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**NATIONAL REGISTER OF HISTORIC PLACES AGENCY RESOURCES DIVISION  
MULTIPLE PROPERTY DOCUMENTATION FORM NATIONAL PARK SERVICE**

This form is used in documenting multiple property groups relating to one or several historic contexts. See instructions in "How to Complete the Multiple Property Documentation Form" (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

(X) New Submission

**A. Name of Multiple Property Listing**

Buildings Designed by Charles Edward Choate, Constructed in Washington County, Georgia, between 1896 and 1919

**B. Associated Historic Contexts**

The Architecture of Charles Edward Choate in Washington County, Georgia, 1896-1919

**C. Form Prepared By**

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June 3, 1994

**D. Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation.

Elizabeth A. Lyon 6/9/94  
Signature of certifying official Date

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

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Maureen M. Way 7/28/94  
Signature of the Keeper of the National Register Date

## E. Statement of Historic Contexts

"The Architecture of Charles Edward Choate in Washington County, Georgia, 1896-1919"

### Early Years and Background

Charles Edward Choate was born August 31, 1865 in Houston County, Georgia. His parents, Charles Thompson Choate and Ann Jordan DuPree Roquemore Choate, were from Milledgeville and Perry, Georgia, respectively. His grandfather, Jacob Thompson Choate, was an architect. According to Charles Edward's brother, Herbert Choate, the old Capitol in Milledgeville and Wesleyan Female College in Macon are his grandfather's work.

From early childhood, Charles Edward evinced a fine appreciation for beauty and books. After his formal schooling, he continued his education while earning a livelihood and helping support his family.

### Higher Education and Early Career

Choate is listed as a matriculating student at the University of Georgia in 1889. His study of architecture started the following year, when he began a ten-year period of architectural internships. He worked as a draftsman in the offices of Peter Dennis in Macon, Georgia, George Thompson in Dublin, Georgia, and Joseph Turner in Augusta, Georgia. During this period he became a partner of Wesley W. DeHaven (DeHaven and Choate, 1892), an established Macon building contractor. Choate also studied at Vanderbilt from 1897 to 1898.

In 1891, while training to be an architect, Choate began a career as a Methodist minister. He served individual churches and small churches linked into "charges" across middle Georgia. The Sandersville, Georgia, newspaper in early 1899 announced Choate's intent to establish a partnership (although apparently not a joint office) in architectural design with the Reverend George C. Thompson who was also a minister-architect and a builder of churches. Thompson had designed the Dublin Methodist Church in Dublin, Georgia, and the Wesley Memorial Methodist Church in Atlanta. No local documentation of this Dublin, Georgia, firm has been found.

### Initial Architectural Work in Washington County, Georgia

Choate's work in Sandersville and Tennille seems to be the beginning of his productive career. Apparently he worked out of his home, for no information on an office in Washington County has been found. He is listed as a resident in Tennille in the 1900 census. In a letter applying for membership in the American Institute of Architects, he indicates that he began practicing architecture at this time.

### Major Impact on Washington County, Georgia

From 1896 until 1903, Choate worked intensively in Sandersville and Tennille, Georgia, where he had a profound impact on the appearances of these towns. In the recently completed county history, and in both the North Harris Street-McCarty Street and the Church-Smith-Harris Street National Register Historic Districts in Sandersville, Choate's houses are cited as fine examples of Victorian, Neoclassical or

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Victorian Eclectic architecture. It is extremely unusual for small towns like Sandersville and Tennille to have so many architected structures. Charles Edward Choate established a pattern of faithful local clients, who multiplied their commissions, both residential and commercial, and recalled him to do work later. This increased the volume and variety of his work in the two towns.

Washington County, Georgia, was in the middle of its period of greatest prosperity, 1890-1910, when Choate began his local practice. The population reached its historic peak and there was a spirit of optimism throughout the county. The economic foundation lay in recently completed railroad connections, successful cotton farming, and diversified agricultural products. Business investments were growing and local banks were founded; Sandersville, the county seat, enjoyed a 200 percent increase in business between 1900 and 1905. This economic boom was expressed in improved public utilities, more ambitious businesses, more education, an increasing population, and a variety of cultural developments--among the most visible signs of this prosperity was the number and style of new buildings constructed, particularly in Sandersville and Tennille. Choate won loyal local clients and many building contracts that allowed him to exhibit his diverse architectural talents. Many of these structures--residential, commercial, and institutional--still stand. As far as can be discovered, they are Choate's earliest documented buildings, and certainly the most diverse examples of his architectural designs in a single geographic grouping.

Choate's buildings can be found in Sandersville and Tennille from as early as 1896, while the latest was constructed in 1919. At least 14 of his structures were constructed between 1896 and 1903. Some of them include high-style Victorian residences such as the Paris-Veal House, ornate commercial structures such as the Holt Brothers Banking Building and the Wrightsville & Tennille Railroad Building, and Gothic churches such as the Tennille Baptist Church. The Pritchard Hotel, now gone, was his design as well.

Commitment to Architecture

Choate married Agnes Smoot Dodson on July 5, 1900, in Maysville, Kentucky, during the height of his practice in Sandersville and Tennille. Choate and Dodson had been engaged five years; he had served as a Methodist minister in Wrightsville, Georgia, in 1894, and she had come there from Kentucky to teach private music lessons.

Although religious, Agnes Dodson Choate did not particularly want Charles Edward to preach. He was devoted to her and respected her tastes, according to family letters. His Washington County structures seem to represent his diligent effort to establish a career as an

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architect. He appears to have given up the ministry about this time. His status in the Methodist records in 1899 is "located," meaning he had ceased to travel. He is not assigned to a specific church after this, meaning he probably only "supplied," as we know he did in August, 1900 in Tennille.

Relocation to Augusta

In 1900, Choate and his wife moved to Augusta, Georgia, where he worked for Joseph C. Turner and Company. Turner died around 1903, and Choate took over his business, completing his unfinished commissions. Their office was at 403-404 Dyer building. Cyril B. Smith was also working at this firm as a draftsman. Work completed by Choate in Augusta includes St. John's Methodist Church, parsonage, and education building in North Augusta, South Carolina. He also did the Young Men's Christian Association Building and designed half a dozen residences, particularly on Green Street in Augusta, where he lived, and in Summerville, an Augusta suburb (some doubtless not constructed and some still in existence). Several of his Green Street designs in Augusta are located in the Green Street National Register Historic District.

Regional Impact

His work during this period was not limited to Augusta and its suburbs and marks his emergence as a regional designer. He returned to Tennille for some homes, the Tennille Baptist Church, and the Washington & Tennille Railroad Office Building. His Winnie Davis Memorial Hall, an austere Neoclassical dormitory at the old "normal school" in Athens, is integral to the Oglethorpe Avenue National Register Historic District there. Also from this era was his 1902 Muscogee Elementary Training School, an eight-grade laboratory school where teachers "practiced," now gone. He also constructed a school in Fountain Inn, South Carolina, and the Ricks residence in Reynolds, Georgia. Although some dates of his work are uncertain, in 1903 he published a brochure of his "recent designs", including a splendid High Victorian home for Isaac Hardeman in Macon, Georgia, Neoclassical twin residences for S. and M. G. Michael in Athens, Georgia, and the Neoclassical W. E. Jones and W. A. Wilkins homes in Waynesboro, Georgia. The last is a Turner-Choate structure, still standing. In addition he returned to Wrightsville to design the Methodist Church. In 1907 he designed the Stillmore, Georgia, Methodist Church, and in 1908 the Second Presbyterian Church in Greenville, South Carolina, both still in existence.

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Atlanta, a New Base

By 1909, Choate had left Augusta, and he and Cyril B. Smith opened an office in the Candler Building in Atlanta, Georgia. For a time both Augusta and Atlanta offices were open, supporting his far-flung design contracts. By 1914, Deford Smith was in practice with them in Atlanta and Choate was elected to the Georgia Chapter of the American Institute of Architects.

Distinctive and Diverse Designs Continue

During this period, Choate continued to design buildings and structures around the state of Georgia. By 1916, he also traveled and studied abroad. He was keenly observant, always learning and studying. His designs reveal his careful attention to detail, balance, and articulation, but also show adaptation to popular styles. With broader bases, his architectural activities radiated throughout the region, and most cities of importance contained at least one of his buildings, either along strictly classical lines or of more modern design as applied to the utilitarian needs of business or industry.

In West Point, Georgia, he designed the Neoclassical "White Columns" and Will Lanier-Jones residences. He designed the Craftsman-style Spence Perry residence in 1916-1917 in Macon, Georgia, incorporating stones gathered by Mr. Perry for the buttresses and front foundations. Its swimming pool, Macon's first residential pool, has a distinctive pergola combining stones, wooden lattices, and a marble floor. The Smithsonian Institute is negotiating with the present owners, the Bennetts, for some of the original pool furniture. There was also a guest house and a garage with an apartment. In 1919, Choate designed the Kelly-Mertz home in Tennille, Georgia, in an unusual Mediterranean-Craftsman style. His country club in Albany, Georgia, seems to be from this period as well.

In Atlanta, Choate's firm designed the Atlanta Boys' Club and the Park Street Methodist Church. In 1921 he designed the Grant Park Methodist Church. He also did residences in Ansley Park for his brother, Herbert E. Choate, at 10 Park Lane and for his family at 11 Prado, which he later enlarged as the Roquemore Apartments.

Florida, Last Frontier of Production

Choate practiced in Atlanta until financial difficulties forced him to close his business and move to Florida about 1925. Choate was dropped from membership in the Georgia Chapter of the American Institute of Architects in 1925 for nonpayment of dues but was reinstated in 1926. At this time, correspondence shows him as working for Francis Kennard and Sons in Tampa, Florida. He then won the title "Supervising

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Architect, Central District, Florida State Hotel Commission" in Orlando. He soon opened a firm, Choate and Field, in Orlando. The last two years of his life he practiced in Alabama, in partnership with a young architect, and in 1929, alone in Montgomery. Choate died November 16, 1929, in Maysville, Kentucky.

Washington County, Georgia--Settlement and Early Growth

Named for one of America's greatest statesman, Washington County was incorporated in 1784, covering all the territory from the Cherokee corner north, extending from the Ogeechee to the Oconee rivers, and south to Liberty County. In 1786, a portion of Washington County was added to Greene County, in 1793 a part to Hancock, and in 1807 and 1826 parts were added to Baldwin County. The Atlanta Constitution in 1903 reported in an article entitled, "Washington, A Prosperous and Fertile County," that Washington is one of the "best watered" counties in Georgia. Communities in Washington County include Warthen, founded in 1785, Sandersville, founded in 1796, and Davisboro, Riddleville, Deepstep, and Tennille. Warthen was the county's first court ground and housed its first jail of hewn logs which still stands. In 1804, Aaron Burr spent one night in the jail under a military guard of United States troops. Early settlers of Washington came from North Carolina, Virginia, and Georgia's Burke, Effingham, and Wilkes counties. Before the newly invented cotton gin was brought to the county by Thomas Sparks in 1795, there was little to induce wealthy settlers to immigrate to this pioneer county. However, cotton planting began on a considerable scale in the "rich lands" in the 1790s and settlers came by the hundreds with their slaves and opened large plantations. Much of the county remained in pine woods, however, and was settled by poor farmers.

In 1812, Sandersville was incorporated and made the seat of Washington County. As early as 1804, a stage road was extended from Louisville to the new state capital of Milledgeville, and Sandersville was made the major station to the west of Louisville. Industries of the county included tanning, canning, poultry farms, sweet potato curing, saw and grist mills, cotton mills, dairy mills, and pecan nurseries. The village of Tennille was founded three miles south of Sandersville in the 1840s as Station Number 13 on the Central of Georgia Railroad.

Antebellum Influences

In 1855, most of Sandersville was destroyed by fire. In 1859, Mr. Pincus Happ, a Jewish businessman, came to Sandersville from Europe and New York and opened a dry goods store. His business successes were continued by his son Morris Happ, who became a prominent citizen of the county, as did his father. When railroad conditions were improved after the Civil War, a number of other Jewish families

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located in Sandersville including Sam and Louis Bashinski, Abe Hermann, Henry Paris, Louis Cohen, and Mark Newman. Many became prominent citizens of Washington County and successful businessmen. Their culture and contributions helped to shape Sandersville and Washington County.

Civil War comes to Washington County

In November 1864, Gen. Ulysses Sherman and his Union troops arrived in Sandersville and reportedly spent the night in the Brown house on North Harris Street. Sherman then moved on to Tennille where he had the railroad iron rails heated and twisted so that they would be useless. After the Civil War, conditions in Washington County were similar to those in the rest of the state. Little cotton was grown, animals died from scarcity of food and pilfering, and seed for new crops was scarce.

Post-War Growth Brings Eventual Prosperity

Until after the Civil War, Tennille was a small village named for Benjamin Tennille, a large land owner in that area of the county. Tennille had acquired the railroad initially because the people of Sandersville had decided that the trains should not come through their town. With post-war growth of the railroads, Tennille grew rapidly and became the terminus of the Wrightsville and Tennille, the Georgia & Florida, and the Sandersville Railroad. By 1903, the W & T had its water tank, round house and repair shops in Tennille, and Charles Choate was engaged to design and construct an elegant office building for the headquarters of the corporation. Tennille was also a shipping point for cotton, farm produce, and livestock. Industry in Tennille included planing mills and cotton mills. Prominent men of Tennille included T. N. and J. W. Smith who came from Warthen and opened a mercantile business in the late 19th century and became prosperous citizens. Robert Kelley, head of the Farmer's Union in Washington County during the latter portion of the 19th century and his son, James Kelley, were said to be the foremost farmers in the history of Washington County. T. W. Smith, the mayor and a prominent citizen of Tennille in the 1920's, was son of John Smith, a progressive farmer during Reconstruction.

Railroads, Major Factor in Growth of Economy

In 1875, a short line railroad connected Sandersville with Tennille, facilitating the transportation of goods and products that would soon profoundly affect the economy of the town and county. Although in 1888 another fire leveled much of downtown Sandersville, the 1895 Sanborn Fire Insurance Maps indicate that many buildings were rebuilt and business names reappeared, indicating that the proprietors were

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stable, established in the community, and that prosperity and progress were "in the air." Many of the new structures were more ornate and spacious than the previous, more utilitarian buildings. Older buildings were enlarged and remodeled. These buildings indicate an intense desire to create a more attractive local environment for living and working.

Peak of Population and Prosperity: Turn of the Century

The period from the 1890s to the 1920s represented the height of prosperity in Washington County. New banks were evident; eleven were thriving by 1910. An early leader in banking in Washington County was Louis Cohen, with an establishment in 1885. Some of the county's prominent banks included the First National Bank (Holt Brothers Banking Company) which opened in Sandersville in 1901, and the Farmer and Merchants Bank (Tennille Banking Company) which opened in Tennille in 1900. The need for churches, cotton mills and warehouses, commercial buildings, farmsteads, and in-town residences was evidenced in Sandersville and Tennille's building boom in the late 19th and early 20th centuries. Charles E. Choate helped to meet that building need as the documented architect for more than a dozen buildings built during this period and the attributed architect of others.

In the early 20th century, subdivisions appeared in Sandersville, such as the McCarty Street area, and the city experienced a surge of new services. In 1902, a new charter was devised for the city which included additional police, the establishment of fire districts, control of streets and sidewalks, the power to pass laws concerning drainage and the street pattern, and the power to establish water works, sewage, and electric lights. A telephone exchange was installed on the second floor of the Wrightsville and Tennille Railroad Building in 1902, according to the Sandersville Progress, which indicates that Tennille was experiencing the same growth as Sandersville. Other signs of progress for the town were indicated in 1909 when President William Taft's train stopped in Tennille and in 1910 when water meters were installed in the city.

In the 1920s, after lying dormant for most of the 19th century, the American ceramics and paper industries became interested in the vast quantity of fine quality kaolin found in Washington County. American Standard mined first, soon selling its property to American Industrial Clays Company, led by E. J. Grassman. Eventually the kaolin mining and processing business dominated the local economy. This industry came as the area's historic agricultural economy slowed with the coming of the boll weevil, which devastated cotton farming, and the Great Depression.

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U.S. Architecture of the Late 19th and Early 20th Centuries

At the time that Charles E. Choate was designing architecture in Sandersville and Tennille, Georgia, between 1896 and 1919, there were several dominant architectural themes in this country. The popular styles included Queen Anne, Victorian Eclectic, Romanesque, and Neoclassical. Choate was influenced by these styles and yet he created a personal architectural vocabulary out of them.

The Queen Anne and Victorian Eclectic influences in American architecture were represented by asymmetrical floor plans, elaborate detailing and woodwork, varied exterior materials, highly pitched and multi-planed roofs, turrets, stained glass transoms, variants of the Palladian window, circular bays, and large wrap-around porches with turned spindles. Choate's Queen Anne and Victorian Eclectic designs in Washington County contain many of these details while emphasizing proportion and geometric design elements. Examples of these designs include the Paris-Veal House and the Gilbert House. His remodeling of the Brantley-Haygood House includes an intricate Victorian front porch which illustrates his adaptation of the Victorian-era architectural elements. The porch contains highly ornate turned posts with geometric ornamentation. The porch itself contains several curves and wraps around the north side of the front facade and is topped on one end by a turret with a conical roof.

The Romanesque Revival, including Richardsonian and Victorian Romanesque, was popular from approximately 1870 to 1900. Features of this style include semicircular arched openings, short columns, towers with conical roofs, brick finish with rock-faced stone trim, checkerboard brick and stone work, and decorated stone bands and patterns. Choate's work in Sandersville and Tennille which reflects this style includes the Tennille Baptist Church, the Wrightsville & Tennille Railroad Building, and the Holt Brothers Banking Building. Choate's interpretation of the Romanesque style emphasize rounded corners and unusual harp- or sleigh-shaped cornices as on the Holt Brothers Banking Building.

The Classical Revival or Neoclassical period in American architecture lasted from approximately 1890 to 1920. The features of this architectural style include classical columns, a classical tri-part entablature, pilasters, simple geometric elements, single light (1/1) windows, rusticated foundations, and palladian windows. An essential element in Neoclassical architecture is attention to proportion. Symmetry, clarity of lines, and a balance of detail are all necessary to create the architecturally "correct" classically proportioned structure. Choate seemed to be at his best working with the elements of this style as he was a master of proportion. The elements of this

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style can be found in structures such as the Kelly-Mertz House (interior), and the Garbutt-Holt-Slade House.

The Craftsman style, popular between 1900 and 1940, is characterized by a broad, low gabled roof, often facing the street, tapered porch posts, rafters, knee braces, wide window openings, sun porches, exterior chimneys, and a variety of construction materials expressing their natural characteristics. Choate's last documented work in the Sandersville-Tennille area is the Kelly-Mertz House which exhibits elements of several styles, including the prevalent Craftsman style.

## F. Associated Property Types

The concept of "property type" is less applicable to this multiple property nomination since the associated properties are by definition diverse, representing the full spectrum of Charles Choate's work in Washington County. The principal defining characteristic of the properties involved with this nomination is that they are documented works of Charles Edward Choate in Sandersville and Tennille between 1896 and 1919.

### Description

The buildings represented in this nomination include religious, industrial, commercial, and residential structures. These structures represent styles of architecture and types of buildings prominent from the period 1896-1919 in Sandersville and Tennille. Commercial and residential styles represented include Romanesque Revival, Classical Revival, Neoclassical, Victorian Eclectic, and Craftsman. The single religious structure within the district is of Gothic design.

Commercial buildings were typically one or two story "storefront" type structures. Commercial structures have brick load-bearing walls with design elements featured on the front facade.

Residences were all constructed of frame, with the exception of the stucco used in the Kelly-Mertz Residence. Some of the characteristic "Choate" details in these residences include curvilinear roof lines, harp motifs, a palladian window motif, decorative wrap-around porches, wide beaded woodwork, and intricate detailing on cornices, facades, and chimneys. Choate's interior details include bulls-eye corner blocks, four-foot beaded wainscoting, wooden hall screens exhibiting a bead and harp motif and grooved, paneled doors, often with two-lighted transoms above. Choate also used two primary mantel designs. The more vernacular mantel design exhibited brackets and little ornamentation while the more ornate mantelpiece used in Choate's elaborate structures usually had a mirror, ornamented high orders, and emblems.

The single industrial building is a multi-story utilitarian brick structure. The single religious structure is also constructed of brick, in the Gothic Revival style.

Nominated structures in this initial multiple property submission include the following:

- Holt Brothers Banking Company Building
- James E. Johnson House
- James Kelly House
- Charles Madden House
- Thomas W. Smith House
- Tennille Banking Company Building
- Tennille Baptist Church
- Washington Manufacturing Company
- Wrightsville & Tennille Railroad Company Building

Three Choate-designed structures are included in the Harris Street National Register Historic District and thus are already listed in the

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Section F - Associated Property Types

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National Register. They are not being nominated separately as part of this nomination:

Garbutt-Holt-Slade House  
Brantley-Haygood House  
Paris-Veal House

Documented Choate-designed structures in Sandersville and Tennille not included in this nomination, because of loss of integrity due to extensive additions and alterations, include:

Arnall-Troutman House  
Gilbert House

Significance

The documented Choate-designed buildings in Sandersville and Tennille, Georgia, are distinguished and locally significant architecturally. The distinctive characteristics of Charles Edward Choate's buildings enhance the architectural legacy of Washington County. Choate's practical and aesthetic contributions to the towns of Sandersville and Tennille contribute significantly to the "sense of place" of each community and, historically, allowed their citizens to share in that sense of place. Choate-designed buildings cover the range of building types found in small towns across Georgia: homes, places of work and business, and houses of worship. From mansions and garden houses to comfortable residences, these elegant structures and their inherent histories graced the daily lives of the townsfolk. The South was attempting at the turn of this century to develop its own industries; Choate's textile mill, his railroad office, his commercial offices and downtown shops exemplify this at the local level.

Choate's structures contribute significantly to the architectural history of Sandersville and Tennille. These examples of his earliest productive years testify to his familiarity with classical architectural vocabulary: proportion, ectasis, entablatures and orders. He is not limited to a one-period style, either in this collection of early building or in his overall career. He exhibits a repertoire of Victorian Eclectic, Neoclassical, Craftsman, and Romanesque and Italianate Revival styles, characteristic of many architects in Georgia, but extremely unusual for one practicing in two small towns for so many years. With characteristic flair, Choate demonstrated his mastery of proportion, articulation, attention to detail and familiarity with classical architectural vocabulary. In addition, each structure manifests excellent consideration of ventilation, light, and utilization of space.

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Section F - Associated Property Types

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These qualities in Choate's designs were recognized by his contemporaries. In a December 11, 1921, article in the Atlanta Constitution, his handsome, three-story high school in Quitman, Georgia, was featured and praised as an example of Georgia's "notable progress in providing the facilities of primary and secondary education." Its features were enumerated at length as to considerations for instruction--classroom and gym, health, heating, light, etc. Choate's successful structure "required a creative factor" to deal with the individuality of a community and "reasonable conformity of a multitude of parts...[such] a plan looks so simple and obvious...that few clients are equal to an appreciation of the effort and qualifications that were put into its making."

In his collection of Washington County structures, Choate's mastery of proportion, articulation and attention to detail is amply evident. Some of these exterior details in his architecture include curvilinear roof lines, harp motifs, a Palladian window motif, decorative wrap around porches, wide-beaded woodwork, intricate brick detailing on cornices, facades, and chimneys. His interior details include bulls-eye corner blocks, four-foot beaded wainscoting, wooden hall screens with two-lighted transoms above. Choate also used two primary mantel designs. One was more vernacular and plain design with brackets and little ornamentation; the more ornate, usually had a mirror, ornamented high orders and emblems.

No building of Choate's, not even his charming Victorian residences, was conceived of as an isolated unit. Every commissioned structure in Sandersville and Tennille was designed as an integral part of the town. On the other hand, because of his knowledge of current architectural practice, Choate introduced Victorian Eclectic and Neoclassical elements to Sandersville and Tennille, providing the communities with a range of up-to-date architectural styles.

Registration Requirements

The Choate-designed buildings in Washington County included in this nomination are all documented as the work of Charles Edward Choate. They are relatively intact and express characteristic Choate design details. All buildings have been documented as Choate designs; each structure has written verification of Choate's involvement through newspaper research, the Manufacturer's Record (a building trade publication), physical evidence, or property owner confirmation.

The nominated properties in many cases include landscape features and outbuildings. Though not in most cases designed by Choate, these elements are included for their importance in contributing to the historic setting of the property.

## G. Geographical Data

City limits of Sandersville and Tennille, Washington County, Georgia

## H. Summary of Identification and Evaluation Methods

This multiple property National Register nomination is sponsored by the Washington County Historical Society as part of its efforts to promote the architectural legacy of Charles Edward Choate in Sandersville and Tennille.

The Washington County Historical Society tentatively identified buildings and structures believed to have been designed by Charles Choate in Sandersville and Tennille and compiled preliminary historical documentation about these properties as well as the life and career of Choate.

The historical society then retained a historic preservation consultant, Jaeger/Pyburn of Gainesville, Georgia. The consultant completed the preliminary identification of buildings and structures believed to have been designed by Choate using available documentation and a windshield survey of Sandersville and Tennille. The consultant then conducted additional research into the history of each identified building and into the life and career of Charles Choate, and carried out interviews with each current property owner.

In consultation with Office of Historic Preservation staff (including a review of draft materials and a site visit), the consultant and the historical society then developed a list of potentially National Register eligible Choate-designed properties in the two communities. This list was based on firm attributions to Choate, the physical integrity of existing buildings, and the survival of characteristic Choate-designed architectural features, including interiors as well as exteriors. Some properties were excluded from further consideration at this time due to incomplete historical documentation or loss of integrity. Also, a decision was made not to individually re-nominate Choate-designed buildings already listed in the National Register as contributing properties in two historic districts in Sandersville, but rather to include these buildings in the historic context statement and to cross-reference them on the multiple property documentation form.

The consultant then prepared a draft multiple property documentation form and National Register nomination forms for review and comment by the Office of Historic Preservation. The Office conducted required owner/agency notifications and held a public information meeting prior to presenting the proposed nomination to the Georgia National Register Review Board.

Office of Historic Preservation staff presented the proposed nominations to the Georgia National Register Review Board. The Review Board considered the eligibility and documentation for each property proposed for nomination. Seven properties were recommended for nomination as part of this multiple property submission; two properties were not recommended for nomination as part of this multiple property nomination because of what the Board perceived as a loss of integrity due to additions and alterations.

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Section H - Summary of Identification and Evaluation Methods

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Office of Historic Preservation staff edited the final multiple property documentation form and the individual National Register nomination forms for all properties to be nominated to the National Register. In light of the extensive public interest in Choate-designed houses in Sandersville and Tennille, the State Historic Preservation Officer decided to nominate all proposed properties, included those recommended as ineligible by the Review Board, and to include in those nominations a transcript of the Review Board's recommendation, for a final ruling by the Keeper of the National Register.

## I. Major Bibliographical References

### Published Sources

Arp, Bill. "Washington, A Prosperous and Fertile County." The Constitution: Atlanta, Georgia. May 31, 1990.

Irwin, Louise. "Yesteryears on Silk Stockings Street." Atlanta: Cherokee Publishing Company, 1972.

Jordan, Mary Alice, Editor. Cotton to Kaolin: A History of Washington County, Georgia, 1784-1989. Washington Historical Society, Inc. 1989, Roswell, Ga. W. H. Wolfe Assoc.

Mitchell, Ella. History of Washington County. Atlanta: Cherokee Publishing Company, 1973.

Sanborn Fire Insurance Maps: 1895, 1901, 1908, 1913, 1923.

Sandersville Progress, 1898-1902 (local newspaper-various issues).

Sherwood's Gazetteers: 1827, 1829, 1837, 1860, 1879-80, 1881, 1883-84, 1888, 1898-99.

### Interviews

With Jo Cummings (town historian), July 10, 1987, Sandersville, Georgia, by Dale Jaeger/Susan Casey.

With Mrs. Elizabeth P. Newsom (official Washington County historian and property owner), July 10, 1987, Sandersville, Georgia, by Dale Jaeger/Susan Casey.

With Billy Veal (property owner and town historian), July 10, 1987, Sandersville, Georgia, by Dale Jaeger/Susan Casey.

### Other Sources

Portfolio and Family Papers of Charles Edward Choate in possession of Ann C. Dodd. (unpublished)

### Primary location of additional documentation:

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