

**ARCHIVAL DOCUMENTATION OF
THE BOOTH HOUSE
1191 SANDTOWN ROAD
COBB COUNTY, GEORGIA**

January 3, 2005



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THE BOOTH HOUSE
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January 3, 2005

**ARCHIVAL DOCUMENTATION:
THE BOOTH HOUSE
DONALD ROAD
COBB COUNTY, GEORGIA**

Cobb County Community Development
Structural Plan Review
Reviewed By: RV Date: 1-11-01
RV

Introduction

The Booth House is located at 1191 Sandtown Road, in the southeast corner of Land Lot 211 of the 17th District, 2nd Section, originally Cherokee (now Cobb) County, Georgia (Figures 1 and 2). The Booth House is situated within a parcel tract of land that has been composed of portions of three Land Lots (2 acres of the southeast corner of Land Lot 211, 28 acres of Land Lot 210, and 30 acres of Land Lot 223) and totaled 60 acres since 1881. In 1934, the family of the current owners (the Booths) acquired acreage from several additional Land Lots, and today still own much of the land in the immediate area around the Booth House. The two acre study property is bounded on the west by the Sandtown Road, and on the north, east, and south by adjacent properties (portions of which are still owned by the Booths).

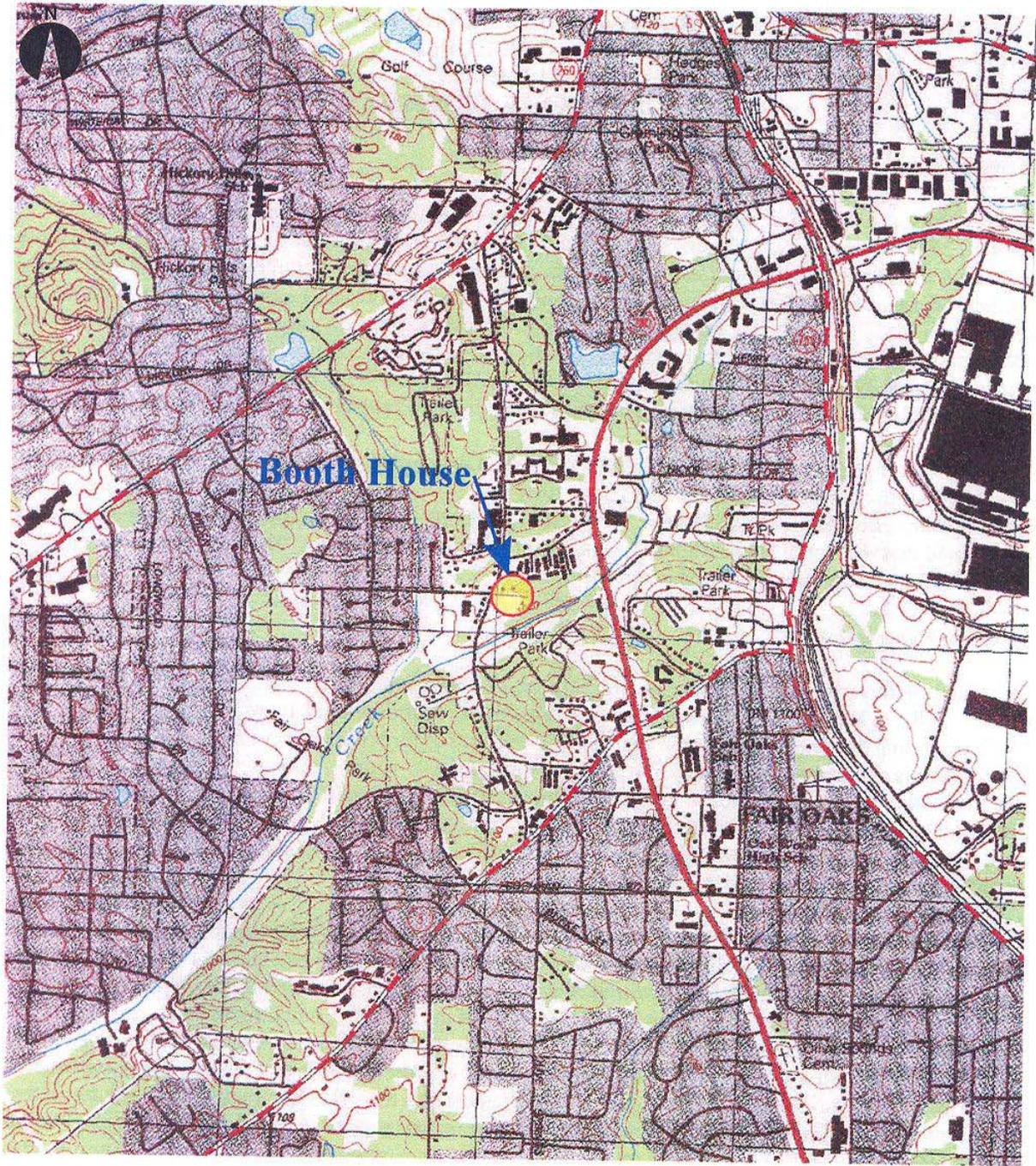
The house has not been previously recorded by a Cobb County historic structures survey. The property where the Booth House is located is slated for subdivision development. Implementation of this plan would result in demolition of the Booth House. As a result, the Cobb County Community Development Agency determined that the Booth House should be documented prior to demolition. The resulting documentation of the Booth House is presented in this report.

Property Description

Existing structures on the Booth House property include the main house, which is a late 19th/early 20th century Hall and Parlor cottage with side and rear ells, five outbuildings, and two associated houses (Figure 3). Surrounding the house complex are agricultural fields (used for horses) and patches of deciduous forest. Olley Creek is situated approximately 550 feet southeast of the structure. A paved driveway from Sandtown Road provides access to the house and outbuildings; associated property outside the two acre parcel is accessed by a dirt road paralleling Olley Creek. The setting of the house has historically been rural/agricultural, but the surrounding area is now suburban residential. An apartment complex is situated north of the property and a trailer park lies to the south.

The Booth House is balloon-framed with an irregular roofline and fish-scale asphalt shingle roofing. It appears that the structure was originally constructed as a hall and parlor cottage with a rear ell. A later expansion of the house included the addition of another ell along the north elevation. While the windows in the north ell are consistent with those in the main body of the structure, building materials may have been reused when the house was modified. The windows towards the rear of the ell are of the Craftsman style and are consistent with the front porch and dormers. However, it is also possible that the house was constructed as a vernacular Queen Anne (gable-front-and-wing) cottage with a rear ell. The structure lacks the decorative detail typical of the Queen Anne style, but shares the asymmetrical plan. Regardless of the original house type, the later expansion of the side ell on the northern elevation appears to have taken place shortly after original construction, but due to the subsequent asbestos shingling, any indicative demarcations are no longer present.

The house hosts three chimneys, two of which are internal. The exterior chimney is situated along the south elevation. One of the internal chimneys is situated where the north ell meets the main body of the structure; the other is located within the hipped-roof rear ell (the kitchen). This resource has a shed-roofed front porch winding along the L-shaped facade and a shed-roofed sunroom enclosure on the east elevation off the northern ell. Many of the original 2/2 windows are still in place, with storm windows fixed over them. The



Map Source: 7.5 Minute USGS Quadrangle
 Marietta, Georgia 1992

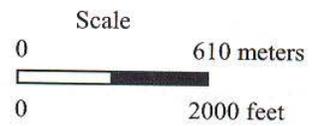


Figure 1 Location of the Booth House

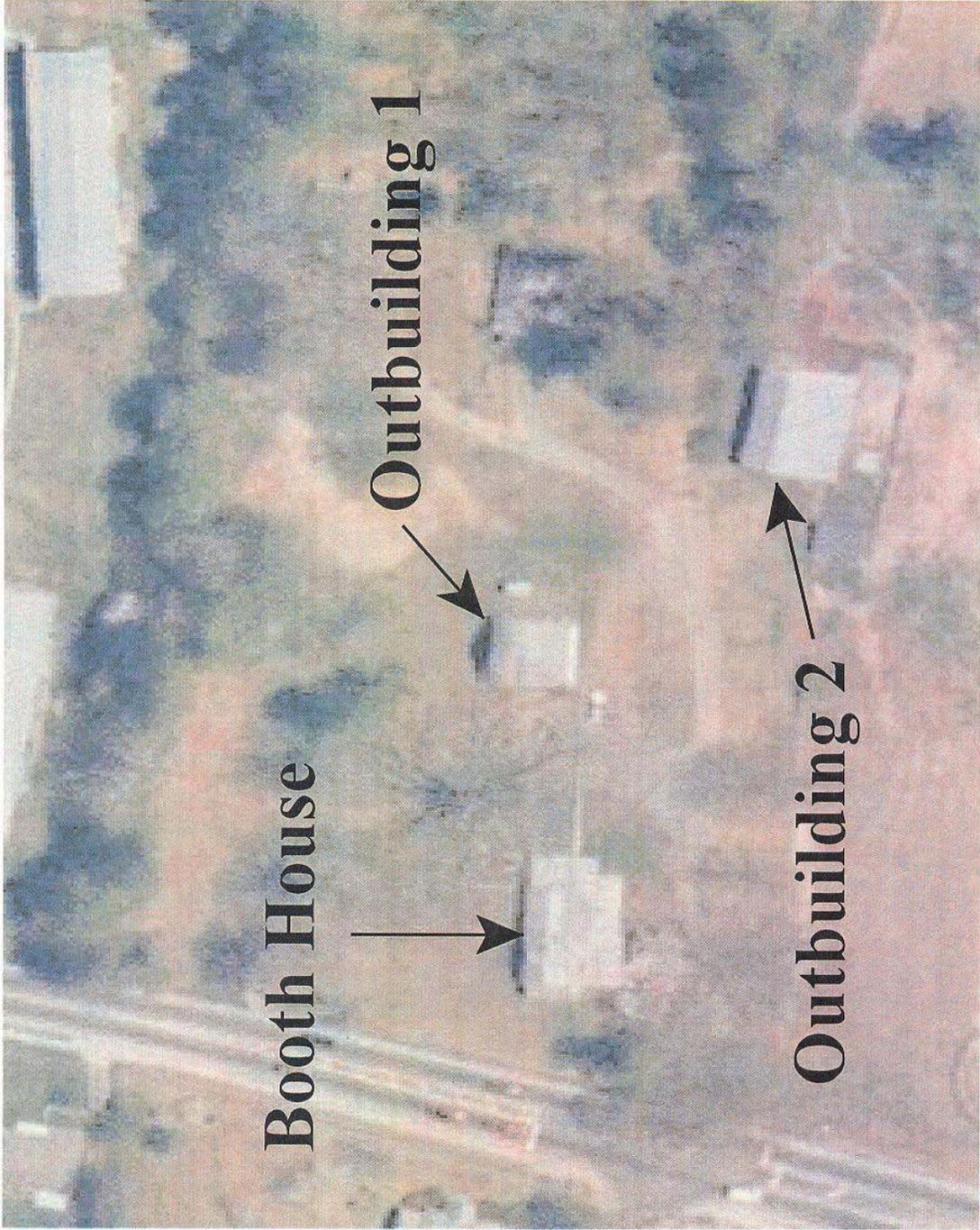


Figure 2 2002 Aerial Photograph Showing the Booth House

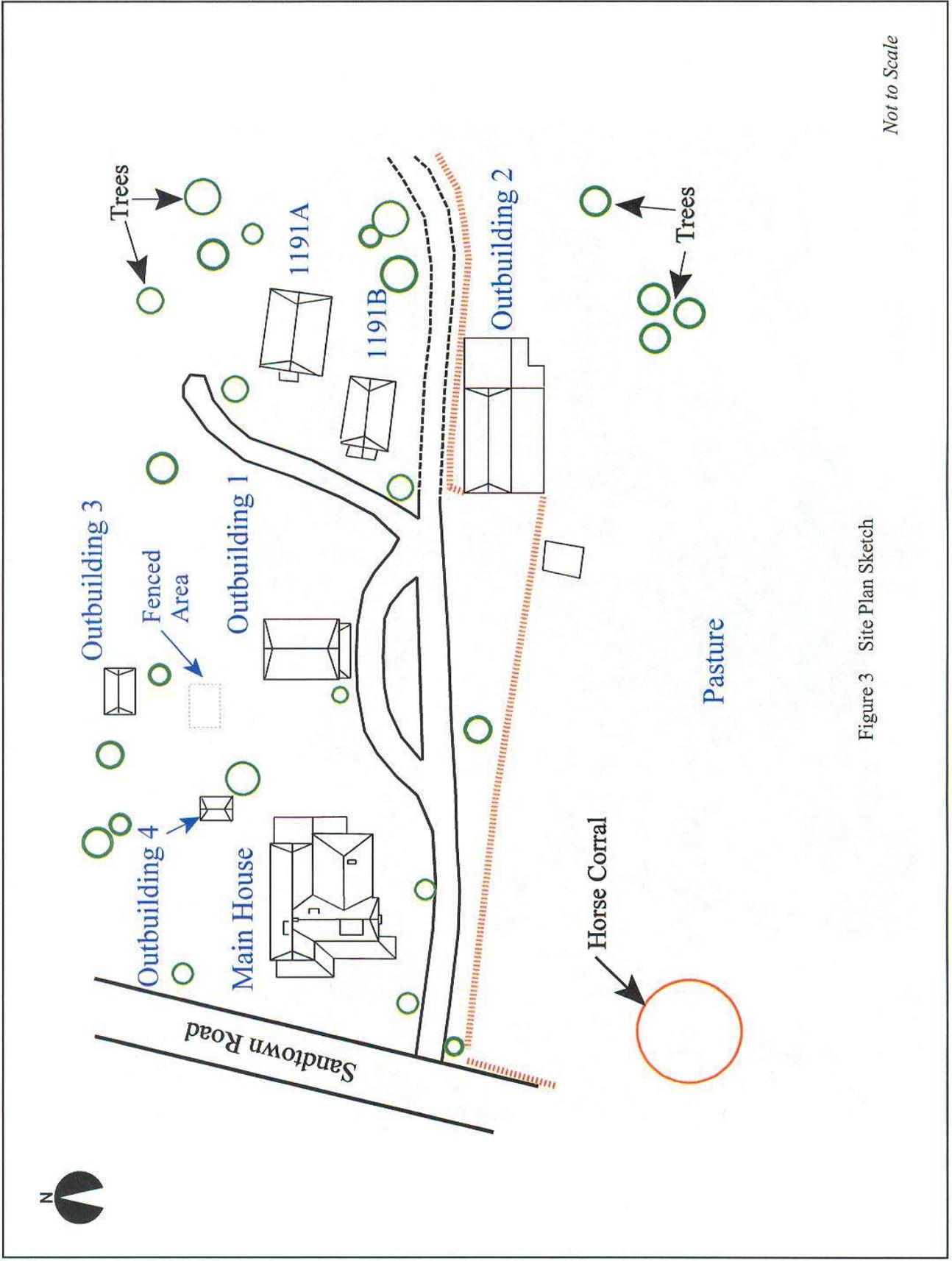


Figure 3 Site Plan Sketch

Not to Scale

easternmost portion of the northern ell hosts 3/1 Craftsman-era windows, indicating that the addition was likely built within 20 years of the initial construction of the house. Windows on the facade of the structure (west elevation) have been modified, with the exception of one, to be entrances to the porch. The majority of the foundation is not visible due to the asbestos siding; the foundation of the porch is concrete block. However, like the north ell, this Craftsman-style porch appears to be a later addition to the structure. It appears there may have been a well formerly located north of the structure; an asphalt-shingled cover could not be removed for verification.

Alterations to the exterior are extensive, and include the north ell, sunroom, and asbestos shingling referenced above. Additionally, there are three shed-roofed dormers on the upper half-story. One is situated on the facade (west elevation), one on the north elevation, and one on the east elevation between the two ells (see Figure 3).

There are two main outbuildings on the property and three smaller structures. Of the two main outbuildings, Outbuilding 1 (closest to the house) has three bays and appears to have been used primarily for storage. Outbuilding 2 is a barn used to house horses and is along the fenced horse pasture. Two of the three smaller outbuildings appear to be storage facilities; the third appears to be a feeding/watering station and is within the horse pasture. There are two additional houses on the property, identified as 1191A and 1191B. These structures appear to be more recent additions to the property, likely built within the last 50 years. Both are end-gabled and lacking distinct design elements.

A paved driveway is situated off Sandtown Road, opposite of West Booth Road. The driveway runs south of the house and Outbuilding 1, then it turns north in front of Outbuilding 2 for access to the two additional houses. At this turning point, the drive continues east as a dirt road and leads along the fenceline, which parallels the floodplain of Olley Creek, towards South Cobb Drive.

Property History

1830 Land Lottery: In 1830 all of the land in the northwest corner of Georgia, north of the Chattahoochee River, which had been ceded to the State of Georgia by the Cherokee, was designated as Cherokee County. Much of the area of Cobb County (including the project area) was surveyed and sectioned into 40 acre “gold lots” and distributed in Georgia’s sixth and final Land Lottery (1832). In 1832 Cobb County was created from districts 16, 17, 19, and 20 of the original survey. The Booth House is located in the southeast corner of Land Lot 211, 17th District, Second Section of present Cobb County. This lot was drawn by Leonard Burnes; however, there are no records of transactions involving this property between 1832 and 1874.

Lemuel Bennett, Benjamin Stripling, and Daniel White: Lemuel Bennett and Benjamin Stripling owned a great deal of property in the area around the Booth House, and on January 9, 1874, they sold Land Lots 211 and 212, a total of 80 acres, to Daniel White for \$2,600 [Cobb County Deed Book (CCDB) J:522]. The Bennetts are mentioned in Temple’s (1980) history of Cobb County as a “pioneer settlers,” which is defined as all those settlers who arrived in Cobb County before 1840. Temple (1980) further indicates that Lemuel Bennett owned and operated a tanyard during the late 1840s and 1850s, which was burned by the Union Army. Benjamin Stripling was involved in the development of Cobb County on multiple levels: he had a share in Stripling & W. W. Carrell Groceries; he was one of many involved in the incorporation of Marietta Savings Bank in 1872 and of The Citizen’s Loan and Trust Company of Marietta in 1876; he was on the Board of Trustees for both the Marietta Female College and the Marietta Male College; and he was a life member of the Cobb County Agricultural and Industrial Association.

The deed record for the transaction between Bennett/Stripling and White gives no indication that the Booth House was present on the property at the time of sale. Additionally, there is no evidence of the structure at

its location in Land Lot 211 on the 1864 map included in the 1891-1895 *Atlas to Accompany the Official Records of the Union and Confederate Armies* (Davis et al., 1983).

James W. Reed: On January 15, 1881, James W. Reed made two land purchases. From Daniel White, who in 1851 owned 260 acres and had one slave (Temple, 1981), Reed purchased two acres off the southeast corner of Land Lot 211 for \$40, the area where the Booth house is now located (CCDB F:90). This land was surveyed and staked by the county surveyor, John R. Ward, who served 12 terms in that capacity between 1868 and 1897 (Temple, 1981). The resulting plat is mentioned in several deeds, however, there is no reference to its location. It is possible that the Booth House was present on this property at this time, as indicated by the survey and sale of the two acres only where the house now sits. However, there is no mention of the structure in the deed and White would have sold the property for less than his initial purchase seven years prior. Alternatively, Reed may have purchased the property with a plan to construct his home there.

Reed's second purchase was from D.F. McClatchey and Homer V. Reynolds. D.F. McClatchey was involved in the organization of the American Marble Company in 1885, which was purchased by Georgia Marble of Tate in 1891. In 1917, when Kennesaw Marble and Georgia Marble consolidated, McClatchey was vice president. He also was on the Board of Trustees for the New Boys School, on the Committee for the Girls School, and was at one time manager of a telephone company in Marietta (Temple, 1981). Reed bought all of Land Lot 210, with the exception of 12 acres situated west of Sandtown Road, and all but 10 acres of Land Lot 223, for a total of 58 acres, from McClatchey and Reynolds for \$525 (CCDB F:88).

C.J. Bullard, Caleb Burton, and K. Simmons: On November 10, 1883, James W. Reed sold the 60 acres consisting of 28 acres of Land Lot 210, 30 acres of Land Lot 223, and 2 acres of the southeast corner of land Lot 211 to C. J. Bullard for \$850 (CCDB H:566). Approximately one year later, on November 15, 1884, Bullard sold the land to Caleb Burton for \$250 (CCDB H:567). The reason for the steep drop in price is not known, and there is no explanation in the deed. On August 4, 1887, Burton sold the 60 acres to K. Simmons "together with all growing and ungathered crops thereon." The original transaction record was not located; this reference is from the September 11, 1888 sale of the 60 acres by K. Simmons to his wife Mollie for \$1,200 (CCDB K:591).

L.W. Wiggins and Thomas W. Reade: Mollie, whose name is misspelled as Simons in the deed book, sold the land on the very same day as her purchase from her husband to L.W. Wiggins and Thomas W. Reade for \$1,215 (CCDB K:593). L.W. Wiggins was listed in the 1894 Marietta Journal as a 3rd Lieutenant of the Marietta Military Company, and is buried in the Citizen's Cemetery. Additionally, Wiggins was likely a descendent of "pioneer settler" William Wiggins (Temple, 1981).

Margaret Scudder, John W. Booth, and John G. Heard: On September 5, 1891, Margaret Scudder purchased the 60 acres from Wiggins and Reade for \$1,500 (CCDB O:657). Over the following years, it appears that Scudder may alternatively have been responsible for either remodeling or for new construction of the Booth House, as the purchase price shows no unaccountable increase in previous sales and the structure itself appears to date to the late 19th century. At some time following her purchase, Scudder left Georgia for Memphis, Tennessee, and it is unknown whether or not she actually resided in the Booth House. Scudder's departure may have coincided with her conveyance of Land Lots 221 and 222 (total of 80 acres) to S.K. Dick on December 5, 1905 (CCDB HH:408) or her delivery of certain bond to John W. Booth and John G. Heard for title to her 28 acres of Land Lot 210, 30 acres of Land Lot 223, and 2 acres of Land Lot 211 (total of 60 acres) on August 25, 1918.

At some point between 1918 and 1929, John G. Heard died and bequeathed "all property of every kind" to his wife Nancy A. Heard. Following the death of Margaret Scudder on October 30, 1929 in Memphis, Nancy

conveyed her interest in the land to John Booth. This conveyance took place on January 9, 1934 (CCDB 110:480). At this point, Booth had made \$9,000 in payments, including interest, on the 60 acres and owed two final notes totaling \$1,275 to Scudder's estate. Just a few days later, on January 17, the executrix of Scudder's estate, Marion Griffin, bargained and sold the 60 acres to Booth "upon payment of \$1,275 plus interest and in consideration of obligations in said bond made by Scudder"; additionally, Griffin sold Land Lots 221 and 222 to Booth (CCDB 112:504). Thus John W. Booth acquired approximately 140 acres, some of which has remained in the family over the last 70 years.

Aerial photographs of the area indicate a great deal of change over the last 50 years. In 1960, the land was still largely undeveloped, although the beginnings of residential development are evident on the west side of Sandtown Road, on the property excluded from James Reed's purchase in 1881 (Figure 4). However, the area was still fairly rural, with trees dotting the landscape, concentrated in areas around Olley Creek. Over the next 12 years, intensive development was undertaken, and on the 1972 aerial photograph, the apartment complex to the north of the Booth House property is evident, while the trailer park is also already situated to the south (Figure 5). In fact, it appears that only the two acres where the Booth House sits have remained undeveloped. The density of vegetation along the boundaries of this land is significantly thicker, further indicating the downturn in agricultural pursuits with the correlating increase in development.



Figure 4 1960 Aerial Photograph Showing the Booth House



Figure 5 1972 Aerial Photograph Showing the Booth House

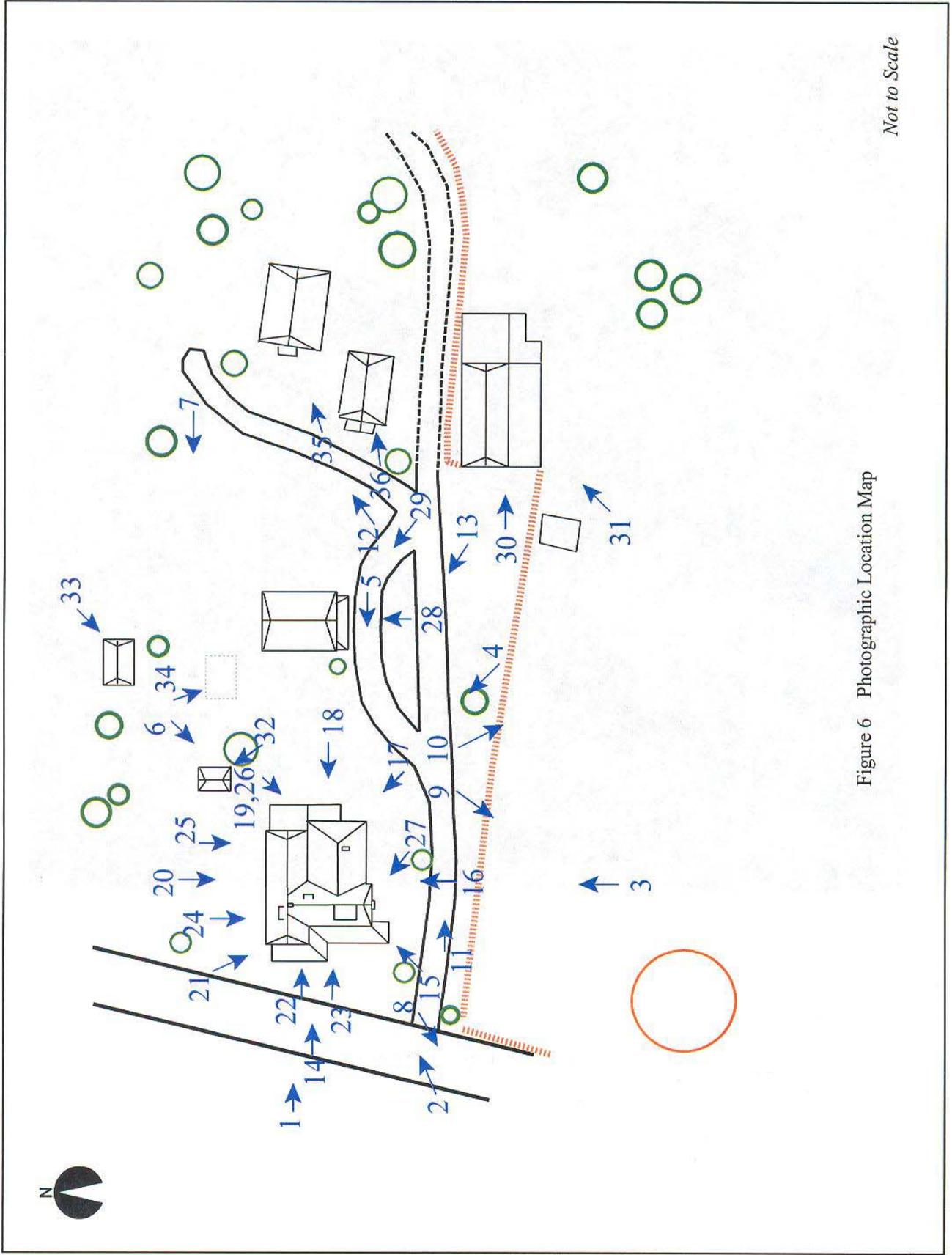


Figure 6 Photographic Location Map

Not to Scale

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1191 Sandtown Road
Cobb County, Georgia

John Kannady, Photographer, R. S. Webb and Associates

December 8, 2004

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