

824

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 William Pitt Eastman House
other names/site number Bishop House; Bullock House

2. Location

street & number 407 Eastman Way
city, town Eastman (n/a) vicinity of
county Dodge code GA 091
state Georgia code GA zip code 31023

(n/a) not for publication

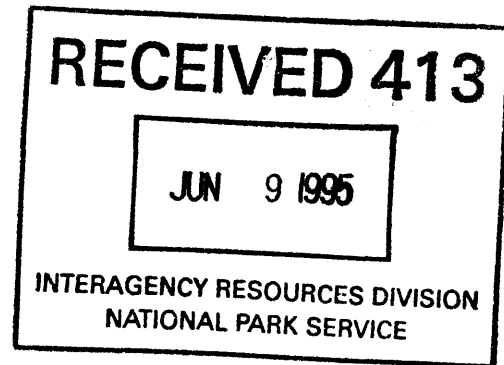
3. Classification

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	2	0
sites	0	0
structures	0	0
objects	0	0
total	2	0

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.

Mark R. Edwards
Signature of certifying official

6/06/95
Date

Mark R. Edwards
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

Edson H. Beall Entered in the
National Register 7/7/95

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

for

6. Function or Use

Historic Functions:

DOMESTIC: single dwelling

Current Functions:

RECREATION AND CULTURE: museum

OTHER: historical society

7. Description

Architectural Classification:

LATE VICTORIAN: Italianate

OTHER: Folk Victorian

Materials:

foundation	brick
walls	wood
roof	metal
other	n/a

Description of present and historic physical appearance:

Built in 1872, the William Pitt Eastman House is a two-story, gabled-ell type house with Italianate and Folk Victorian detailing (photo #1). It has a pressed metal roof, brick chimneys, native yellow pine balloon framing, weatherboard siding, and brick foundation.

There are three, one-story porches with shed roofs in the angles of the ells--one on the front, rear, and north facades. The front and side porches have decorative wood work, including turned-balusters and posts, drops, and ornamental brackets (photo #2). The rear porch is simpler with turned balusters and round posts (photo #3).

Other detailing includes box cornice returns, paired brackets along the cornice, and bay windows on the front and north facades. The front and north facades also have arched wooden window surrounds, 2/2 double-hung windows, and arched windows in the gables. The rear and south facades have simple wooden surrounds and 2/2 double-hung windows. The front entrance has wooden arch surrounds and the original double wooden doors with arched, single-light windows and screen doors (photo #4). Above the door is a decorative wood panel.

The interior arrangement remains intact. The front door opens into the foyer with the library on the south side of the hall and the larger living room on the north side (photo #5). Straight through the foyer is the dining room followed by the extremely small kitchen and bath (photo #6). The main stairway to the second floor is in the foyer. Upstairs there are five bedrooms and one bathroom (photo #7).

The interior features the original pine floors, wainscoting, window and door moldings, and staircase, as well as the original hardware,

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National Park Service

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plaster walls and ceilings, downstairs marble mantels, and second-floor wood mantels (photos #8 & #9). The wainscoting in the foyer is curly pine (photo #10). The staircase has turned balusters and octagonal newel post with wood detailing (photo #11). The only alterations are the wiring for electricity in 1910 and the addition of central heating and air in 1985 on the first floor.

There is a brick garage beside the house which dates to c.1912 (photo #12). The garage still has its track for the sliding door. The landscaping design is New South with hedges, grassed lawns, and curvilinear plantings, as defined in Georgia's Living Places: Historical Houses in their Landscaped Setting (photo #13). There are mature oaks, pecans, dogwoods, camellias, wisteria, and other shrubs and trees. The Eastman House is situated on a one-acre lot in a residential neighborhood in the town of Eastman, which is the county seat of Dodge County in south central Georgia.

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 and Development

Period of Significance:

1872-1912

Significant Dates:

1872 - Construction of House
1888 - Death of William Pitt Eastman
1912 - Construction of Garage

Significant Person(s):

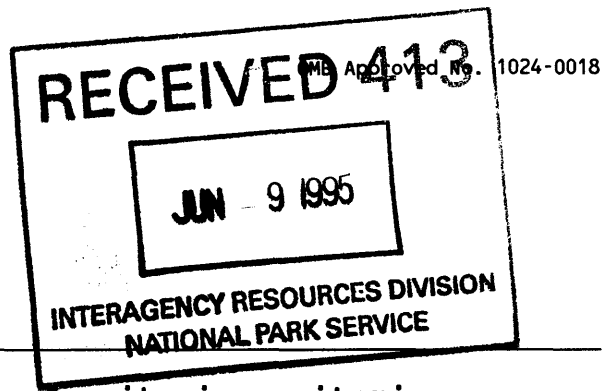
William Pitt Eastman

Cultural Affiliation:

n/a

Architect(s)/Builder(s):

J.H. Russell



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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 William Pitt Eastman House is significant in terms of architecture as an unusual example of a Reconstruction Era grand house as built in a small Georgia community. It is significant as an intact gabled-ell house type with Italianate and Folk Victorian detailing featuring ornamental woodwork on the porches, bay windows, and decorative brackets. Also intact are the interior features of the mantels, room arrangement, wood floors, plaster walls, and hardware. The architect, J. H. Russell, contributes to the architectural significance of the house, as he was a locally prominent architect who also designed the first Dodge County Courthouse.

The property is significant in terms of community planning and development as the oldest house in Eastman and the only surviving resource associated with William Pitt Eastman (1813-1888), the founder of Eastman and Dodge County Georgia. In 1862, Eastman purchased 300,000 acres of yellow pine forest in Telfair, Montgomery, Wilcox, and Pulaski Counties and six years later formed the Georgia Land and Lumber Company. After a few years, he sold his portion of the company and kept 50,000 acres which was near the Macon and Brunswick Railroad Station No. 13. This station became known as "Eastman" and Mr. Eastman then laid out the town in 1870-72 on what was his property.

After the creation of the town of Eastman, Mr. Eastman then promoted the formation of Dodge County around it from parts of Pulaski, Telfair, and Montgomery Counties, as well as arranging the financing of the courthouse construction through the son of William E. Dodge (Eastman's former business partner). Mr. Eastman himself donated the land for all the streets, public buildings, and churches of all denominations, both white and black. He was also mayor of Eastman for one term.

National Register Criteria

The William Pitt Eastman House is eligible under Criteria A and B for its association with William Pitt Eastman, founder of Eastman and Dodge County, and for its significance in the community planning and development of Eastman and Dodge County. It is eligible under Criterion C as an intact and unusual example of a Reconstruction Era house with Italianate and Folk Victorian detailing.

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Criteria Considerations (if applicable)

n/a

Period of significance (justification)

The house was constructed in 1872 and the garage in 1912.

Contributing/Noncontributing Resources (explanation, if necessary)

The house and garage are the contributing resources. There are no noncontributing resources.

Developmental history/historic context (if applicable)

William Pitt Eastman was born in Gilmanton, New Hampshire, on May 16, 1813, the son of Ebenezer and Deborah Greeley Eastman. He was of the sixth generation of the Eastman family in America, he being a descendant of Roger Eastman (1611-1694), who arrived in the Massachusetts Bay Colony on the ship *Confidence* (John Jobson, Master) in April 1638.

After receiving his education at the Gilmanton Academy, he ran a store in his hometown for about two years. He then, in partnership with his brother Arthur, ran a grocery and fruit business in Boston for eight years. He then removed to Newark, New Jersey, when he owned and operated a large factory manufacturing woolen underwear. He made a substantial fortune in this business.

William Pitt Eastman was married in 1839 to Helena Dekay Fondey, daughter of Isaac Fondey, of Albany, New York. She was born in 1813 or 1814 in Albany and died in Eastman, Georgia, April 17, 1876. They were the parents of two daughters, Helena, who died unmarried at the age of twenty, and Caro who married James Monroe Ogden of Macon, Georgia.

Mr. Eastman visited the pine forests of Georgia in 1862. He immediately realized the potential value of this vast area of trees, although at that time, due to inaccessibility, the property was practically worthless. Mr. Eastman knew, however, that upon the close of the Civil War (1860-65) the Macon and Brunswick Railroad would build a track through the center of this forest. Upon his return to New York, and after carefully examining the titles, he purchased 300,000 acres of prime yellow pine forest in the Georgia counties of Telfair, Montgomery, Wilcox, and Pulaski. About 1868, together with

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several others, he formed the Georgia Land and Lumber Company. The president of this company was William E. Dodge, of New York. The company was capitalized at half a million dollars and owned 400,000 acres of Georgia land. After a few years, Mr. Eastman sold his share of this company, retaining about 50,000 acres of the Georgia land for himself.

Upon completion of the Macon and Brunswick Railroad in 1869, Mr. Eastman and his family moved to Georgia, settling at Station No. 13 on the railroad. They lived in a small three-room cottage at what is now Oak Street and 8th Avenue in Eastman. Mr. Eastman soon started building his new mansion which was completed in December 1872.

While on a trip to Europe with his family in 1870, Mr. Eastman received in London a letter from Mr. George H. Hazlehurst, President of the Macon and Brunswick Railroad, stating that he had taken the liberty of naming Station No. 13 "Eastman" in his honor. Mr. Eastman, thinking that this would somehow cost him money, thanked Mr. Hazlehurst for the compliment, but declined the offer. However, upon his return about five months later, Mr. Eastman found his name on the train depot and printed on the train tickets. After considering this *fait accompli*, the idea of building up a town in such a delightful place appealed to Mr. Eastman, so he purchased the two lots (405 acres) on both sides of the railroad tracks through Eastman, and with the assistance of a good engineer, laid out a town with wide avenues, little triangles, circles, etc.

He then set about to form a new county. He drew a county of about 25 square miles, taking land from the counties of Pulaski, Telfair, and Montgomery, in such a manner that the town of Eastman would be in the center, and would therefore become the county seat. Knowing that the citizens would oppose the formation of a new county since that would have to pay for a new courthouse, he went to a son of William E. Dodge and made the proposal that if Dodge would build the new courthouse on land that Mr. Eastman would donate, the new county would be named Dodge in his honor. Mr. Dodge accepted the proposition by telegram. Mr. Eastman then went to Dr. James Monroe Buchan, one of the Representatives of Pulaski County, and the two of them drew up an act creating the new county. This legislation was enacted by the Georgia General Assembly and on October 26, 1870, the new county of Dodge was born with Eastman as the county seat. The General Assembly incorporated the town of Eastman on the following day.

Mr. Eastman donated land for all the streets and public places and for churches of all religious denominations of the town, both black and white. Mr. Eastman became a charter member of the Presbyterian Church of Eastman when it was organized on June 23, 1877. In 1876, together with several other gentlemen, he organized the Eastman Hotel Company,

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which built and operated the Uplands Hotel, and upscale establishment catering to wealthy northerners. He was also responsible for starting a Sunday school and establishing Woodlawn Cemetery. He served one term as mayor of Eastman in 1885.

During the time he lived in Georgia, Mr. Eastman never forgot his old home in New Hampshire. He and his family would visit there in the late summer and early fall of each year. After the death of his wife in 1876, his daughter Caro would travel there with him. It was there that she was married in 1878. He sold the old home place in Gilmanton in 1881 but still visited there each year, staying at Center Harbor. It was at Center Harbor that he died on September 2, 1888. He was buried at Center Harbor, but his remains were removed to Woodlawn Cemetery in Eastman in 1889.

Mr. Eastman left all of his property to his only surviving daughter Caro. The house was used as rental property for several years until James Bishop, Sr. purchased it in 1896. Cary and James Bullock inherited the house from the Bishop family in 1926. The Dodge County Historical Society purchased the property from Mrs. Cary Bullock on October 21, 1993.

9. Major Bibliographic References

Bracewell, Mary Jean. "William Pitt Eastman House," Historic Property Information Form, June 1994. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia, with supplemental information.

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

Acreeage of Property Approximately one acre

UTM References

A) Zone 17 Easting 29440 Northing 3564540

Verbal Boundary Description

The boundaries are indicated by a heavy black line on the enclosed plat map, drawn to scale.

Boundary Justification

The nomination includes the historic and current legal boundaries of the property which encompass the house and garage.

11. Form Prepared By

name/title Leslie N. Sharp, National Register Consultant
organization Historic Preservation Division, 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** June 5, 1995

(OHP form version 12-08-93)

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National Park Service

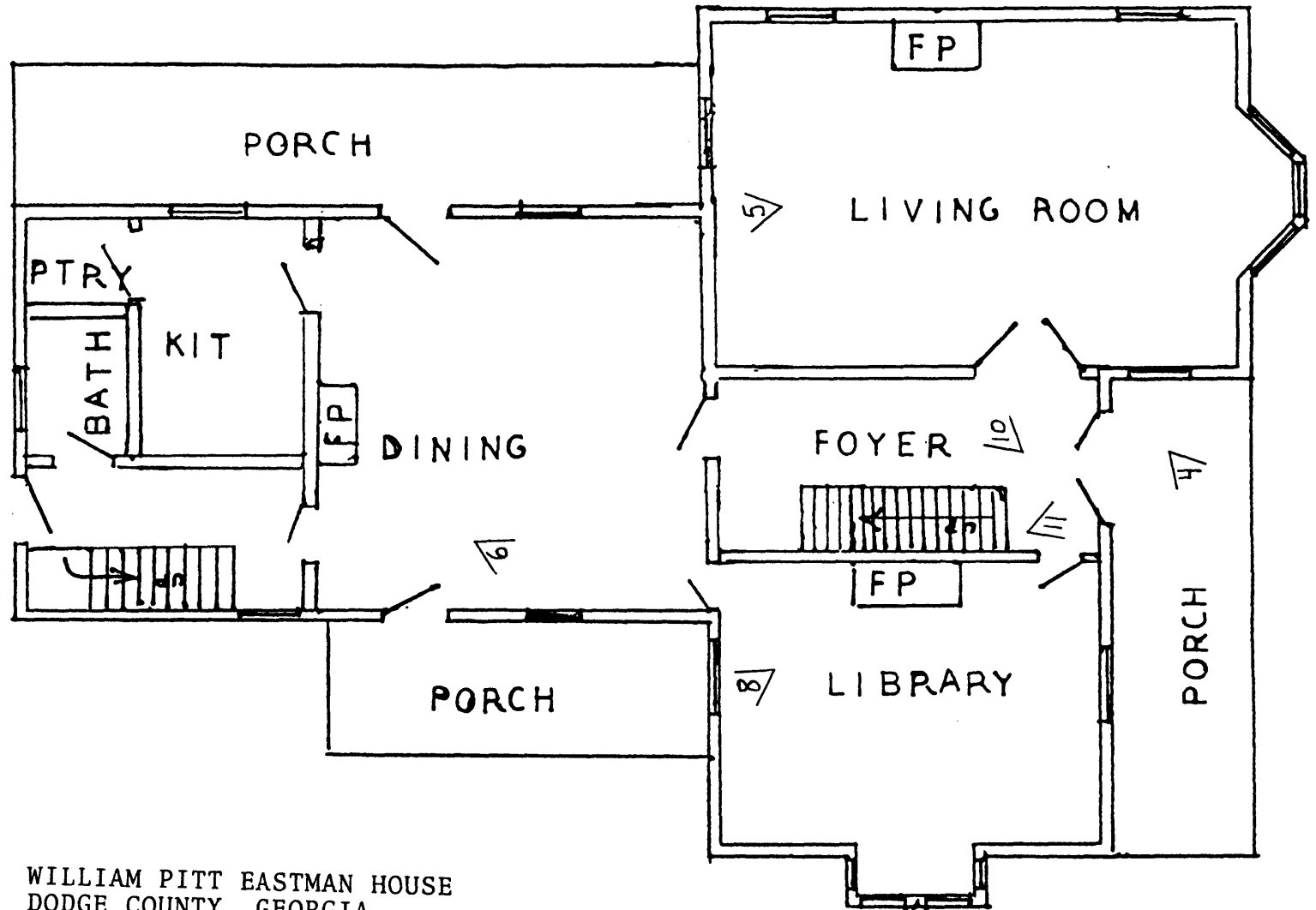
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Photographs

Name of Property: William Pitt Eastman House
City or Vicinity: Eastman
County: Dodge
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: September 1994

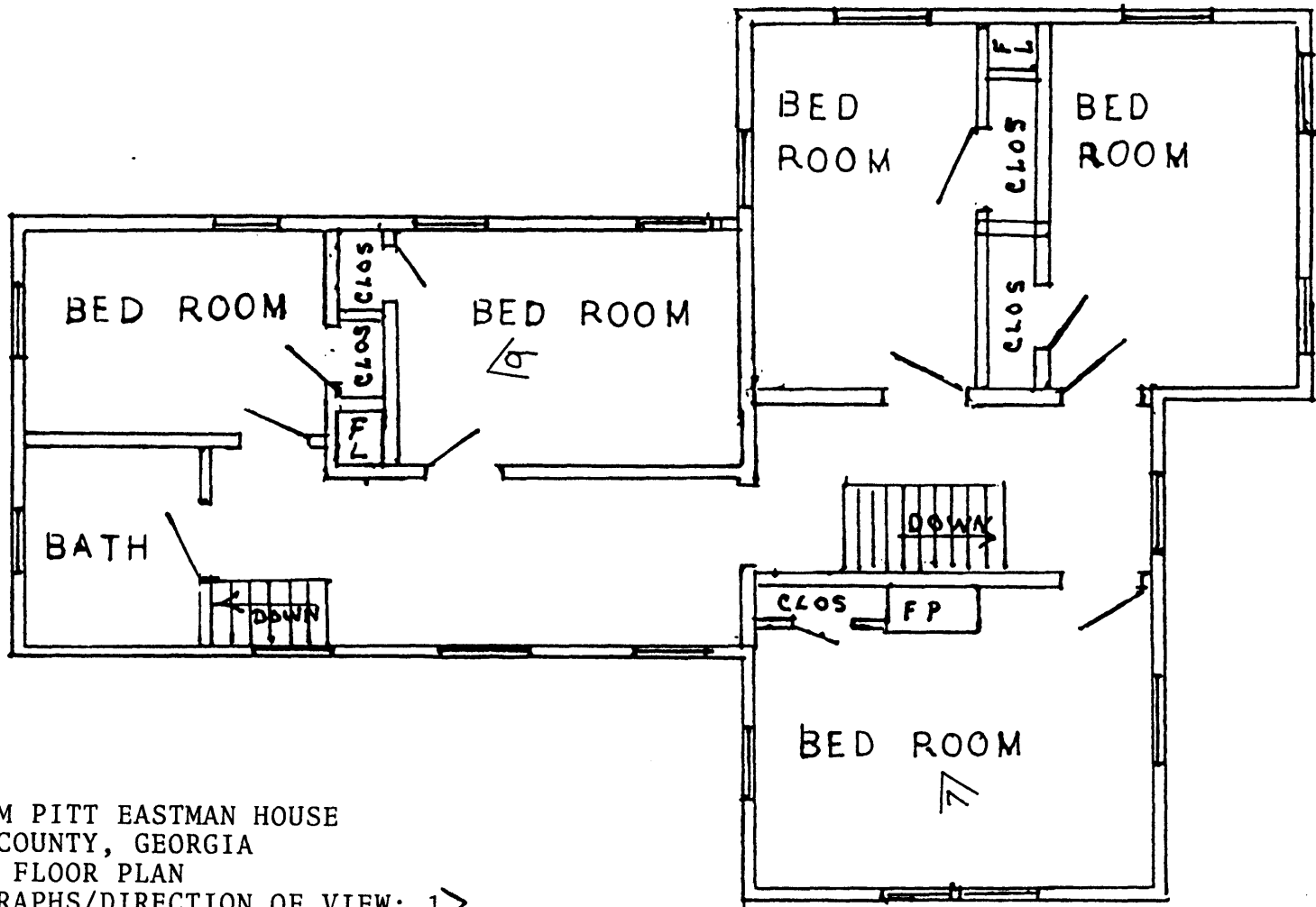
Description of Photograph(s):

- 1 of 13: Front facade of William Pitt Eastman House; photographer facing west.
- 2 of 13: South facade; photographer facing northeast.
- 3 of 13: North facade; photographer facing southeast.
- 4 of 13: Front door and front porch detail; photographer facing west.
- 5 of 13: Living room; photographer facing north-northeast.
- 6 of 13: Dining room; photographer facing southwest.
- 7 of 13: Second floor bedroom; photographer facing west.
- 8 of 13: Library; photographer facing north.
- 9 of 13: Second floor bedroom; photographer facing south.
- 10 of 13: Foyer detail showing curly pine; photographer facing east.
- 11 of 13: Main staircase; photographer facing south.
- 12 of 13: Garage; photographer facing northwest.
- 13 of 13: East facade and yard; photographer facing north.




WILLIAM PITT EASTMAN HOUSE
 DODGE COUNTY, GEORGIA
 FIRST FLOOR PLAN
 PHOTOGRAPHS/DIRECTION OF VIEW: 1 >
 SCALE: NONE
 NORTH: ↗

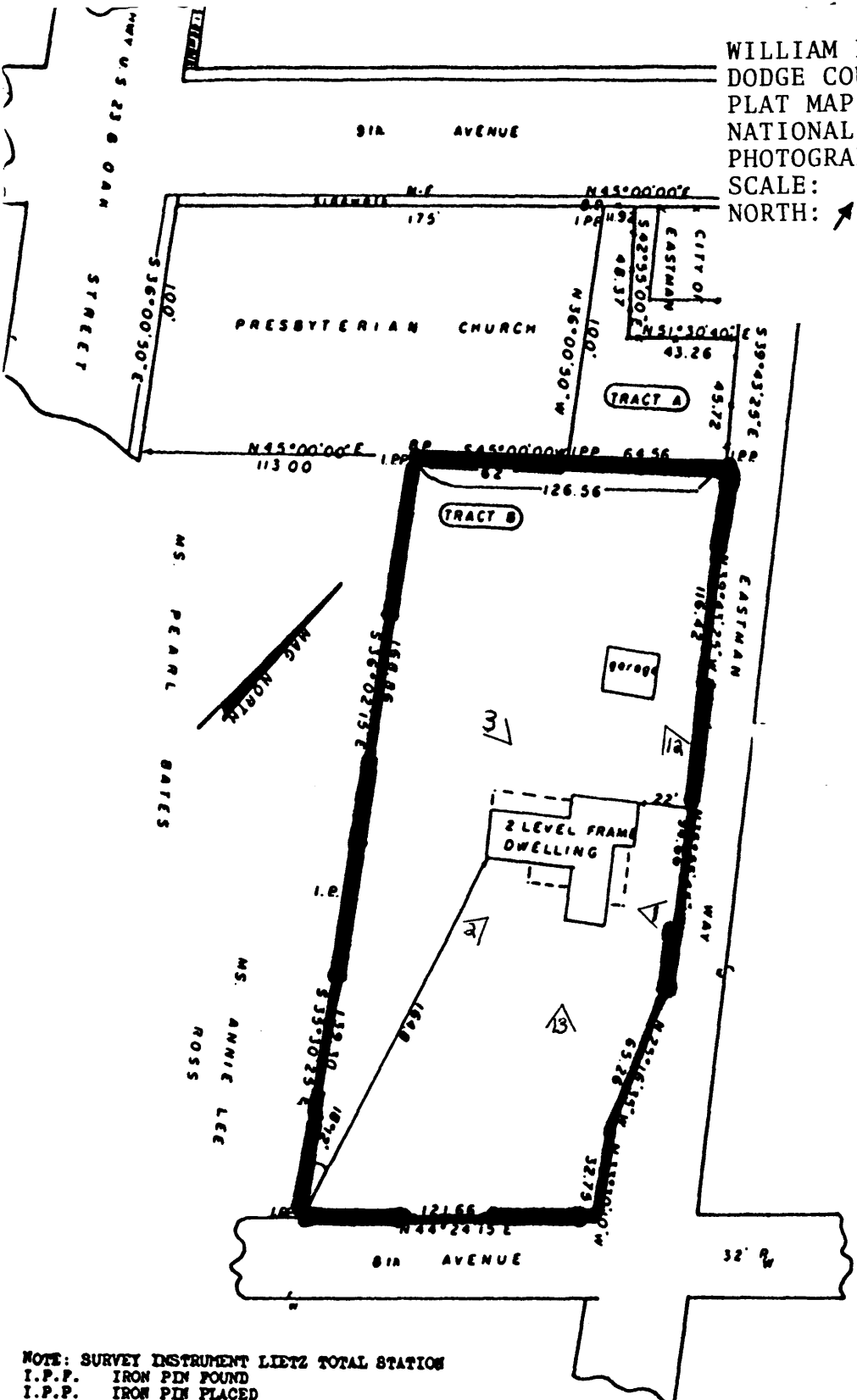
1ST FLOOR



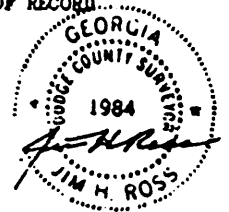
WILLIAM PITT EASTMAN HOUSE
 DODGE COUNTY, GEORGIA
 SECOND FLOOR PLAN
 PHOTOGRAPHS/DIRECTION OF VIEW: 1 >
 SCALE: NONE
 NORTH: ↗

2nd FLOOR

WILLIAM PITT EASTMAN HOUSE
 DODGE COUNTY, GEORGIA
 PLAT MAP
 NATIONAL REGISTER BOUNDARY: _____
 PHOTOGRAPHS/DIRECTION OF VIEW: 1 >
 SCALE: 1" \approx 70'
 NORTH: 



NOTE: SURVEY INSTRUMENT LIETZ TOTAL STATION
 I.P.P. IRON PIN FOUND
 I.P.P. IRON PIN PLACED
 REF. PLAT FOR EASTMAN WAY D. B. 3 PAGE 40
 PROPERTY IS NOT IN A FLOOD HAZARD AREA
 PROPERTY IS SUBJECT TO EASEMENT AND R/W OF RECORD



JIM H. ROSS DODGE COUNTY SURVEYOR <small>Route 3, Box 180 - Eastman, Ga. 31023</small>	
SURVEY FOR SARA BULLOCK CITY OF EASTMAN DODGE COUNTY, GEORGIA	
Scale:	Date: 9-8-1992