Fort Tyler along the Alabama border (photograph 41). Much of the change in grade is concentrated at the river's edge and the area immediately around Fort Tyler (outside the district). Most of the paved streets have curbs; some are granite, but most are constructed of concrete (photograph 3). Concrete sidewalks are located intermittently throughout the district, primarily on the older streets (photographs 29, 30, 32, 36, and 38). Some streets that were developed during the mid-20th century lack sidewalks, such as the northern end of 6<sup>th</sup> Avenue (photograph 37) or West 14<sup>th</sup> Street. Driveways are found within the Westside Historic District, including both driveway additions and driveways that were part of the historic design of the yard. Most are built of solid concrete (photograph 17), but a few have double treads (photographs 13 and 14). Front yards within the district have small lawns with ornamental trees and shrubbery. Most large shade trees are located in the rear yards. Shrubs along the foundation of a building are a common feature.

Several freestanding garages are found in the district. A few of these garage buildings are two stories high with a small apartment in the upstairs portion of the building, which sometimes served as residential quarters for African-American servants in the early 20<sup>th</sup> century. Most of these garages are in back yards, and not visible from the street. (They are not counted as separate resources in the contributing/noncontributing numbers.)

The Westside Historic District contains a variety of architectural styles and types, as expected for a residential area that has developed over a long period of time. House types, as identified in the statewide context, *Georgia's Living Places: Historic Houses in Their Landscaped Settings*, relate to the overall form, plan, or layout, plus the height. The style refers to decoration or ornament, as well as to the design of the overall form.

In the southern areas of the district, the architectural styles and types reflect the earlier period of development, with types such as Georgian Cottage, Gabled Wing, Queen Anne Cottage, Georgian House, and Queen Anne House. The architectural styles in the area include Greek Revival, Queen Anne, and Folk Victorian. As the district continued to develop and grow to the north in the early 20<sup>th</sup> century, other architectural types emerge, including New South Cottages, Georgian Cottages, Bungalows, English Cottages, and Extended Hall-Parlors. These buildings often reflect the Craftsman, Colonial Revival, or English Vernacular Revival styles. Finally, the Westside Historic District includes buildings from the mid-20<sup>th</sup> century, such as American Small Houses and early Ranch Houses. These houses may not have strong stylistic references, but some have elements of Colonial Revival or English Vernacular Revival styles.

The earliest buildings within the district are found in the southern and eastern sections of the district, especially along 2<sup>nd</sup> Avenue and West 10<sup>th</sup> Street, which corresponds to the area that is closest to downtown West Point, the Chattahoochee River, and the Atlanta & West Point Railroad. The earliest extant houses are constructed in the Greek Revival style, which was popular style in Georgia in the early to mid-1800s. The Eady-Lang-Zachry House (photograph 21) at 610 West 10<sup>th</sup> Street dates from c.1850, according to local sources. (All other construction dates in this nomination are based on the Troup County Tax Assessor records, unless otherwise indicated.) The Central Hallway Cottage with Greek Revival elements has been

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expanded and altered over time. The Greek Revival-style Georgian-plan house at 1201 2<sup>nd</sup> Avenue, known as the Atkinson House, was constructed in 1869 (photograph 1, right). The building includes a full-length and full-height Doric colonnade that is typical of the Greek Revival style.

The classically inspired house at 1101 3<sup>rd</sup> Avenue was constructed in 1885 (photograph 17). The Philip Lanier House at 1100 2<sup>nd</sup> Avenue is a Queen Anne house that was constructed in 1897 (photograph 2). The building features detailed woodwork and complex massing that is typical of the style. More modest houses, such as the Folk Victorian Gabled Wing Cottage at 1201 5<sup>th</sup> Avenue, also feature elements of the Queen Anne style, which was extremely popular in Georgia during the late 19<sup>th</sup> century. Simple buildings, such as the small cottage behind the Philip Lanier House, are also a feature of the Westside Historic District and represent a common house form of the period. The one-story Single Pen building was most likely the home of an African-American domestic servant and reflects the history of occupancy by African Americans in segregated, white residential districts.

During the early 20<sup>th</sup> century, new construction was used to fill in existing areas of the district, and the district expanded to the north and west. New housing types and styles emerged during this period, reflecting the changing tastes of the 20<sup>th</sup> century. Much of this new development can be characterized by the regular patterns of the lots, indicating the subdivision of larger parcels, and the regular setbacks and spacing of the buildings. The New South Cottage at 1309 5<sup>th</sup> Avenue, one of the earliest in this area, was constructed in 1908 (photograph 29). This portion of the district contains various house types, such as Georgian Cottages, New South Cottages, Bungalows, and English Cottages that were typical throughout Georgia's towns and cities in the early 20th century. The styles within this area of the district include Craftsman, English Vernacular Revival, and Colonial Revival, as well as numerous simpler houses with elements of these styles or other vernacular forms.

The Craftsman Bungalow at 1301 Roper Avenue is part of the subdivision of a larger parcel of land in the early 20th century (photograph 14). The area between Roper Avenue and 5<sup>th</sup> Avenue was developed in the 1920s as LaRoza Heights. The Craftsman Bungalow was one of the most prolific housing types and styles throughout Georgia during this time, and there are several in LaRoza Heights (photographs 25 and 28).

The English Cottage in the English Vernacular Revival Style at 1011 4<sup>th</sup> Avenue (photograph 18) is a good example of a house type and style that is very common in the city of West Point (photograph 26). The large numbers of English Vernacular Revival Cottages in West Point includes a number of high-style examples of the form, such as the building located at 615 West 10<sup>th</sup> Street (photograph 32), which was probably constructed by local builder James William Melton.

The unusual house at 1403 West 14<sup>th</sup> Street was constructed in the 1930s by William Turner who is also believed to have designed the building (photograph 10). The inspiration for the International Style home is unknown. During the mid-20th century, the remainder of the Westside Historic District developed as residential buildings were constructed on vacant lots and new streets within the district. Areas around West 14<sup>th</sup> Street and West 15<sup>th</sup> Street added housing during the 1940s and 1950s. Small Side-Gabled Bungalows, such as the house at 500 15<sup>th</sup> Street with Colonial Revival elements, were constructed. Only a few American Small Houses were added to the Westside Historic District during the 1940s. By the 1950s the district was mostly built-out, but there are a few Ranch Houses, such as the one at 1401 4<sup>th</sup> Avenue, constructed in 1950.

The district also has a few units of multi-family housing. The two-story brick house with Craftsman elements at 1307 Roper Avenue was constructed in 1922 as a duplex (photograph 13). The multi-family brick apartment building at 506 West 10<sup>th</sup> Street was built in 1945 (photograph 19). The duplex located at 1413 and 1415 5<sup>th</sup> Avenue was constructed in 1950 (photograph 30).

Non-residential buildings in the Westside Historic District include several offices and warehouses. In addition, a few houses are now used as businesses, such as restaurants and small offices (photograph 1).

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The large building at 1502 Roper Avenue was constructed in 1928 (photograph 8). Adjacent to the right-of-way of the Chattahoochee Valley Railway, it was originally an ice plant for the American Service Company. The interior walls consist of thick concrete block, which insulated the ice. The building was purchased by T.J. Beall Sr. around 1942 for his company, the T.J. Beall Company, which still occupies the building. The T.J. Beall Company processes cotton waste from textile mills, and the company probably processed much of the waste from the West Point Manufacturing Company mills in Alabama. The company now uses the building as a headquarters, while the cotton processing occurs in Drew, Mississippi.

The brick International-Style office building at 1009 3<sup>rd</sup> Avenue was constructed in the late 1940s for Dr. James Morgan, Sr., who was an ophthalmologist (photograph 6). According to his son, Dr. John Morgan, the building was designed by Toombs & Creighton and built by the Batson-Cook Company. During this period, Toombs had a number of buildings under construction in the West Point area, including the office of Dr. Lewis G. Norman next door on Third Avenue, several Lanier family homes, and the headquarters of the Batson-Cook Company. The office building was later used by Dr. John Morgan and Dr. James Morgan, Jr. as their medical and ophthalmologic practice.

Several community landmark buildings and structures are located within the Westside Historic District. The West Point Woman's Club is a small single-room meeting space at 1202 6<sup>th</sup> Avenue (photograph 38). The hipped-roof building was constructed c.1920 and includes elements of the Craftsman style. Chartered in 1898, the West Point Woman's Club is one of the oldest clubs in the state. The organization has made several important contributions to the West Point community, including fundraising for the Hawkes Library (1922) and the City Auditorium (1915, now demolished). As a center of social activity and charitable or reform activities for women in the early 20<sup>th</sup> century, the West Point Woman's Club still serves as an important community institution.

The West Point Presbyterian Church (photograph 20), located at the intersection of West 10<sup>th</sup> Street and 5<sup>th</sup> Avenue, was constructed in 1923 to replace an earlier framed building that was destroyed by a tornado in 1920. The brick building with Craftsman and English Vernacular Revival style elements has a cross-gable with wide eaves and exposed rafter tails. The windows have pointed arches with some elements of tracery and stained glass. The entrance to the church is on the side elevation on 5<sup>th</sup> Avenue.

The Love Union Church, located at West 14<sup>th</sup> Street and Austin Street, appears to date from the early 20<sup>th</sup> century (photograph 42). The building probably served as a focal point for the African-American community on the west side of the Chattahoochee River in West Point. The brick single-room sanctuary has a front-gabled roof. A concrete block addition on the rear of the building dates from c.1965. A front porch has been added, covering the painted sign on the front of the building. To the north of the church is a small community that is probably home to many church members, but this area was redeveloped in the 1970s, outside the historic period for the Westside Historic District.

The Confederate Monument was erected in 1901 by the Fort Tyler Chapter of the United Daughters of the Confederacy at Avenue E and East 8<sup>th</sup> Street, in front of the West Point School. The marble obelisk was moved to its present location c.1996 (photographs 36 and 39). The battle that the monument commemorates occurred primarily on and around the site where it is now located, rather than at its previous location across the river. The monument is considered a noncontributing object in the Westside Historic District, because it was not present during the district's period of significance. However, it does possess important artistic and symbolic value to the city of West Point, and could be considered historic in its own right, even if not in the context of this nomination.

Fort Tyler, the redoubt associated with the Civil War Battle of West Point, is to the immediate west of the district. While it is outside the district boundaries, and primarily located in the state of Alabama, it is an important site that is highly visible from the district, and physically connected to the neighborhood. The Fort



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Tyler Association owns the property, which is open and available to the public. The earthen redoubt was constructed in the fall of 1862 at the highest point in the city to protect West Point, its associated bridges, and the Atlanta & West Point Railroad. The square fort included a moat and a parapet. The steep topography up to the fort made the simple construction an effective defensive position. The inside of the fort was approximately 30 yards square, and a single entrance provided access into the structure. A large powder magazine was located within an earthen mound in the middle of the fort. After the fort was surrendered at the conclusion of the Battle of West Point on April 16, 1865, the Union forces exploded the powder magazine, creating a giant crater within the fortification. This crater was then used as a water reservoir by the city of West Point from 1896 to the 1950s. In 1992, an archaeological investigation discovered the intact southwest corner of the fort, and the structure was partially reconstructed beginning in 1996 (photographs 40 and 41).

The cemetery located immediately to the north of Fort Tyler (and inside the district) is known under a variety of names in the West Point community (photographs 43, 44, 45, and 46). Alternately called the Westside Cemetery, the Fort Tyler Cemetery, or the Murrell-Cobb Cemetery, the burial ground appears to have been used during two different periods. The three oldest graves in the cemetery date from 1841 to 1851 and include finely carved slabs on brick vaults. The graves are located at the highest point in the cemetery, under a massive oak tree, which has damaged the graves. Portions of the family cemetery were reused beginning in the early 20<sup>th</sup> century as an African-American cemetery. The cemetery contains numerous unmarked graves, indicated by the periodic depressions in the ground. The marked graves are characterized by brick vaults, topped with a concrete slab. Most slabs have handwritten inscriptions, simply written in the wet concrete. The marked and/or vaulted graves tend to be arranged in groups, indicating likely family plots. The northern section of the cemetery, closest to the Love Union Church, includes plantings of cedar trees. The rest of the cemetery has a simple lawn, although the remains of tree stumps indicates that other plantings were once located within the burial ground. The cemetery is a contributing site.

The small public park, located adjacent to the Westside/Fort Tyler/Murrell-Cobb Cemetery on 6<sup>th</sup> Avenue, is part of the urban renewal project that occurred in the area of the African-American community around the Westside Historic District during the late 20<sup>th</sup> century, resulting in the removal and replacement of housing in the area. The park includes open grassy fields and a baseball diamond (seen in the left rear of photograph 43). This park is a noncontributing site.

Over 80 percent of the buildings within the Westside Historic District contribute to its historic significance. Most of the district has retained its historic integrity through both the landscape and the buildings. However, there are several noncontributing properties. These include houses built after the period of significance and a few older homes that have lost their integrity through major alterations. There are also a few non-historic commercial intrusions. The non-historic properties are located mostly south of West 12<sup>th</sup> Street, including commercial enterprises constructed to replace railroad-related buildings. The historic buildings that have lost their integrity are scattered throughout the Westside Historic District. The enclosure of front porches and the construction of large side additions or side-attached carports are common alterations. A few buildings have new replacement porches, inappropriate additions, new exterior siding, or replacement windows. While one of these alterations alone may not make a building noncontributing, cumulative changes do affect their ability to contribute to the district.

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**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

**Period of Significance**

c.1841 - 1961

**Significant Dates**

N/A

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Choate, Charles Edward (architect)

Perry, Richard Kennon (architect)

Melton, James William (builder)

Toombs, Henry Johnson (architect)

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**Period of Significance (justification)**

The period of significance for the Westside Historic District begins c.1841 with the first known burials in the Westside Cemetery. It ends at the historic period in 1961 when most of the land had been developed, and few new buildings were being constructed.

**Criteria Considerations (explanation, if necessary)**

N/A

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

The Westside Historic District is significant at the local level under Criteria A and C for its importance to the city of West Point as one of its earliest residential areas, with its beginnings in the mid-19<sup>th</sup> century. It is significant in the area of architecture for its good collection of buildings (mostly residential) dating from the mid-19<sup>th</sup> through the early 20<sup>th</sup> century, which represent the large variety of types and styles constructed in Georgia during this time period. It also has several high-style examples designed by regionally and locally important architects such as Charles Choate, Richard Kennon Perry, and Henry Toombs. The district is significant in the area of community planning and development as an example of the growth over time of a strategically located, middle- and upper-class residential area. It includes early sections that evolved organically and a later section that was planned and laid out by a consortium of local prominent families. The city of West Point developed as a railroad hub, beginning in the 1850s with the completion of lines to Montgomery and Atlanta. The last quarter of the 19<sup>th</sup> century brought prosperity from textile mills along the Chattahoochee River, along with increased rail and river traffic. West Point served as a commercial, administrative, and cultural hub for the Chattahoochee Valley region, even though most of the mills and their associated mill villages were located south of West Point on the Alabama side of the river. Several of the most elaborate houses in the Westside Historic District were built by persons associated with the mills. The Chattahoochee River had a significant impact on the Westside neighborhood. The district is located north of 10<sup>th</sup> Street on a bluff. Periodic flooding caused residents to move out of the immediate downtown area and up to the relative safety of this higher ground to the north.

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

The Westside Historic District is significant in the area of architecture for its good intact collection of historic residential types and styles, as identified in *Georgia's Living Places: Historic Houses in Their Landscaped Settings*, a statewide context. Included are a variety of excellent examples of mid-19<sup>th</sup> to mid-20<sup>th</sup>-century house types and styles common in similar neighborhoods. The district also has a few good examples of 20<sup>th</sup>-century small-scale commercial architecture. Changes in architectural and building trends are reflected in the progression of development roughly from south to north, with some areas of irregular infill and some planned development.

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

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Several prominent and prosperous families resided in Westside Historic District in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, and they built individually significant houses such as the 1897 Philip Lanier House at 1100 2<sup>nd</sup> Avenue, which was constructed in the Queen Anne style. In the early 20<sup>th</sup> century, houses for James Lanier on 2<sup>nd</sup> Avenue and Will Lanier on 4<sup>th</sup> Avenue reflected Neoclassical Revival and Craftsman styles in their designs. These buildings and many others generally possess a high degree of craftsmanship as evidenced by architectural details and ornamentation common to the architectural styles represented by their period. Although the city of West Point has always had a small population, the wealth generated by the West Point Manufacturing Company resulted in a large number of architect-designed homes within the district. For example, the Lanier family tended to patronize well-respected architects to build each generation's residences, and these architects would subsequently design other commissions within the area. Some of the major architects are discussed in the four paragraphs below.

Charles Edward Choate (1865-1929) was an 1889 University of Georgia graduate who worked with important Georgia architects, such as Peter Dennis of Macon, George Thompson of Dublin, and Joseph Turner of Augusta. In addition to becoming a Methodist minister and studying at Vanderbilt University, Choate opened an office in the Candler Building in Atlanta by 1909. Many of his most important buildings are located in eastern Georgia, including the Tenille Baptist Church (1900) and other buildings in Tenille and Sandersville. In West Point, Choate designed two buildings in 1909-1910 for the Lanier family, including 1200 2<sup>nd</sup> Avenue for James C. Lanier and 1101 4<sup>th</sup> Avenue for his brother Will Lanier. The similar designs combine Neoclassical Revival and Craftsman elements with full-length colonnades, front-facing gable extensions on a side-gabled roof, and shed-roofed dormers.

Richard Kennon Perry (1890-1954) was born in Thompson, Alabama, and raised in Union Springs, Alabama, where he designed the local Episcopal church before attending the Alabama Polytechnic Institute. After graduating in 1911, R. Kennon Perry served as head draftsman for architect Edward E. Dougherty in Atlanta from 1911 to 1917. From 1917 to 1925, Perry served as a director for Robert & Co. in Atlanta before opening his own office in 1925. Perry largely constructed residential buildings, and he frequently used the English Vernacular Revival style. In addition to the buildings he designed in the West Point area, R. Kennon Perry also built a number of homes within the Platinum Point Historic District in Newnan, as well as houses in Columbus. In the Westside Historic District, R. Kennon Perry designed the house at 1011 4<sup>th</sup> Avenue for the Herzfield family.

James William Melton was born in 1886 in Almond, Randolph County, Alabama. He was recruited by the West Point Iron Works around 1920 to serve as their construction supervisor. While employed there, Melton worked on a number of important projects in the West Point area and also had the opportunity to work with several significant architects, who probably influenced his later work. Notably, he supervised the construction of the Sunday School Annex to the First Methodist Church in 1927 and the West Point School in 1931, both of which were designed by Dennis & Dennis of Macon. J.W. Melton designed and built numerous homes in the greater Chattahoochee Valley region, including the Cobb House in LaGrange, the Auditorium in Lanett, as well as churches in Langdale and Shawmut. Although Melton served as a construction supervisor, rather than an official architect, his son indicates that he designed many of the buildings he constructed, especially the residential buildings. Despite his lack of formal training, Melton apparently possessed a gift for engineering. In West Point, Melton developed a distinctive style in his residential architecture that used an especially textured form of the English Vernacular Revival style. Melton appears to have been strongly influenced by the work of R. Kennon Perry, who worked extensively in the West Point-Lanett region. In the Westside Historic District, the homes at 615 West 10<sup>th</sup> Street, 1319 4<sup>th</sup> Avenue, and 1318 4<sup>th</sup> Avenue all exhibit characteristic features of his stylistic work, including complex brickwork and interesting stonework.

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Henry Johnson Toombs (1896-1967) was born in Cuthbert, Georgia to a prominent local family, and after studying architecture at the University of Pennsylvania, he worked with Paul Cret in Philadelphia and McKim, Mead, and White in New York. After assisting the Roosevelt family with the Val-Kill cottage project in Hyde Park, New York, Toombs began collaborating with Franklin Delano Roosevelt on property at Warm Springs, Georgia in 1926. Toombs designed several of the buildings at the Victorian-era spa that became the home of the Warm Springs Foundation for polio victims, and he also designed Roosevelt's second home, later known as the Little White House. Toombs began practicing in Atlanta in 1933, and as the architect to President Roosevelt, he secured numerous commissions within the state, including the Fulton County Administration Building in Atlanta, the Rich's Store for Homes in Atlanta, and five Federal Reserve Banks in the South, including Atlanta. In the West Point area, located only 30 miles from Warm Springs, Toombs designed a number of homes for the Lanier family and several other buildings, including the Batson-Cook Company Building. The office of Dr. Lewis G. Norman, constructed in 1950, is a small, one-story building that features the trademark streamlined Beaux-Arts classicism for which Toombs was famous. As an extremely modest commission, the office of Dr. Norman is indicative of the high standards of architecture in West Point, despite its small size.

The Westside Historic District also retains a large number of homes built for the middle-class and working-class residents, typically in a more vernacular form. The most common house types within the historic district are Bungalows and English Cottages, reflecting periods of growth that occurred beginning in the 1920s. The district also has a few good examples of commercial architecture, such as the aforementioned office of Dr. Norman, and the unusual International-Style office of Dr. James Morgan, Sr. on 3<sup>rd</sup> Avenue. A couple of important industrial buildings, such as the former ice plant now owned by the T.J. Beall Company, reflect their utilitarian uses in their simple architecture. Architecturally significant community landmarks include the 1923 West Point Presbyterian Church and the c.1920 West Point Woman's Club.

The Westside Historic District is also significant in the area of community planning and development as a primarily residential area that reflects West Point's continued expansion toward the city's outskirts, while maintaining the gridiron layout of the downtown streets. The district began in the mid-19<sup>th</sup> century with the organic growth of the area over time, and expanded with the planned residential development in the northern section of the neighborhood at LaRoza Heights, a common trend in the 20<sup>th</sup> century. Therefore, the district is a good and representative example of the movement from unsystematic development to planned subdivisions during the late 19<sup>th</sup> through the early 20<sup>th</sup> centuries. The district also demonstrates local community planning and development through its strategic location away from the floodwaters of the Chattahoochee River, its close access to downtown West Point, and its scattering of community landmark buildings within the district, such as the West Point Presbyterian Church and the West Point Woman's Club.

The Westside Historic District developed on the north side of the commercial core of West Point. The residential area was located north and west of the railroad bridge over the Chattahoochee River, largely lacking direct access to the line, which made the area less desirable for commercial use. Many of the oldest buildings reflect their impetus for construction, as they were conveniently located near downtown and near the railroad tracks, such as the houses on 2<sup>nd</sup> Avenue. However, after numerous experiences with the flooding of the Chattahoochee, residential buildings began to be constructed up the hill, away from the floodplain. During the late 19<sup>th</sup> century and early 20<sup>th</sup> centuries, the district expanded as far as West 13<sup>th</sup> Street, and by 1922, a small and separate African-American community had also been developed just north of Fort Tyler, reflecting the community planning of a segregated society. (Many of these houses were lost in subsequent urban renewal.) In 1920, the La Roza Heights subdivision was laid out by a consortium of local prominent families as an upper-middle-class neighborhood, reflecting the new concerns of community planners in the early 20<sup>th</sup> century. The layout of the streets in this area also reflects the curve of the Chattahoochee River. The Westside Historic District not only embodies the physical results of community expansion, but also reflects the changes to strategies of community planning and development over time.

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

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

The area that would become the Westside Historic District was once part of Carroll County but was given to Troup County in 1827 as Land Lots 57 and 58 in the 16<sup>th</sup> District. These fractional lots were both granted to Hickerson Burnham in 1834.

The small settlement that began around 1828 was incorporated in 1831 as the town of Franklin. The trading village had a population of approximately 100 people by 1831, and a ferry was already in operation across the Chattahoochee River. As another Franklin already existed in nearby Heard County, the town's name was changed to West Point in 1832, presumably because the town was located in western Georgia. The first bridge over the Chattahoochee was constructed from 1838 to 1839 by master bridge builder Horace King, who was an African-American artisan who built many bridges in the west Georgia area from the 1830s to the 1880s. The crib style bridge, which was destroyed by the Union forces in 1865, is still largely extant below the waterline of the Chattahoochee. The bridge diverted road traffic from the nearby ford at Haynes Island to the toll bridge, generating income for West Point.<sup>1</sup>

As early as 1834, efforts to build a railroad to West Point had begun, but in 1840 the Montgomery Railroad Company, which proposed a road from Montgomery to West Point, had failed after only building 32 miles of track. With help from the Alabama Legislature, the Montgomery & West Point Railroad Company was reconstituted, and the railroad finally reached West Point on April 8, 1851. Meanwhile, the Atlanta & West Point Railroad was completed to West Point in May 1854, and the new line created a direct line from Atlanta to Montgomery and connected both cities to larger areas of the Southeast and the emerging railroad grid. However, the tracks of the Montgomery & West Point Railroad had been constructed at standard 4-foot 8½-inch gauge, while the tracks of the Atlanta & West Point Railroad had been constructed at the broad 5-foot gauge that was commonly used in the South. Most Southern railroads did not convert to standard gauge until May 31, 1886, when workers across the South moved all of the rails three inches in two days. However, the gauge difference benefited West Point, which grew and developed as local entrepreneurs profited from the required transference of passengers and freight at the West Point Depot, as well as the greater quantity of trade that the city was able to command as a railroad transfer center. By 1854, West Point had been upgraded to city status by an act of the Georgia Legislature.<sup>2</sup>

The map of West Point, drawn by the Union forces in 1865, shows that very little of the current Westside Historic District existed at that point in time. River Road, which would become 3<sup>rd</sup> Avenue/State Line Road, ran north from downtown West Point, but the area does not show blocks of housing or development. West 10<sup>th</sup> Street existed as the northern boundary of downtown, and the road continued on to the west as the Fredonia Highway in Alabama. The tracks of the Atlanta & West Point Railroad appear at their present location on the 1865 map, but no city blocks are shown within the area. The Eady-Lang-Zachry House at the corner of 6<sup>th</sup> Avenue and West 10<sup>th</sup> Street is the only extant building in the Westside Historic District that was

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<sup>1</sup> Mark E. Fretwell, *West Point: The Story of A Georgia Town* (West Point, GA: The Chattahoochee Valley Historical Society, 1987), 1, 21-22.

<sup>2</sup> *Ibid.*, 22-27.

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likely built in the 1850s, before the Civil War. However, other residential buildings were located within the area around Fort Tyler at the Alabama border, according to the accounts from the Civil War.

Fort Tyler, located at the highest point in the area to the northwest of downtown, was the main focus of the Battle of West Point, which took place on April 16, 1865. The fort had been built in the fall of 1862 as a rectangular redoubt, which was a typical plan for fortification during the conflict. Mahan's 1860 treatise on earthwork construction, *A Treatise on Field Fortifications*, included examples of typical redoubts, and his work was the most commonly used guide for earthworks by both forces during the Civil War. Fort Tyler did not include a glacis or a rampart, as the topography of the site naturally created these elements. The simply constructed structure also lacked a headlog along the top of the parapet to protect defending soldiers, which would greatly increase losses during the Battle of West Point. Fort Tyler was armed with artillery in order to protect the bridges, railroads, and rail yards concentrated in West Point. Although the Army of Northern Virginia had surrendered at Appomattox Courthouse on April 9, the war continued until June, as various commanders became aware of the surrender.<sup>3</sup>

The forces of Union General James H. Wilson approached Georgia from the west, as he continued his mission of destroying Confederate industrial capacity. On his way to Columbus, Wilson dispatched a smaller force, under the command of Col. Oscar H. LaGrange, to secure the bridges at West Point. Fort Tyler was protected by a small force of between 120 and 260 men, consisting largely of wounded soldiers and teenage boys, led by Confederate Brigadier General Robert Tyler, who had received a disabling leg wound in November 1863. The Confederate forces were unable to stop the Union skirmishers that approached the fort and were forced to quickly retreat into the fort. The Union artillery was set up a half-mile southwest of the fort, but their artillery proved to be largely ineffective during the battle. However, the Union sharpshooters were able to occupy the roofs of the nearby houses, which General Tyler had refused to burn. Tyler was killed by wounds inflicted by a sharpshooter.

The Confederate artillery was effective, and although LaGrange was able to take the bridges by the afternoon, the artillery from the fort continued to harass the Union forces from behind. The exact number of Union soldiers is unknown, but LaGrange's brigade included 3,750 soldiers, of which a significant number were attending to other duties and not involved in the engagement. Nevertheless, the Confederates were significantly outnumbered, and by the evening of the battle, the fort had been surrendered. In the aftermath of the battle, only the property associated with the railroad or Confederate government was destroyed, and the powder magazine at the center of Fort Tyler was exploded, destroying the fort. The crater left by the destruction of the powder magazine was later converted into a water reservoir by the City of West Point in 1896, remaining in use until the 1950s.<sup>4</sup>

After the Civil War, the economic focus of West Point shifted from agricultural commerce to industry, and the first two cotton mills were constructed downstream from the city in 1869. The West Point Manufacturing Company was organized in 1880 from the defunct Chattahoochee Manufacturing Company, and during the course of the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, the company became a giant of the textile industry, employing over 15,000 people in the Valley region alone up through the 1980s. The company, which would merge with Pepperell Manufacturing Company in 1965 and J.P. Stevens in 1987, is still a significant textile manufacturer as WestPoint Home, Inc. Although the mills and their associated mill villages were all located south of West Point on the Alabama side of the river, including Lanett and Valley (incorporated in 1980 from the mill villages

<sup>3</sup> Robert J. Fryman, "The Last Redoubt: Archaeological Investigations at Fort Tyler, Troup County, Georgia," Garrow & Associates, Inc. for the Fort Tyler Association, West Point, GA, March 1993, 6-9; Eleanor Davis Scott and Carl Summers, Jr., eds., "Confederate Eyewitness Accounts of the Battle," *The Battle of West Point*, (Valley, AL: Chattahoochee Valley Historical Society & Cobb Memorial Archives, 1997), 35-72.

<sup>4</sup>Ibid.

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of Shawmut, Langdale, Fairfax, and Riverview), West Point served as the commercial and administrative hub for the Chattahoochee Valley region.

The Chattahoochee Valley Railway was constructed by the West Point Manufacturing Company in 1897 to connect the mills and mill villages to the Atlanta & West Point Railroad, which provided access to the railroad grid of the southeast. The role of the city of West Point as the gatekeeper to the Valley region made the city the commercial center of the area. The West Point Manufacturing Company centered its administrative operations in West Point, even though the vast majority of its operations were in Alabama, and the entire Valley region operated, literally, on West Point time, as the mills used Eastern Standard Time. The city of West Point furthermore served the region as a cultural center, with its schools and 600-seat opera house. The city of West Point and the future Westside Historic District experienced significant growth from the late 19<sup>th</sup> century through the early 20<sup>th</sup> century as a result of the wealth and commerce created by the textile mills.

Several families played a major role in the development of the textile industry in the Chattahoochee Valley region, but the large Lanier family dominated local industry for nearly a century by controlling the West Point Manufacturing Company. Reuben Philip Lanier was an important local business leader in antebellum West Point, and although he died in 1860, the five of his six sons who survived the Civil War radically remade the economy of West Point. Ward Crockett Lanier and Lafayette Lanier began an insurance company, which would eventually develop into the J. Smith Lanier Co., which still has active offices on West 10<sup>th</sup> Street. Lafayette Lanier invested in the Chattahoochee Manufacturing Company, and after his marriage to Ada Alice Huguley, daughter of mill founder George Huguley, he also gained a family interest in the Georgia Alabama Manufacturing Company, another early mill company. All of the Lanier brothers were involved in the textile industry, but Lafayette Lanier was the driving force behind the West Point Manufacturing Company until his death in 1910. His son, George C. Lanier, ran the business until his death in 1948, and his son, Joseph L. Lanier, ran the company from 1951 to 1971. Joseph L. Lanier Jr. assumed the presidency in 1974 and retained his position until junk-bond financiers staged a hostile corporate takeover in 1989 that resulted in years of complex litigation and bankruptcy, eventually resulting in the re-emergence of the company as WestPoint Home in 2005.<sup>5</sup>

Several of the most elaborate houses in the Westside Historic District were built by property owners who were associated with the mills. The Lanier-Veazey House at 600 West 10<sup>th</sup> Street is a New South cottage constructed c.1880 by members of the Lanier family, as is the elaborate Queen Anne house at 1100 2<sup>nd</sup> Avenue, constructed around 1897, and the Elijah Frank Lanier House at 1102 2<sup>nd</sup> Avenue, constructed c.1880. The Lanier-Veazey House is visible on the 1885 Sanborn Fire Insurance Map, but most of the surrounding area was not mapped, even though the 1885 Sanborn Index Map shows the district blocked out to 13<sup>th</sup> Street, indicating that residential development was occurring in the area. By 1900 the Sanborn Fire Insurance Company began to expand its mapping past West 10<sup>th</sup> Street to include the Westside Historic District on its maps of West Point, indicating the growing density of residential development in the area. The 1900 and 1906 maps show a collection of wood-framed one-story cottages on irregularly sized and shaped lots.

During the early 20<sup>th</sup> century, the Lanier family continued to build elaborate houses, and the family began to employ well-regarded architects from Atlanta, beginning a tradition that would eventually result in an unusually high number of architect-designed homes in West Point for a city of its size. Charles Edward Choate (1865-1929) was an 1889 University of Georgia graduate who had worked with important Georgia architects, such as Peter Dennis of Macon, George Thompson of Dublin, and Joseph Turner of Augusta. In addition to becoming a Methodist minister and studying at Vanderbilt University, by 1909 Choate had an office in the Candler Building in Atlanta. In West Point, Choate designed two buildings in 1909-1910 for the Lanier family, including

<sup>5</sup> Tony Adams, "Alabama communities to be hit hard with mill closing," *Columbus Ledger-Enquirer*, 18 November 2003; *West Point: The Story of A Georgia Town* (West Point, GA: The Chattahoochee Valley Historical Society, 1987), 71-76.



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the house at 1200 2<sup>nd</sup> Avenue for James C. Lanier and one on 4<sup>th</sup> Avenue for his brother Will Lanier. Both men were sons of Elijah Frank Lanier. The similar designs combine Neoclassical Revival and Craftsman forms with full-length colonnades, front-facing gable extensions on a side-gabled roof, and shed-roofed dormers.

The Chattahoochee River had a significant impact on the development of the Westside Historic District. The flooding of the river was a periodic catastrophe that ruined buildings and endangered residents. The safety of the district from river flooding appears to have played an important role in the development of the neighborhood, as people moved up the hill, out of the immediate downtown area and away from the floodwaters. During the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, houses were increasingly constructed within the district in piecemeal fashion, with buildings being constructed on irregularly sized lots within irregularly sized blocks. By 1911, the Sanborn Fire Insurance Map extended out to West 12<sup>th</sup> Street, showing a continuation of the building tradition of large, one-story cottages on large and irregular lots. In the early 20<sup>th</sup> century, the large parcels and lots within the Westside Historic District began to be subdivided for more organized residential development.

Fifth and 6<sup>th</sup> avenues (previously Oak Street and Pine Street, respectively) appear to be the first streets extended beyond West 13<sup>th</sup> Street, between 1911 and 1922, as residential development increased. The 1922 Sanborn Fire Insurance Map shows Oak Street as a residential area of New South and Georgian cottages. At the intersection of Pine Street and West 14<sup>th</sup> Street, a collection of modest houses, segregated from the other residential buildings, indicates the location of a small African-American community. Although the Extended Hall-Parlor cottages on the northeast corner of 6<sup>th</sup> Avenue and West 14<sup>th</sup> Street are still extant, the shotgun cottages on the northwest corner have been demolished. The Love Union Baptist Church, located along Austin Street, is associated with this community, as is the Westside/Fort Tyler/Murrell-Cobb Cemetery. Much of the community resided in an area just outside the northwest edge of the boundaries that was re-developed beginning in the 1970s.

The Westside Historic District underwent considerable change and development during the 1920s. The La Roza Heights subdivision was developed on the north side of the district, beginning in 1920. West 13<sup>th</sup> Street had previously been the northern border of the city's development, and isolated houses on large lots were the general character of the residential area. The Roper family house, known as Cherokee Hill, was located on a large parcel of land, bounded by present day 3<sup>rd</sup> Avenue, Roper Avenue, and West 15<sup>th</sup> Street. Cherokee Hill was a c.1880 cottage that was expanded and remodeled into a two-story Italian Renaissance Revival style house from 1915 to 1916. In 1920, J.C. Roper, in a partnership with the prominent Lanier and Zachry families, purchased a large parcel of land on the western edge of his property for \$10,000 from Mrs. C.E. Bass. The land was subdivided into 66 lots, and four new streets. Roper Avenue, a 5<sup>th</sup> Avenue extension, a West 14<sup>th</sup> Street extension, and West 15<sup>th</sup> Street, were laid out for the new housing development. The auction of the lots on July 29, 1920 was successful, and the lots sold for an average of \$458.00 each. Interestingly, the deed for the purchase of the land by the developer consortium is dated July 31, 1920, indicating that the sale probably would have been canceled if the auction had been unsuccessful. According to the *West Point News*, all of the lots were bought by people from West Point, and "most of them will be improved as homes by the buyers-only a few being purchased as investments." Although many homes were built during the 1920s on the LaRoza Heights lots, the American Small Houses located within the neighborhood indicate that many lots remained vacant until the mid-20<sup>th</sup> century. J.C. Roper appears to have purchased several of the lots within LaRoza Heights himself; in a 1926 advertisement, he has 23 lots for sale. Cherokee Hill is no longer extant.<sup>6</sup>

<sup>6</sup> "LaRoza Heights: The Most Beautiful Residence Property in West Point," Advertisement, *The West Point News*, 7 July 1920; "West Point Real Estate Brings Good Prices," *The West Point News*, 4 August 1920; "For Sale," Advertisement, *The West Point News*, 14 January 1926; "Fire Destroys Outbuilding at Roper Residence," *The West Point News*, 8 December 1921; William H. Davidson, "Cherokee Hill," *Gum Log and Greek Revival*, (Alexander City, AL: Outlook Publishing, 1964), 138.

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The construction of LaRoza Heights was not the only change within the Westside Historic District during the 1920s. Streets began to be paved in the area, including the paving of West 10<sup>th</sup> Street in 1926. By 1926, the Hagedorn Apartment Building had been constructed at 506 West 10<sup>th</sup> Street, indicating the increasing density of the neighborhood. Numerous houses were also constructed on smaller subdivided lots.<sup>7</sup> In addition, the Lanier family began patronizing a new architect, R. Kennon Perry (1890-1954) of Atlanta. Although the homes that he designed for the Laniers are located in Lanett, other families also commissioned his work, and Perry was notably popular with the thriving Jewish community of West Point.

Raised in Union Springs, Alabama, Perry designed the local Episcopal church before attending the Alabama Polytechnic Institute. After graduating in 1911, R. Kennon Perry served as head draftsman for architect Edward E. Dougherty in Atlanta from 1911 to 1917. From 1917 to 1925, Perry served as a director for Robert & Co. in Atlanta before opening his own office in 1925. Perry largely constructed residential buildings, and he frequently used the English Vernacular Revival style. In addition to the buildings he designed in the West Point area, R. Kennon Perry also built a number of homes within the Platinum Point Historic District in Newnan, as well as the Green Island Ranch house in Columbus. In the West Point area, R. Kennon Perry constructed a home and an addition for the Lanier family in Lanett, and he built an English Vernacular Revival style house on 4th Avenue in West Point for the Herzfield family.

The growth and development of the Westside Historic District during the 1920s appears to be closely related to both the economic growth of West Point during this period, as well as a series of natural disasters that necessitated the replacement of many buildings throughout the city. In December 1919, a significant flooding of the city destroyed the bridge over the Chattahoochee and damaged numerous buildings. Although flooding also occurred in 1886, 1901, 1912, 1916, and 1929, the flood of 1919 was considered to be the worst. Just as the city was beginning to recover, a major tornado struck on March 28, 1920, razing several buildings and seriously damaging countless others.<sup>8</sup> The West Point Presbyterian Church especially suffered during these natural disasters; the 1919 flood had severely damaged their building and ruined the interior and 1920 tornado destroyed the building, killing several members. The present brick church was constructed in 1923 at the intersection of 5<sup>th</sup> Avenue and West 10<sup>th</sup> Street.<sup>9</sup>

The Westside Historic District continued to develop during the 1920s and 1930s, and many of the homes were constructed using the English Vernacular Revival style, which was extremely popular in West Point. One local builder, J.W. Melton, constructed many homes across West Point in the English Vernacular Revival style, and his designs appear to have contributed to the popularity of the style locally.

James William Melton was born on August 9, 1886 in Almond, Randolph County, Alabama, and he attended school at Wedowee High School in Wedowee, Alabama. While employed by the W.A. Handley Manufacturing Company, a cotton mill in Roanoke, Alabama, Melton frequently traveled to West Point in order to purchase supplies for the business. He was recruited by the West Point Iron Works around 1920 to serve as their construction supervisor. The West Point Iron Works had begun as a local business, building and repairing machinery for the cotton mills of the region, but the company had diversified and also operated a construction

<sup>7</sup> "West Tenth Being Paved," *The West Point News*, 12 August 1926; Mrs. O.W. Coffee, ed., "Local and Social," *The West Point News*, 18 March 1926; "Mr. S.H. Johnson Erecting Handsome Dwelling on 10<sup>th</sup> Street," *The West Point News*, 6 August 1925.

<sup>8</sup> Gretchen Brock and Stephen Johnson, "West Point Commercial Historic District," *National Register of Historic Places Registration Form*, listed 1 February 2006, 12; Mark E. Fretwell, *West Point: The Story of A Georgia Town* (West Point, GA: The Chattahoochee Valley Historical Society, 1987), 53; William H. Davidson, ed., "Flood and Cyclone in Pictures, 1919-1920," *Valley Historical Scrapbook* (West Point, GA: Hester's Printing Company, 1970), 20-29.

<sup>9</sup> William H. Davidson, "First Presbyterian Church," *Architectural Heritage of West Point-Lanett in the Chattahoochee Valley* (West Point, GA: Chattahoochee Valley Historical Society, 1975); "Big Drive on in City for Erection of New Church," *The West Point News*, 30 June 1920; "Presbyterians will Erect New Church in West Point," *The West Point News*, 30 June 1920.

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business. While employed by the West Point Iron Works, Melton worked on a number of important projects in the West Point area and also had the opportunity to work with several important architects, who probably influenced his later work. Notably, he supervised the construction of the Sunday School Annex to the First Methodist Church in 1927 and the West Point School in 1931, both of which were designed by Dennis & Dennis of Macon.

While working for West Point Iron Works, J.W. Melton designed and built numerous homes in the greater Chattahoochee Valley region, including the Cobb House in LaGrange, the Auditorium in Lanett, as well as churches in Langdale and Shawmut. Although Melton served as a construction supervisor, rather than an official architect, his son indicates that he designed many of the buildings he constructed, especially the residential buildings. Despite his lack of formal training, according to his son, Melton possessed a gift for engineering, and he simply drew out the proposed residential designs on their dining room table. After the West Point Iron Works was purchased by the Batson-Cook Company in the 1930s, Melton built residences himself until he moved to Florida in 1938. In West Point, Melton developed a distinctive style in his residential architecture that frequently used the English Vernacular Revival style.

Melton appears to have been strongly influenced by the work of R. Kennon Perry, who worked extensively in the West Point-Lanett region in the English Vernacular Revival style. Melton's high style homes, such as the houses at 401 Avenue C and 404 East 4<sup>th</sup> Street on the east side of the river, use a variety of surface materials and gables to express the style. Most of the homes that he designed were smaller examples, but Melton used the variety of materials in a similar method to express the English Vernacular Revival style. Although many of Melton's designs have not been confirmed through documentation, several homes throughout West Point appear to use stone and complex brickwork in ways which indicate Melton's influence or design, judging from his other work. The houses at 615 West 10<sup>th</sup> Street, 1319 4<sup>th</sup> Avenue, and 1318 4<sup>th</sup> Avenue all exhibit characteristic features of his stylistic work.

Through the late 1940s to the early 1950s, the English Vernacular Revival style remained extremely popular in West Point, and many cottages and American Small Houses continued to be constructed with English Vernacular Revival-style elements, reflecting the strong influence of R. Kennon Perry and J.W. Melton on local architecture.

During the middle of the 20<sup>th</sup> century, the Westside Historic District continued to develop, as houses were built on vacant lots and replacement buildings were constructed. American Small Houses and Ranch Houses were added to the fabric of the neighborhood during this period. The postwar housing crunch also brought more multi-family housing to the neighborhood, mostly in the form of duplexes. The buildings on West 14<sup>th</sup> Street, east of Roper Avenue, were all constructed in the mid-20<sup>th</sup> century, as a later extension of the LaRoza Heights subdivision. The lots for these houses had not been laid out in the 1920 plot of the neighborhood, but their street is indicated by an alley, which would later become an extension of West 14<sup>th</sup> Street.

During the 1950s, increased automobile traffic began to alter the character of the district, encouraging the development of commercial buildings on West 10<sup>th</sup> Street and along 3<sup>rd</sup> Avenue, north of West 10<sup>th</sup> Street. One notable building constructed in this area is the office building for Dr. Lewis G. Norman, Jr., designed by architect Henry Toombs (1896-1967) and constructed in 1950. Born in Cuthbert, Georgia, to the prominent Toombs family, Henry Toombs studied architecture at the University of Pennsylvania and worked with Paul Cret in Philadelphia and McKim, Mead, & White in New York. Beginning in 1926, Toombs returned to Georgia as the architect for Franklin Delano Roosevelt's massive complex at Warm Springs in nearby Meriwether County, located 30 miles to the east of West Point. Toombs also opened an office in Atlanta and quickly became a leading architect in the state, and as the architect to President Roosevelt, found it easy to acquire other local commissions. Toombs worked in a variety of partnerships and firms, including Toombs & Creighton (1945-1947), Toombs & Company (1950-1955) and Toombs, Amisano, and Wells, until his death in

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1967. In West Point, Toombs built a number of homes for the Lanier family, as well as the office of the Batson-Cook Company on 4<sup>th</sup> Avenue. Although the office building of Dr. Norman is a small building, the office features his trademark streamlined Beaux-Arts classicism that had an important impact on the architecture of Georgia. Moreover, the use of a famous architect for a small office building is indicative of the prominence, wealth, and sophistication of West Point, despite its small size.<sup>10</sup>

During the late 20<sup>th</sup> century, the city of West Point experienced considerable changes as both the economy and physical environment of the region shifted. The construction of Interstate 85 made travel through the Chattahoochee Valley region quicker and easier, allowing people to increasingly live and shop in other communities. The lower property taxes in Alabama also contributed to the lack of growth in West Point, as the large new commercial developments were constructed on interstate-accessible and inexpensive parcels in Alabama. The relocation of shopping facilities to Alabama greatly boosted the economies of the mill villages, and several of the villages incorporated as the city of Valley in 1980. The decline of the textile industry has damaged the local economy, as the mills have slowly closed down, and the dilution of the Lanier family in the company since 1989 has further allowed the West Point Manufacturing Company (now WestPoint Home) to further shift jobs to cheaper overseas labor markets. The West Point Manufacturing Company had employed around 15,000 people in the greater Valley area during the 1980s, and by 2006, only 2,500 jobs remained.<sup>11</sup> However, the Kia automobile assembly plant recently constructed on the north side of West Point has brought hundreds of new jobs to the area, and many West Point residents hope to see new economic growth bring renewed vitality to the area.

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<sup>10</sup> William H. Davidson, *Architectural Heritage of West Point-Lanett in the Chattahoochee Valley* (West Point, GA: Chattahoochee Valley Historical Society, 1975); Harold Martin, *Architecture of Henry Toombs and William Creighton*, (Atlanta, 1947), 5-6; Gretchen Brock and Stephen Johnson, "West Point Commercial Historic District," *National Register of Historic Places Registration Form*, listed 1 February 2006, 9; William B. Rhoads, "Franklin D. Roosevelt and the Architecture of Warm Springs," *The Georgia Historic Quarterly*, Vol. LXVII, No. 1, Spring 1983, accessed via <<http://www.cviog.uga.edu/Projects/gainfo/FDRarticle3.htm>> on 15 February 2008.

<sup>11</sup> Tony Adams, "Alabama communities to be hit hard with mill closing," *Columbus Ledger-Enquirer*, 18 November 2003; Andrea V. Hernandez, "WestPoint Home to cut 700 jobs," *Columbus Ledger-Enquirer*, 7 September 2006.

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## 9. Major Bibliographical References

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

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- "West Point Real Estate Brings Good Prices." *The West Point (GA) News*, August 4, 1920.

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Troup County, Georgia, Superior Court Deed Records.

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

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: \_\_\_\_\_

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

**10. Geographical Data**

**Acreage of Property** Approximately 90  
acres.  
(Do not include previously listed resource acreage.)

**UTM References**

(Place additional UTM references on a continuation sheet.)

(Note: The following UTM references are in North American Datum 1927, in order to be consistent with the submitted USGS topographic map.)

1	<u>16</u>	<u>669510</u>	<u>3639820</u>	4	<u>16</u>	<u>670110</u>	<u>3639190</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>16</u>	<u>669870</u>	<u>3640100</u>	5	<u>16</u>	<u>669700</u>	<u>3638900</u>
	Zone	Easting	Northing		Zone	Easting	Northing
3	<u>16</u>	<u>670220</u>	<u>3639660</u>				
	Zone	Easting	Northing				

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

The National Register boundary is indicated on the three National Register maps (tax maps) drawn with a heavy black line.

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

The boundary encompasses the intact, historic, and contiguous resources associated with the development of the Westside Historic District, north of the West Point Commercial Historic District (listed in the National Register in 2006). Excluded areas are those that do not have sufficient concentrations of properties that would be contributing to a district. To the east, parcels immediately adjacent to the Chattahoochee River are not included because they are either vacant land or new development. To the west, the site of Fort Tyler is not included because it lies primarily in Alabama, and it is associated with a distinct historical event with

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different areas of significance than the adjoining residential neighborhood. Fort Tyler has also undergone changes that would make it necessary to pursue additional investigations to evaluate its integrity.

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### 11. Form Prepared By

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name/title Denise P. Messick, historian, and Erin Murphy, consultant  
organization Historic Preservation Division, GA Dept. of Natural Resources date March 2011  
street & number 254 Washington Street, Ground Level telephone (404) 656-2840  
city or town Atlanta state GA zip code 30334  
e-mail Denise.Messick@dnr.state.ga.us

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### Additional Documentation

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Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)



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**Photographs:**

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

Name of Property: Westside Historic District

City or Vicinity: West Point

County: Troup State: Georgia

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

Date Photographed: March 2009

Description of Photograph(s) and number:

- 1 of 46. 1111 2<sup>nd</sup> Avenue. Photographer facing northwest.
- 2 of 46. 1100 2<sup>nd</sup> Avenue. Photographer facing east/southeast.
- 3 of 46. 1200 2<sup>nd</sup> Avenue. Photographer facing northeast.
- 4 of 46. 1212, 1210, and 1206 2<sup>nd</sup> Avenue. Photographer facing northeast.
- 5 of 46. 3<sup>rd</sup> Avenue looking toward 10<sup>th</sup> Street. Photographer facing southwest.
- 6 of 46. 1009 3<sup>rd</sup> Avenue. Photographer facing west.
- 7 of 46. 1101 3<sup>rd</sup> Avenue. Photographer facing west.
- 8 of 46. 1502 Roper Avenue at West 15<sup>th</sup> Street, rear view. Photographer facing west.
- 9 of 46. West 15<sup>th</sup> Street at 3<sup>rd</sup> Avenue. Photographer facing west.
- 10 of 46. 1403 West 14<sup>th</sup> Street. Photographer facing west.
- 11 of 46. Roper Avenue between West 14<sup>th</sup> Street and West 15<sup>th</sup> Street. Photographer facing north.
- 12 of 46. 1321 Roper Avenue. Photographer facing northwest.
- 13 of 46. 1307 Roper Avenue. Photographer facing northwest.
- 14 of 46. 1301 Roper Avenue. Photographer facing northwest.
- 15 of 46. 401 West 13<sup>th</sup> Street. Photographer facing southwest.
- 16 of 46. 4<sup>th</sup> Avenue near West 13<sup>th</sup> Street. Photographer facing north/northeast.
- 17 of 46. 1101 4<sup>th</sup> Avenue. Photographer facing northwest.
- 18 of 46. 1011 4<sup>th</sup> Avenue. Photographer facing northwest.
- 19 of 46. 506 West 10<sup>th</sup> Street, Hagedorn Apartments. Photographer facing northwest.
- 20 of 46. West Point Presbyterian Church, West 10<sup>th</sup> Street. Photographer facing northwest.
- 21 of 46. 610 West 10<sup>th</sup> Street. Photographer facing northwest.

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- 22 of 46. 1007 and 1011 5<sup>th</sup> Avenue. Photographer facing northwest.
- 23 of 46. 1109 and 1111 5<sup>th</sup> Avenue. Photographer facing northwest.
- 24 of 46. 5<sup>th</sup> Avenue near West 13<sup>th</sup> Street. Photographer facing north.
- 25 of 46. 1307 4<sup>th</sup> Avenue. Photographer facing northwest.
- 26 of 46. 1319 4<sup>th</sup> Avenue. Photographer facing northwest.
- 27 of 46. 1401 4<sup>th</sup> Avenue. Photographer facing northwest.
- 28 of 46. 1413 4<sup>th</sup> Avenue. Photographer facing northwest.
- 29 of 46. 1309 5<sup>th</sup> Avenue. Photographer facing northwest.
- 30 of 46. 1413 5<sup>th</sup> Avenue. Photographer facing northwest.
- 31 of 46. 1419 5<sup>th</sup> Avenue. Photographer facing northwest.
- 32 of 46. 615 West 10<sup>th</sup> Street. Photographer facing southwest.
- 33 of 46. 5<sup>th</sup> Avenue south of West 10<sup>th</sup> Street. Photographer facing southwest.
- 34 of 46. 6<sup>th</sup> Avenue south of West 10<sup>th</sup> Street. Photographer facing north.
- 35 of 46. 1103 6<sup>th</sup> Avenue. Photographer facing northwest.
- 36 of 46. 6<sup>th</sup> Avenue with Confederate monument in foreground. Photographer facing northeast.
- 37 of 46. 1205 6<sup>th</sup> Avenue. Photographer facing northwest.
- 38 of 46. 1201 6<sup>th</sup> Avenue, West Point Woman's Club. Photographer facing northeast.
- 39 of 46. Confederate monument on 6<sup>th</sup> Avenue. Photographer facing west.
- 40 of 46. Fort Tyler, Alabama (*outside district*). Photographer facing west.
- 41 of 46. Fort Tyler, Alabama (*outside district*). Photographer facing northwest.
- 42 of 46. Lucille Street, Love Union Baptist Church. Photographer facing northwest.
- 43 of 46. Westside Cemetery. Photographer facing north.
- 44 of 46. Westside Cemetery. Photographer facing northwest.
- 45 of 46. Westside Cemetery. Photographer facing west.
- 46 of 46. Westside Cemetery. Photographer facing southwest.

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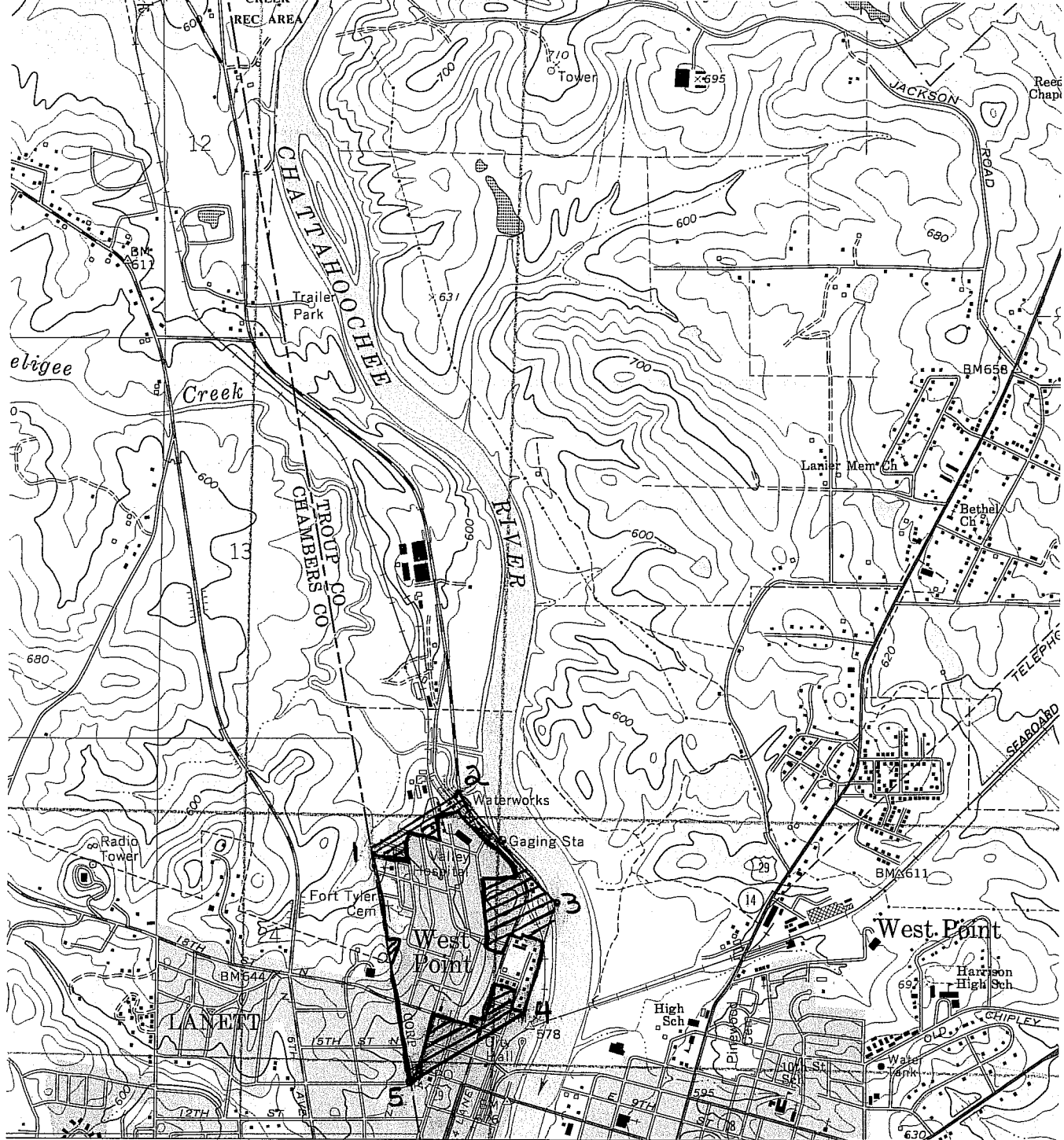
**Property Owner:**

(Complete this item at the request of the SHPO or FPO.)

name Multiple owners  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

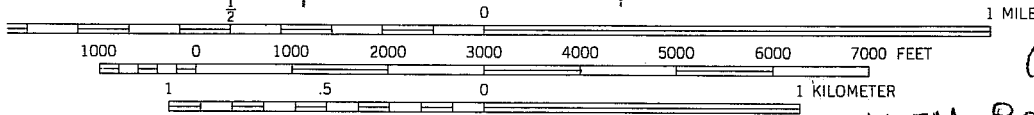
**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



18 669 (LANETT SOUTH) 3949 1 SW FAIRFAX, ALA. 6 MI. OPÉLIKA, ALA. 22 MI. 671 10' SHAWMUT, ALA. OPÉLIKA, ALA.

SCALE 1:24 000



CONTOUR INTERVAL 20 FEET  
 NATIONAL GEODETIC VERTICAL DATUM OF 1929  
 Outside Historic District  
 West Point, Troup County, Georgia

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
 FOR SALE BY U.S. GEOLOGICAL SURVEY  
 DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

(NAD 1927)  
 UTM References:  
 1: 16/669510/3639820  
 2: 16/669870/3640100  
 3: 16/670220/3639660  
 4: 16/670110/3639190  
 5: 16/669700/3638900

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 QUADRAN