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JUN 08 1989United States Department of the Interior
National Park ServiceNATIONAL
REGISTER**NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM**

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in "Guidelines for Completing National Register Forms" (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name North Harris Street Historic District
other names/site number

2. Location

street & number N. Harris, Warthen, McCarty Streets, Washington Ave.
city, town Sandersville (n/a) vicinity of
county Washington code GA 303
state Georgia code GA zip code 31082

(n/a) not for publication

3. Classification**Ownership of Property:**

- private
 public-local
 public-state
 public-federal

Category of Property

- building(s)
 district
 site
 structure
 object

Number of Resources within Property:

	<u>Contributing</u>	<u>Noncontributing</u>
buildings	88	11
sites	0	1
structures	0	0
objects	0	0
total	88	12

Contributing resources previously listed in the National Register: n/a

Name of related multiple property listing: n/a

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination 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 the National Register criteria. () See continuation sheet.

Elizabeth A. Lyon
Signature of certifying official

5/31/89
Date

Elizabeth A. Lyon
Deputy State Historic Preservation Officer,
Georgia Department of Natural Resources

In my opinion, the property () meets () does not meet the National Register criteria. () See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency or bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register

Amy Schlager 7/20/89

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other, explain:

see continuation sheet

Signature, Keeper of the National Register Date

6. Function or Use

Historic Functions:

DOMESTIC:single dwelling

Current Functions:

DOMESTIC:single dwelling
COMMERCIAL:office

7. Description

Architectural Classification:

Mid-19th C/:Greek Revival
Late Victorian:Queen Anne
Late 19th/20th C/:Classical Revival
Colonial Revival
Late 19th/early 20th C/ American Movements:Craftsman

Materials:

foundation brick
walls wood, brick
roof asphalt, metal
other

Description of present and historic physical appearance:

The North Harris Street Residential Historic District is located in Sandersville, Washington County, Georgia, in the east-central section of Georgia.

Sandersville is the county seat of Washington County, a rural county on the fall line between Macon and Augustat. The North Harris Street Historic District consists of a historic residential area in Sandersville adjacent to and north of the city's downtown commercial center. The area developed from 1830 to 1940 and includes middle-and upper-class residences in a wide range of sizes, forms, and stylistic influences. The most active period of building took place around the turn of the century, and most of the houses in the district date from 1880 to 1930. The majority of houses are one- and two-story, wood-frame structures, with the largest and most stylistic houses located along North Harris Street and more modest vernacular houses on the surrounding streets. Stylistic influences represented in the district include Greek Revival, Queen Anne, Victorian eclectic, Neoclassical, Craftsman, and Colonial Revival. Uniform setback, informally landscaped yards, and numerous street trees are features found throughout the district.

There are basically three sections in the district: North Harris Street, Warthen Street, and Washington Avenue. North Harris Street is the main and oldest street, with residential development beginning in the 1830s. The street is characterized by one- and two-story residences, which range in style from simple antebellum structures to

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high styled, turn-of-the-century architecture. Warthen Street, located to the west of North Harris Street, is made up of one-story frame dwellings of more modest design. Washington Avenue developed to the northeast of North Harris Street and is characterized by Victorian era cottages. A portion of McCarty Street connects the three sections of the district to one another. McCarty Street reflects the variety found in the district. The street contains the more vernacular frame structures associated with Warthen Street on its west end and the Victorian cottages, associated with Washington Avenue, on the east end. Streets are generally laid out in a somewhat ordered grid pattern, especially north of the North Harris and McCarty Street intersection.

The architecture in this district is predominantly late-19th and early-20th century one- and two-story frame dwellings which exhibit high style and vernacular Victorian characteristics, as well as high style Neo-Classical features. There are a few pre-Civil War dwellings of Greek Revival design. Most of the more modest vernacular styles are situated along the edges of the district. The neighborhood has retained much of its Victorian appearance. A fine example of Queen Anne style is illustrated in the Paris house at 219 North Harris, designed by Charles E. Choate in 1900. Choate designed several residences within the district during the turn of the century. The architectural characteristics associated with his designs include, rounded porches with gazebo shaped roofs, elliptical windows, harp motif spindlework and Palladian window motifs.

An example of the Greek Revival style is seen in the home of Major Mark Newman. It is one of the earliest residences in the district, built in the 1830s (photograph 6). It features a full front porch, supported by Doric columns, large, double-hung sash windows, a doorway surrounded by a transom and sidelights, and a side gabled roof.

The Neoclassical style was prominent soon after the turn-of-the-century and is characterized in the Holt-Halton House at 239 North Harris. This residence features giant ordered columns, a rounded portico, classical molding, and door surrounds.

Other residential styles in the district include Craftsman and Colonial Revival. The Craftsman style can be seen particularly along the edges of the district and identified by elements such as, large front porches, brackets under the eaves and asymmetrical layout. The Leonard House, built in 1939, is an example of a Colonial Revival house designed by Choate's niece, Ellamae League. The house features paired end chimneys, a parapet roof and an accentuated front door entry.

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The district also features Victorian eclectic houses. These modest dwellings were built during the late-19th century and appear in an L-shaped or doublepen plan. The plain-style, L-shaped cottages are more predominant on Washington Avenue (photograph 16). Most doublepen plan houses are found along Warthen Street (photograph 28).

Unique styles found in the district include a Spanish Colonial and a log cabin on First Avenue, west of North Harris. Both structures were built in the 1920s and reflect the eclectic tastes of the day.

The district as a whole is well landscaped with an abundance of mature trees lining the streets in an informal manner. Low coping walls are used along North Harris Street. Granite curbs can still be found along Washington Avenue. A number of the structures, particularly the residences on North Harris, feature a variety of outbuildings in the rear yards, several which are historic. There is a small non-historic landscaped park at the southwest corner of the intersection of N. Harris and McCarty Streets on a formerly residential lot.

Lots on North Harris Street are fairly uniform in size, although some lots are deeper than others. Lots on North Harris Street are laid out in rectangular tracts and extend through the entire block joining Warthen Street to the west. Lots on the surrounding streets are also laid out in rectangular tracts although smaller. The terrain is flat throughout the district and does not seem to affect the street pattern. Homes on North Harris Street are on generally large lots and are oriented to the street with spacious rear yards. The homes in the surrounding streets are more closely situated, although development is not dense.

The area is still largely residential. Some of the dwellings, particularly along North Harris Street, are used for commercial purposes. Noncontributing properties in the district include a few scattered non-historic and extensively altered houses that could not be drawn out of the boundaries. Vacant lots were taken into account in accessing the district's integrity but were not included in our resource count.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria:

A B C D

Criteria Considerations (Exceptions): N/A

A B C D E F G

Areas of Significance (enter categories from instructions):

Architecture
Community Planning & Development

Period of Significance:

1830-1940

Significant Dates:

1830

Significant Person(s):

n/a

Cultural Affiliation:

n/a

Architect(s)/Builder(s):

Charles E. Choate
Ellamae League

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Significance of property, justification of criteria, criteria considerations, and areas and periods of significance noted above:

Narrative statement of significance (areas of significance)

The North Harris Street Residential Historic District is significant as a 19th-and early 20th-century residential neighborhood that was home to many of Sandersville's prominent residents.

ARCHITECTURE

In the area of architecture, the district is significant for its intact collection of a wide range of house sizes, forms, and styles that represent small-town examples of prevailing architectural trends from 1830 to 1940. The buildings in the district are among the finest in Washington County. Most were built between 1880 and 1930, but several predate the Civil War. A wide variety of house styles and types can still be found in this district. Small Greek Revival cottages stand alongside the more exuberant high styles from the turn of the century. Such Victorian era homes are the most prevalent along North Harris Street. Also found along North Harris Street are high style Neo-classical, Colonial Revival, Victorian eclectic, and period styles. On the outlying streets, house types include doublepen and L-shaped, while styles include plain-style Victorian, Craftman, and period styles. The home of Major Mark Newman is considered to be one of the earliest in the district, built prior to the Civil War (see photograph 6). This dwelling features large, double-hung sash windows, a doorway surrounded by a transom and sidelights, a full front porch, supported by Doric columns, a wide cornice line, and a side gabled roof. The district is also important for its association with several architects. Charles E. Choate is probably the most noted architect in Sandersville, along with his niece, Ellamae League. Choate designed the Queen Anne style Paris home at 219 North Harris. The characteristics include wrap-around porches, gazebo shaped roofs, elliptical windows, spindle work and a Palladian window motif. His work can also be seen in the Haygood House at 217 N. Harris. Ellamay League was a residential architect during the early part of the 20th century. An example of her work is illustrated in the Colonial Revival style, one-story brick Leonard House at 213 N. Harris. Built in 1939, the house features a parapet roof with paired end chimneys, an accentuated front door with a decorative crown, slender columns set in-antis, and double-hung sash windows with multi-pane glazing in both sashes. The Holt-Halton House at 239 N. Harris is an example of the Neo-classical style. The house features classical moldings and detailing, ordered columns, a rounded portico and door surrounds. The Craftsman style is illustrated in the residence at 319 Warthen, which

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includes a large front porch supported by slanted wooden piers on brick bases (photograph 24). This dwelling is unusual for its alternating porch piers. The style also features large brackets under the eaves, and an asymmetrical look and plan. The district also includes an assortment of Victorian eclectic frame cottages in L-shaped and doublepen plans with hipped or gabled roofs, decorative front gables, and porches with simple square posts. This intact, residential district is an excellent example of the evolution of residential architecture in small Georgia cities from the mid-19th to early 20th century.

COMMUNITY PLANNING & DEVELOPMENT

In the area of community planning & development, the district is significant for its pattern of development from large land lots to smaller subdivided lots that is typical of residential development in small Georgia cities. The neighborhood was also home of many of the city's prominent business people who owned and operated businesses in the adjacent downtown commercial area. North Harris Street is one of the main axial routes from downtown and developed early in the town's history. McCarty Street and Washington Avenue developed from North Harris Street property as lots were sold off. These streets were laid out in a radiating fashion, versus a strictly ordered grid pattern. The district has remained a fairly intact, close-knit residential community which still reflects this original development pattern. The North Harris Historic District provides a good example of a typical mid- to upper-class residential neighborhood found in many small Georgia cities during the mid-19th to early 20th century.

The North Harris Street Residential Historic District features significant archaeological aspects as a former "encampment" of Federal soldiers during the Civil War. Union Generals, William Sherman and Jeff Davis were said to have camped at the Brown house and the S.B. Jones house in 1864, as part of the movement towards Savannah. However, this is not fully documented at this time and no formal archaeology has been done in this district.

National Register Criteria

These areas of significance support this district's eligibility under National Register Criteria A and C.

CRITERIA A

This district meets National Register Criteria A as it is associated with the events making a significant contribution to the broad patterns of our history. This residential district reflects the

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lifestyle of many of Sandersville's most prominent citizens who were instrumental in shaping the city's future. Merchants, doctors, architects and politicians were among those who resided within this district and owned and operated businesses in the downtown commercial area. This district also represents a significant residential type of community commonly found in small Georgia cities during the mid-19th and early-20th century.

CRITERIA C

The area represents the building characteristics used during the mid-19th and early 20th century and the types of workmanship and adaptations of styles used at this time. These historic buildings form an overall cornucopia of American architecture on the small-town level. The community's historic buildings also contain important examples of local workmanship and implementations of prevailing architectural styles from various architects, builders, and contractors. Charles E. Choate and his niece, Ellamae League, worked in Sandersville around the turn-of-the-century and in the late 1930s, respectively, and left an indelible mark on the town's building stock.

Period of significance (justification, if applicable)

1830-1940

1830-beginning of development in district

1940-ending period to include contributing homes designed and associated with Ellamae League.

The 1830-1940 period represents a period of continuous and consistent residential development in the district. This pattern of residential development was broken by World War II. Residential development after World War II in the district was minimal and introduced new, non-historic building types like the ranch house.

Developmental history/historic context (if applicable)

Sandersville was incorporated in 1812 and included all land within 400 yards of the courthouse. These limits were directly south of today's proposed district boundaries. In 1817, the Commissioners of Sandersville appointed a board which had the right to pass regulations to improve and repair streets including the street known today as North Harris. In 1827, Sherwood's Gazetteer described Sandersville as "...the capitol of Washington County. Twenty-eight miles southeast of Milledgeville; 26 miles west of Louisville, contains a courthouse, jail, academy, and 20 houses and seven stores." This description remained the same for ten years. In 1830, Dr. Nathaniel Harris built

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the first permanent residence on North Harris Street. He was the owner of most of the property surrounding his residence.

From 1830 to the Civil War, several homes were built along North Harris Street, a few of which remain today, such as the one-story Greek Revival home of Major Mark Newman and the Brown house. Many of the early residents and visitors of the district were of local, state, and national importance. The most famous "visitors" to the North Harris Street area were Union General William Sherman and Confederate General Jeff Davis. Local oral tradition has it that in November, 1864, Sherman's troops camped at the Brown house and the troops of Davis, at the S. B. Jones house on their march to Savannah during the Civil War. There are many local accounts of the overnight stay and the residents' dealings with the famous military officers. Sandersville veterans of the Civil War include a number of North Harris Street residents such as, Major Mark Newman, S. B. Jones, Colonel John Gilmore, and Jeff Irwin.

In 1866, the city limits were extended to take in all of the area within one mile of the courthouse. This extension included the street known today as North Harris. The city gained the power to open new streets and take private property for this purpose. In 1867, the street leading from the old stagecoach road northward was renamed North Harris Street. This street had traditionally been known as, "Silk Stocking Street," as the local story claims the ladies had to lift their skirts to avoid the mud and show their silk stockings to passersby.

In the 1870s, some houses on North Harris were moved back to Warthen Street and the property was subdivided. According to local sources, Warthen Street was cut through the back yards of property owners on the west side of North Harris Street in 1880. Because of this, these residents technically owned Warthen Street and so development was slow to come.

As Sandersville grew, the need for a public education system became inevitable. Because of their social and professional status in Sandersville, Dr. George Whitaker, Morris Happ, Dr. William Rawlings, Colonel Gilmore, and Major Mark Newman, property owners on North Harris Street, were all appointed to the first Sandersville Board of Education, established in 1881.

In 1900, McCarty Street, named for W. A. McCarty was opened. In 1904, the Sandersville Progress reported that he planned to remodel his North Harris Street home into a two-story Colonial Revival. (now demolished) The house was located on the corner of McCarty Street and North Harris Street.

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Both the city of Sandersville and the North Harris area went through a surge of growth at the turn of the century. According to the Georgia Laws, in 1902, a new charter was devised for the city which included additional police, the establishment of fire districts, the control of streets and sidewalks, condemnation of land and structures, the power to pass laws concerning drainage and street pavement, and the power to establish water-works, sewage, and electric lights. All of the changes point to activity in the community. Also, North Harris Street experienced major physical changes during this period. Most of the homes remaining on the street were built or remodeled during the first few years of the 20th century, such as Magnolia Hall and the Haygood home.

Charles Choate, although not a resident of Sandersville, designed and remodeled many of the homes on North Harris Street, during the turn of the century. Choate designed the Henry Paris home in 1900 and remodeled the Haygood House. The Holt-Slade House appears in Choate's portfolio and the house is reported by the Sandersville Progress, to have been built by Choate in 1896.

In 1907, North Harris Street was extended to First Avenue by William Watkins, an early resident and developer, and his relative, W.A. Beach. The homes on this part of North Harris are typically more vernacular Victorian era styles.

Thomas Hardwick, governor of Georgia from 1921 to 1923, resided on North Harris Street on four separate occasions. In 1905, he purchased the Cohen home which is still standing today. He later sold the house during a period of continuous Congressional sessions. He then bought the house built on the Hines property on North Harris which he sold in 1918 (now demolished). He also lived in the Haygood House and the Cohen-Tarbutton House at some point, according to local sources.

In 1939, the Sandersville Public School was built to the north of North Harris Street and as a result, the street was extended past First Avenue and small period style houses were built. In recent times many of the former residences, particularly on North Harris have been adaptively reused as office space. Today with the rehabilitation of several historic buildings throughout the district, the neighborhood is regaining much of its historic character.

9. Major Bibliographic References

Jaeger, Dale. "Historic District Information Form. No. Harris/McCarty St. Historic District." 1987. (On file at the Ga. Dept. of Natural Resources).

Previous documentation on file (NPS): (x) N/A

- () 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 #

Primary location of additional data:

- (x) State historic preservation office
- () Other State Agency
- () Federal agency
- () Local government
- () University
- () Other, Specify Repository:

Georgia Historic Resources Survey Number (if assigned): n/a

10. Geographical Data

Acreage of Property approximately 60

UTM References

- A) Zone 17 Easting 330660 Northing 3651800
- B) Zone 17 Easting 331360 Northing 3651660
- C) Zone 17 Easting 330820 Northing 3650750
- D) Zone 17 Easting 330500 Northing 3650780

Verbal Boundary Description

The National Register district boundary is indicated by a heavy black line on the district sketch map.

Boundary Justification

The nominated property includes the intact historic residential development along N. Harris, McCarty, and Warthen Streets and Washington Avenue, and excludes adjacent non-historic residential and both historic and non-historic commercial properties.

11. Form Prepared By

name/title Lisa Raflo, National Register Researcher
organization Historic Preservation Section, Georgia Department of
Natural Resources
street & number 205 Butler Street, S.E., Suite 1462
city or town Atlanta **state** Georgia **zip code** 30334
telephone 404-656-2840 **date** 5/24/89

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Photographs
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NORTH HARRIS STREET

Sandersville, Washington County, Georgia

Photographer: James R. Lockhart

Negative: Filed with the Georgia Department of Natural Resources

Date: June 1988

Description:

1 of 28: Haygood House and Paris House on North Harris Street; photographer facing northwest.

2 of 28: View of North Harris Street; photographer facing northwest.

3 of 28: West view of North Harris Street; photographer facing northwest.

4 of 28: Cohen-Tarbutton House; on North Harris Street; photographer facing northeast.

5 of 28: Magnolia Hall on North Harris Street; photographer facing northwest.

6 of 28: View of the Mark of Newman House and Newman-Bill House on North Harris Street; photographer facing northwest.

7 of 28: View of the Newman House and the Bill-Cordrey House on North Harris Street; photographer facing northwest.

8 of 28: View of park at corner of North Harris Street and West McCarty; photographer facing northwest.

9 of 28: Streetscape of North Harris Street; north of McCarty Street; photographer facing north.

10 of 28: View of the Smith House on North Harris Street; photographer facing north.

11 of 28: Streetscape of North Harris Street south of First Avenue; photographer facing north.

12 of 28: 311 North Harris and the Lang House on North Harris; photographer facing north.

13 of 28: View of First Avenue, west of North Harris Street; photographer facing northwest.

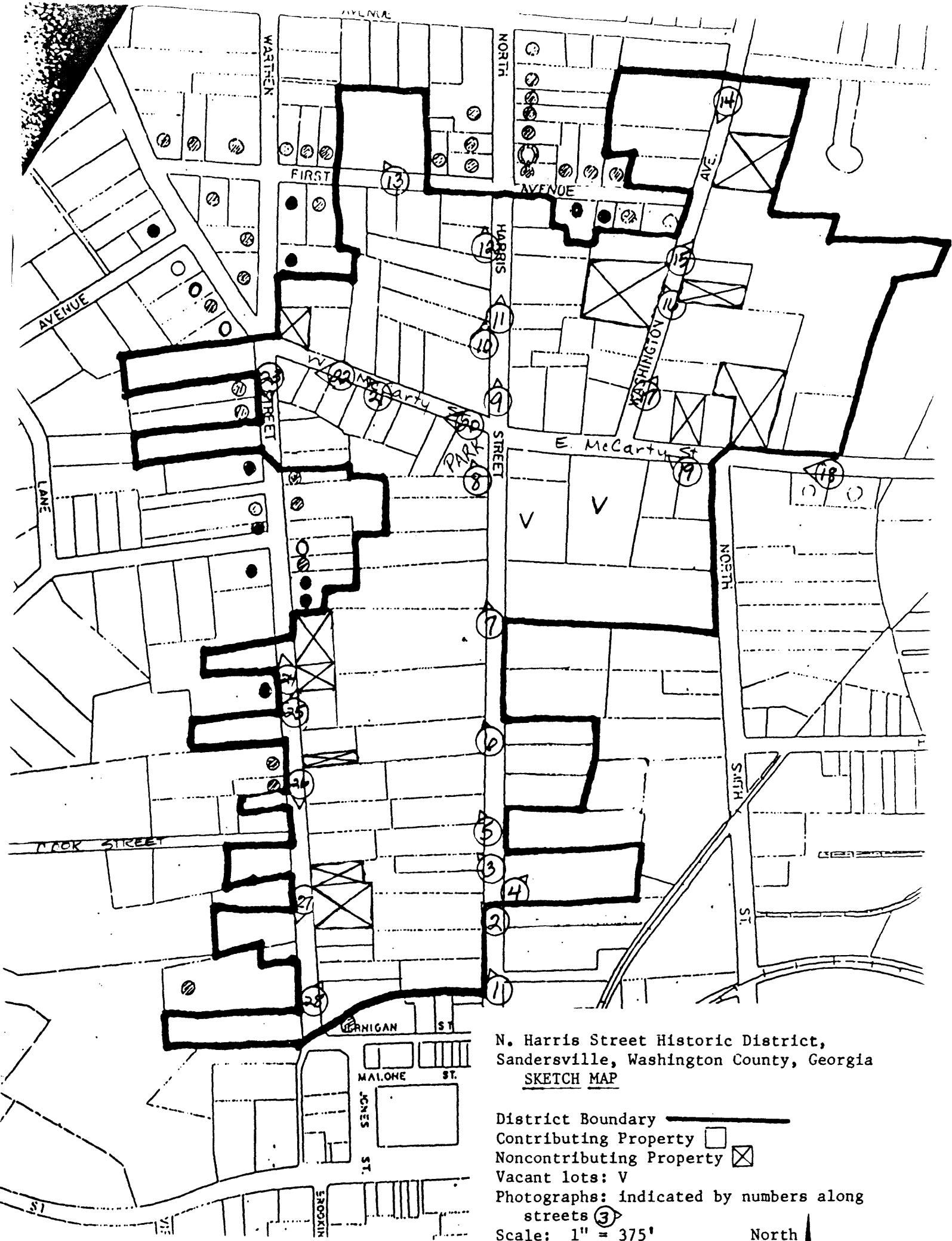
14 of 28: Streetscape view of Washington Avenue; south of Second Avenue, photographer facing southwest.

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- 15 of 28: Streetscape view of Washington Avenue, south of First Avenue; photographer facing northeast.
- 16 of 28: Streetscape view of Washington Avenue south of First Avenue; photographer facing northwest.
- 17 of 28: Streetscape view of Washington Street north of East McCarty Street; photographer facing northeast.
- 18 of 28: Streetscape view of East McCarty Street; photographer facing west.
- 19 of 28: Streetscape view at intersection of East McCarty Street and Washington Avenue; photographer facing northwest.
- 20 of 28: Streetscape view of West McCarty Street west of North Harris Street; photographer facing west.
- 21 of 28: Streetscape view of West McCarty Street west of North Harris Street; photographer facing northwest.
- 22 of 28: Streetscape view of West McCarty Street and Warthen Street intersection; photographer facing west.
- 23 of 28: Streetscape view of Warthen Street south of West McCarty Street; photographer facing south.
- 24 of 28: House located at 319 Warthen Street; photographer facing northwest.
- 25 of 28: Streetscape view of Warthen Street north of Cook Street; photographer facing north.
- 26 of 28: Streetscape view of Warthen Street north of Cook Street; photographer facing southwest.
- 27 of 28: Streetscape view of Warthen Street south of Cook Street; photographer facing southwest.
- 28 of 28: Streetscape view of Warthen Street north of Jernigan Street; photographer facing northeast.



N. Harris Street Historic District,
 Sandersville, Washington County, Georgia
SKETCH MAP

District Boundary **—**
 Contributing Property
 Noncontributing Property
 Vacant lots: V
 Photographs: indicated by numbers along streets **③**
 Scale: 1" = 375' North **↑**