

United States Department of the Interior  
National Park Service



# National Register of Historic Places Registration Form

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

### 1. Name of Property

historic name Rose Hill

other names/site number Lockerley, Lockerly

### 2. Location

street & number 1534 Irwinton Road

N/A not for publication

city or town Milledgeville

N/A vicinity

state Georgia code GA county Baldwin code 009 zip code 31061

### 3. State/Federal Agency Certification

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

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

     national      statewide X local

Dr. David C. Crass 10 FEB 2017  
Signature of certifying official/Title: Dr. David C. Crass/Historic Preservation Division Director/Deputy SHPO Date

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

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

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

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

### 4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register      determined eligible for the National Register

     determined not eligible for the National Register      removed from the National Register

     other (explain:)

Joe E. Beall 4.3.17  
Signature of the Keeper Date of Action

Rose Hill  
Name of Property

Baldwin County, Georgia  
County and State

**5. Classification**

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

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

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

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
2	2	buildings
0	0	sites
2	0	structures
0	0	objects
4	2	<b>Total</b>

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

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

N/A

N/A

**6. Function or Use**

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

DOMESTIC: single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

EDUCATION: research facility  
RECREATION AND CULTURE: museum  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

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

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

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

foundation: BRICK  
walls: BRICK  
STUCCO  
roof: METAL: Steel  
other: BRICK (chimney)  
WOOD (columns)

Rose Hill  
Name of Property

Baldwin County, Georgia  
County and State

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## Narrative Description

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

### Summary Paragraph

Rose Hill is a two-story house located on Irwinton Road, one-and-a-half miles south of downtown Milledgeville. The Greek Revival-style house was built c.1852 with an essentially square symmetrical plan, brick masonry walls, a raised daylight basement, and a low-pitched hipped roof. The full-façade, two-story portico has six fluted Doric columns, and the house has five bays with a central entry. The exterior is clad in stucco; a heavy classical entablature emphasizes the roofline and includes a dentil-lined cornice, a wide, plain frieze, and an architrave. The main entry has an elaborate door surround with a full transom, sidelights, and pilasters. Exemplifying its Georgian house type, Rose Hill has a central hall and four interior chimneys. With the exception of the first-floor façade's triple-hung, 18-light windows, all elevations have double-hung, six-over-six windows. Two parlors, a dining room, and a breakfast room are on the first floor. Two bays of a one-story rear porch have been infilled and currently house the kitchen. The second floor has four bedrooms, and in the 1960s, bathrooms were installed within each bedroom. The basement is occupied by office and classroom space for use by the current owner, the Lockerly Arboretum Foundation. Historic interior materials include plaster walls, hardwood floors, pocket doors between the two parlors, four-panel mahogany doors, and marble and wooden mantels. Stairs and baseboards feature faux marbling, while most door and window surrounds have faux graining. Outbuildings on the 2.5-acre property include a vegetable crib, a noncontributing storehouse/smokehouse, and a noncontributing barn/carriage house. Structures on the property include a pit garden/gas house and a koi pond. The house, outbuildings, and structures are in excellent condition and retain a high degree of historic integrity.

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## Narrative Description

*(The following description was written by James Garner, former executive director of Lockerly Arboretum Foundation, and edited by Laura Beth Ingle, Architectural Historian, Historic Preservation Division. It is taken from "Rose Hill," draft Historic Property Information Form, May 2014, on file at the Historic Preservation Division, Georgia Department of Natural Resources, Stockbridge, Georgia.)*

Rose Hill is located in middle Georgia, approximately one-and-a-half miles south of downtown Milledgeville. The house is on the east side of Irwinton Road, also known as Business Highway 441, and was built as part of the prosperous Midway community. The Georgian house, completed c.1852, was one of many large and architecturally distinctive houses constructed in the community in the mid to late 19<sup>th</sup> century. While several of these houses remain, 20<sup>th</sup> century infill, including mobile homes, comprises the majority of the surrounding properties.

### Exterior

Rose Hill faces northwest and sits back approximately 250 feet from Irwinton Road (photograph 1). While originally part of a much larger property, containing approximately 90 acres, the land associated directly with Rose Hill has been whittled away over the years. Currently, the house and outbuildings are within a square, two-and-a-half-acre parcel, and the much larger Lockerly Arboretum property surrounds it. A driveway leads from the road to the west side of the house, and a gravel parking area has been created on the southwest side of the yard. Eastern red cedars dot the landscape and gravel and terracotta walkways connect the drive, a concrete koi pond, and the house.

The house is an excellent example of the Georgian house type with its central hall, symmetrical plan, and overall square shape. The Greek Revival style of the house is exhibited through its prominent columns, the wide entablature encircling the house, the symmetrical front façade with central entrance, and the elaborate door surround with transom and sidelights. It is a two-story house with a daylight basement. A low-hipped, metal roof covers the house but is not visible from the ground. The classical wooden entablature emphasizes the top of the house and includes a heavy dentil-lined cornice, a wide, plain frieze, and bold architrave with small dentils.

Rose Hill's exterior walls are solid, load-bearing brick masonry with an overlay of scored stucco to mimic stone blocks. The stucco is hard and likely contains a large Portland cement component. Stone detailing can be found on the window sills and lintels, which appear to be granite. Stone is also used as a coping on the low walls flanking the front and rear stairs. Historic doors and windows are found on all elevations.

Rose Hill

Name of Property

Baldwin County, Georgia

County and State

The northwest, or front, elevation is five bays wide, and six fluted Doric columns create a full-façade portico (photograph 2). The portico is supported by a series of stucco-clad brick piers at the basement level, and a set of wide stairs leads up to the front porch. The portico is wood-frame construction with painted tongue-and-groove floorboards. The main entrance to the house occupies the central bay, and directly above on the upper floor, a small balcony with cast iron railing extends into the portico space. The main entrance is slightly recessed behind the front wall, and rectangular glass panes held in delicate frames create narrow sidelights and a full transom (photograph 3). A simple entablature with pilasters and a paneled door further accentuate the main entrance. The second-floor entrance to the small balcony has similar detailing, with sidelights, transom, pilasters, and a paneled door. At ground level, below the portico, a brick terrace extends across the front of the house.

The first floor windows on the front façade are elongated, triple-hung, sash windows. These 18-light windows extend to floor, and wooden thresholds beneath the windows provide access to the portico. Windows on the second floor, as well as those found on the remaining elevations, have a six-over-six light pattern, are double-hung, and have granite sills. Each window has a pair of non-adjustable louvered shutters.

The two side elevations of the house are identical, with each comprised of four bays and two chimneys (photographs 4 and 6). The chimneys are located just inside the exterior walls, between the first and second bays and the third and fourth bays. They extend approximately three-and-a-half feet above the roofline, and the sides are clad in a membrane roofing material. As noted previously, the entablature wraps around the house from the front elevation continuing its full depth on both sides.

Across the rear, or southeast, elevation is a one-story porch, which, like the portico, is supported by stucco-clad brick piers (photograph 5). The porch is wood frame construction with painted tongue-and-groove floorboards. The porch's fluted wooden columns are of the Doric order, and a simple balustrade runs between them. The back entrance, which includes sidelights and a heavy door surround, is within the central bay and accessed by a set of wide stairs similar to those found on the front elevation. Two bays of the porch have been infilled to create a kitchen. The exterior walls of this enclosure are clad in wood siding, and the historic porch frieze and cornice remain. Within the kitchen enclosure, two small six-over-six windows flank an exterior, fifth chimney topped with a metal flue. Above the roof of the rear porch, the window pattern and wide entablature found on the other elevations continue. However, the six-over-six window in the center bay is slightly lower than those found elsewhere, as it marks the interior stair landing.

### Interior

The front entrance to Rose Hill opens into a wide central hallway that extends the full depth of the house (photograph 11). There are two rooms on each side of the hallway, and a grand staircase ascends to the second floor, where the first floor plan is essentially replicated. The rooms each measure approximately 20-foot square and have high ceilings. The primary rooms on the main floor include: the dining room, breakfast room, parlor, and library. A kitchen was created by enclosing a portion of the back porch. The upstairs contains four bedrooms, each with its own bathroom, which were added in 1963.

Throughout the house, the walls and ceilings are generally finished with painted plaster and adorned with fairly simple plaster moldings. Baseboards, especially on the main level, are more intricate with faux finishes meant to resemble marble (photograph 12). Faux finishes are also found on most door and window surrounds of the main level. These have been finished to resemble bird's-eye maple. Doors on this level are typically four-panel mahogany. The floors are five-inch-wide heart pine boards with a clear finish.

The dining room, breakfast room, parlor, and library each have a fireplace, as do each of the four bedrooms on the second floor and two rooms in the basement. All fireplaces are located on either the east or west walls. In the dining room, parlor, and library, the fireplace mantels and surrounds are of black marble with gold and white veining (photograph 20). These surrounds have arched openings for the firebox, which is brick with a parged surface. In the breakfast room, the mantel is wood, painted black. All other mantels are painted wood. Mantels in the bedrooms have a faux finish resembling the black marble found on the main floor (photographs 23-26).

Room arrangement from the central hallway is symmetrical, and doors into each of the four rooms are at the middle of the room's interior walls. The two rooms on the east side, the dining room (photograph 13) and breakfast room (photograph 14), are separated by a single door, while the two rooms on the west side, the parlor (photograph 19) and library (photograph 17), are connected by pocket doors (photograph 18).

Rose Hill

Name of Property

Baldwin County, Georgia

County and State

In addition to these rooms, a kitchen and small bathroom occupy an area in the southeast corner of the house, which was created by enclosing part of the back porch. Portions of the kitchen walls are covered in a plastic laminate splash (photograph 15).

Within the central hallway, a U-shaped staircase with a large landing leads to the second floor (photograph 21). The staircase has railings, balusters, and newel posts made of walnut. Originally, a narrow servants' stair also led to the second floor and was accessed from the rear of the central hallway; however, this stair is no longer in use and a closet has been created in this space at the main level.

The second floor contains four bedrooms (photographs 23-26), two on each side of the central hallway, mimicking the first floor plan. In 1963, small bathrooms with ceramic tile walls and floors were constructed for each of the bedrooms (photograph 27). When these bathrooms were constructed, taking space from the bedrooms, the moldings were rerun so that each bedroom retained a unified cornice at these new walls. Bathrooms were also inset from the exterior walls, minimally disturbing the historic material and allowing the window surrounds and windows to remain intact. When the house was built, only the southeast bedroom included a closet (photograph 28). In the 1960s, when bathrooms were added, a closet was also created in the northeast bedroom.

Like the floors above, the basement maintains a wide central hallway (photograph 29). The basement houses several offices, a classroom, and public bathrooms (photographs 30 and 31). The classroom and bathrooms occupy the space on the west side of the hall, and offices, storage, and mechanical spaces occupy the space on the east side of the hall. The room in the northeast corner originally had an earthen floor, while the rest of the basement was brick, set in a herringbone pattern. This detail is now concealed by the wood floor, likely installed during the 1960s.

Secondary Resources

In addition to the house, the property is comprised of several secondary resources – three outbuildings and two structures. Outbuildings on the property include a contributing vegetable crib, a noncontributing barn/carriage house, and a noncontributing storehouse/smokehouse. All three are covered in clapboard siding and have side-gabled roofs, simple linear cornices, and vernacular corner boards. The two contributing structures are a pit garden/gas house and a koi pond.

The vegetable crib appears to have been constructed in the late 19<sup>th</sup> century and is located approximately 36 feet from the southwest corner of the house (photograph 8). It is a small rectangular building with a continuous brick foundation and no windows. Single doors on the east and west elevations provide interior access.

The barn/carriage house is located approximately 40 feet southwest of the vegetable crib (photograph 9). While it is assumed to have been built in the 19<sup>th</sup> century, the building has been substantially altered. It is supported by a continuous concrete block foundation. Multiple nonhistoric windows have been added to several elevations and nonhistoric doors have been installed.

The storehouse/smokehouse, which is located approximately 18 feet from the southeast corner of the house, also appears to have been built in the 19<sup>th</sup> century but has been substantially altered (photograph 10). Multiple sash windows have been removed, window openings infilled, and changes made to the foundation, resulting in the loss of historic material; a new concrete block foundation and plywood flooring have been installed.

Structures on the property include a pit garden/gas house and a koi pond. The pit garden is a subterranean brick greenhouse with a wood frame cover that is located just south of the storehouse/smokehouse (photograph 10). It appears to have been constructed in the 19<sup>th</sup> century and measures approximately 12 feet by 11 feet. The glass panes that would have covered this subterranean greenhouse have been replaced with sheet metal.

The property also features a concrete koi pond consisting of an upper and lower basin, each about eight feet deep, which create a T-shaped footprint (photograph 1). This water feature was built c.1928 and is located between Irwinton Road and the front of the house.

Several landscape features, such as a stone wall and a walkway, are also present. A late 19<sup>th</sup> to early 20<sup>th</sup> century stone wall, constructed of native field stone runs approximately 210 feet along the east side of the property. The walkway, constructed of terracotta tiles bordered with decorative edging tiles, serves as the front walkway to the house. At its beginning is an inlaid granite marker, inscribed with the name Hatcher, the name of the family who purchased the property in 1928.

Rose Hill  
Name of Property

Baldwin County, Georgia  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**Areas of Significance**

(Enter categories from instructions.)

Architecture

**Period of Significance**

c.1852-1963

**Significant Dates**

c.1852 – date of construction

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

N/A

**Period of Significance (justification)**

The period of significance for Rose Hill is from construction, c.1852, to the date of the last significant changes to the house within the historic period in 1963.

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

N/A

Rose Hill  
Name of Property

Baldwin County, Georgia  
County and State

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

Rose Hill is significant at the local level of significance under National Register Criterion C in the area of architecture because it is an excellent and intact example of the Greek Revival style and the Georgian house type in Baldwin County. The house is representative of both the architectural style and house type as defined in the statewide context *Georgia's Living Places: Historic Houses in Their Landscaped Settings*. According to the context, Greek Revival style was the first architectural style to appear statewide in Georgia, and while the style is expressed through many variations, Rose Hill embodies almost all of its identifying features. The house's prominent columns supporting a full-width porch, the wide plain entablature, heavy proportions, symmetrical front façade, low-pitched hipped roof, and double-hung six-over-six windows are all indicative of the style. Rose Hill also exemplifies the Georgian house type through its two-story, square-shaped plan with a central hallway flanked by pairs of rooms. The house retains a high degree of exterior and interior integrity, with the last significant changes occurring in 1963 when bathrooms were added within each of the upstairs bedrooms. Several of the associated outbuildings and structures are good examples of household ancillary resources, such as the vegetable crib, pit garden, and koi pond.

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

Rose Hill is significant under National Register Criterion C in the area of architecture at the local level of significance as an excellent and intact example of both the Greek Revival style and the Georgian house type in Baldwin County. This antebellum house can be characterized by both its type and style and exemplifies the majority of character-defining features of each.

As documented in *Georgia's Living Places: Historic Houses in Their Landscaped Settings*, a house "type" refers to the overall form of the main or original part of the house and the general layout of the interior rooms. This includes the floor plan and the height. In contrast, a "style" relates primarily to the external ornament or decoration of a house and also to the aesthetic qualities of its overall form. Houses belonging to the same type may exhibit different styles, and the same architectural style may appear on different house types.

The Greek Revival style is displayed at Rose Hill through character-defining features such as prominent columns supporting a full-width porch, the wide plain entablature encircling the house, and the symmetrical block footprint with symmetrical front façade and central entrance. Additional details representing the style are large and heavy proportions, a low-pitched hipped roof, and double-hung six-over-six windows. The main entrance of Rose Hill is characteristic of the Greek Revival style's elaborate door surrounds with rectangular transom, sidelights, and pilasters. Rose Hill is also painted white, as are almost all examples of the Greek Revival style in Georgia.

By the 1840s, Georgia was widely settled, and the Greek Revival style, used from the 1840s to the 1860s, became the first style to appear statewide. The 1852 build date for Rose Hill sits squarely within the timeframe for widespread use of the style in Georgia. A statement of cultural independence, the Greek Revival was a clear break with English and other European Renaissance traditions. It was the beginning of a romantic revival that drew directly from the original source, a sentimental imitation of the architecture of an ancient people that provided associations with Greek democracy. Thought of as a national style, the Greek Revival was used extensively throughout the United States at every level of society and in many variations.

Rose Hill is also an excellent example of the Georgian house type in Baldwin County. As defined in *Georgia's Living Places: Historic Houses in Their Landscaped Settings*, this house type has a characteristic floor plan, which is repeated on both levels, the footprint is square, or nearly so, and it often has a hipped roof. All of these characteristics are present at Rose Hill. While chimneys in this house type are most commonly found on interior walls separating rooms, placement on exterior walls, as seen at Rose Hill, is a known variation.

A large number of Georgian houses were built between 1850 and 1860 throughout the state, but they were also constructed well into the 20<sup>th</sup> century. Most surviving examples are found in the Piedmont region of Georgia, which includes Baldwin County. The original plan and form of Rose Hill is remarkably intact, making it an excellent example of the house type.



Rose Hill

Name of Property

Baldwin County, Georgia

County and State

Because of a lack of agricultural fields, the property is not being nominated in the area of agriculture. However, several of the former domestic outbuildings that remain are significant in architecture as good examples of types of construction and are intact. Secondary buildings that do not retain integrity, such as the barn and smokehouse/storehouse, are considered noncontributing. Structures, such as the koi pond, that were built during the period of significance are also considered contributing resources.

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

*(The following historic context was written by James Garner, former executive director of Lockerly Arboretum Foundation. It is taken from "Rose Hill," draft Historic Property Information Form, May 2014, on file at the Historic Preservation Division, Georgia Department of Natural Resources, Stockbridge, Georgia. Minimal editing for clarification was made by Laura Beth Ingle, Architectural Historian, Historic Preservation Division.)*

Rose Hill is one of several surviving properties that made up the once prosperous community of Midway, and exemplifies the culture of the families who profited from the cotton economy during the time of its construction. The Midway community was established in the early 19<sup>th</sup> century and was so named for its position halfway between the municipalities of Scottsboro and Milledgeville, Georgia. Midway's elevation above the Oconee River valley was considered to be a healthier location than Milledgeville, and the community gained status both as a center of education and as an early suburb for the former state capital's cultural and political elite.

In general, the Milledgeville area is known for distinctive Federal-style residences constructed in the first half of the 19<sup>th</sup> century. However, the Greek Revival style, as seen at Rose Hill, grew in popularity in the middle of the 19<sup>th</sup> century. Rose Hill is one of the only remaining private, antebellum residences of masonry construction in the area. Unlike many other antebellum houses, Rose Hill has not been significantly altered and retains many of the original interior faux finishes. The Samuel Rockwell House, listed in the National Register in 1978, is another antebellum residence in the Midway area. But as is commonly seen in the houses of Midway, the Rockwell house is a clapboard structure exhibiting a mix of the Federal and Greek Revival styles.

#### **Owners of Rose Hill**

Merchant and philanthropist Richard J. Nichols is said to have constructed a house on the site known as Rose Hill around 1839. Nichols reportedly named the property Rose Hill, inspired by the abundance of Cherokee Roses (*Rosa laevigata*) on the property. A wealthy businessman from Connecticut, Nichols was a prominent merchant and financier during the early history of Milledgeville. He was a founder of the Milledgeville Presbyterian Church, Midway Academy, and Oglethorpe University. In 1849, Nichols died intestate, and three men, including Daniel R. Tucker, conducted an appraisal of the residence. The value of the property in January 1850 was listed at \$5,000, and the appraisal lists the contents of the property's ten rooms.

Daniel Reese Tucker, who served as justice of the Baldwin County Interior Court, purchased the property at auction in January 1851 for \$5,500. Shortly thereafter, the main house on the property was destroyed by fire. As noted in the *Federal Union* newspaper on February 4, 1851 - "the handsome residence of Daniel R. Tucker, Esq., at Midway was entirely consumed by fire." The weight of evidence suggests that Tucker constructed the present house as his new residence on the site between 1851 and 1853, with thick masonry walls rendering it nearly fireproof. On March 8, 1853, Tucker registered a new deed for the property at the Baldwin County courthouse. The 1853 deed was lost in a courthouse fire in 1861, and the property was re-registered on September 4, 1882.

Tucker, born 1803 in Richland County, South Carolina, was a respected attorney who moved to the Milledgeville area in the 1830s. He was married to Martha Goode, daughter of Judge Mackines Goode, and the couple had nine children. Tucker possessed large tracts of agricultural land in Baldwin and other counties and is known to have operated agricultural ventures on a few of his other land holdings. While some terracing is evidenced on the property surrounding the house, which could indicate a level of early agricultural work, slave schedules for Rose Hill list only four adult slaves, which indicates that the property was not used extensively for agriculture.



Rose Hill

Name of Property

Baldwin County, Georgia

County and State

Tucker and his wife, Martha, did often use Rose Hill to host large social events and entertain guests. In 1853, the inaugural ball for Georgia Governor Herschel V. Johnson was held at the property. At that time the state capitol and governor's mansion were located less than two miles north in downtown Milledgeville.

A fence of unknown age is located at the property's edge along Irwinton Road. This fence appears to have been manufactured in the 19<sup>th</sup> century, although a descendent of the Hatcher family stated that it was moved from a cemetery to its present site in the 1930s. Subsequent comparison of this fence to that surrounding Daniel Tucker's grave site in Memory Hill cemetery revealed that the two fences were highly similar, suggesting that the Rose Hill fence was installed during Tucker's ownership of the property.

The family lived in the house until Tucker's death in 1879. On April 9, 1881, the property, consisting of the Rose Hill residence and 90 acres of land, was sold from the estate of Daniel R. Tucker to Emma Tucker Sibley. Emma Tucker had married George R. Sibley, of Augusta, Georgia, on January 21, 1862. She lived with her husband in Augusta until his death on July 15, 1887. This evidence suggests that Emma Tucker Sibley did not reside at Rose Hill during her ownership of the property from 1881 to 1883. On April 21, 1883, she sold several tracts of land from the property, including 34.2 acres to the Georgia Lunatic Asylum. The remaining acreage of the property and the house were sold to Dr. Theophilus O. Powell that same year.

Powell was the superintendent of the Georgia Lunatic Asylum, today known as Central State Hospital, from 1879 to 1907. Powell maintained a residence at the hospital during these years and does not appear to have lived at Rose Hill during the time he had title to the property. On September 8, 1885, Powell's son-in-law, P.A. West, advertised for rent "the large and commodious residence of the late Daniel R. Tucker, at Midway, which has been nicely repaired." T.O. Powell sold the property to Fannie M. Hollinshead on December 10, 1886.

Fannie Hollinshead was a close friend of Emma Tucker Sibley and wife of George W. Hollinshead, Sr. Descendants of Emma Sibley have stated that she intended that the house be sold to Fannie Hollinshead and had arranged for Dr. Powell to hold title to the property as a "straw buyer" until Mrs. Hollinshead could receive an inheritance. The Hollinsheads occupied Rose Hill for 42 years.

R. W. Hatcher purchased the property in 1928 and renamed it Lockerley in honor of Mrs. Hatcher's ancestral home in Hampshire, England. The Hatchers completed numerous renovations to the house, including installation of electrical service and construction of the koi pond. It was during Hatcher's ownership that the Historic American Buildings Survey (HABS) documented buildings of Milledgeville. In 1937, Rose Hill was one of the properties chosen and HABS photographers captured the façade of the house with two women in white dresses lounging on the portico. The photographs are part of the HABS collection in the Library of Congress and identified as No. GA-1151.

The Hatcher family occupied Rose Hill until 1963, when the property was sold to Edward J. Grassmann, president of Georgia Kaolin Company/ American Industrial Clays. Grassmann changed the spelling of the property's name to "Lockerly" and parceled out the 2.57 acres immediately surrounding the house, donating the remaining acreage to establish an arboretum. Under Grassmann's direction, the house was rehabilitated, bathrooms were installed in upstairs bedrooms, and it began to function as a corporate guest house.

For 35 years, Rose Hill operated as a guest house for the Georgia Kaolin Company while the Lockerly Arboretum developed on the surrounding grounds. In 1998, the Lockerly Arboretum Foundation purchased the 2.57-acre parcel encompassing the house for use as an educational facility and house museum. This is the parcel included in this nomination. The remaining arboretum acreage is not included in the nomination because it does not support the architectural significance of the resource.

Rose Hill  
Name of Property

Baldwin County, Georgia  
County and State

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### 9. Major Bibliographical References

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

Bonner, James Calvin. "Lockerly Hall." James Calvin Bonner Papers. Georgia College & State University Special Collections, Milledgeville, GA, 1967.

Burke, Jessica. "Dissecting a Plantation King: The Agricultural and Slave History of Daniel Tucker." Senior thesis, Georgia College & State University, 2014.

Garner, James. "Rose Hill." *Historic Property Information Form*, May 2014. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Stockbridge, Georgia.

Georgia Department of Natural Resources, Historic Preservation Division. *Georgia's Living Places: Historic Houses in Their Landscaped Settings*. Atlanta, GA: 1991.

Linley, John. *The Architecture of Middle Georgia: The Oconee Area*. Athens, GA: University of Georgia Press, 1972.

Mayfield, Richard. "Scottsboro and Midway: Two Elite Antebellum Communities." Master's thesis, Georgia College & State University, Milledgeville, GA, 2003.

Morris, Emmeline. *Lockerly Arboretum, Master Plan Final Report*. Athens, GA: The Jaeger Company, 2006.

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

preliminary determination of individual listing (36 CFR 67 has been requested)  
 previously listed in the National Register  
 previously determined eligible by the National Register  
 designated a National Historic Landmark  
 recorded by Historic American Buildings Survey # GA-1151  
 recorded by Historic American Engineering Record # \_\_\_\_\_  
 recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

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

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

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### 10. Geographical Data

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**Acreage of Property** 2.57 acres  
(Do not include previously listed resource acreage.)

**Latitude/Longitude Coordinates**  
**Datum if other than WGS84:** \_\_\_\_\_  
**(enter coordinates to 6 decimal places)**  
1. **Latitude:** 31.997121

**Longitude:** -80.853941

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

The boundary is indicated by the heavy red line on the attached parcel map, which is drawn to scale.

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

The proposed boundary is the current legal boundary historically associated with the house.

Rose Hill  
Name of Property

Baldwin County, Georgia  
County and State

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### 11. Form Prepared By

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name/title Laura Beth Ingle, Architectural Historian  
organization Historic Preservation Division, GA Dept. of Natural Resources date February 2017  
street & number 2160 GA Hwy 155 SW telephone (770) 389-7841  
city or town Stockbridge state GA zip code 30281  
e-mail laurabeth.ingle@dnr.ga.gov

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### Additional Documentation

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Submit the following items with the completed form:

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

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### Photographs:

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

Name of Property: Rose Hill

City or Vicinity: Milledgeville

County: Baldwin

State: Georgia

Photographer: Charlie Miller, Historic Preservation Division, Georgia Dept. of Natural Resources

Date Photographed: December 2014

Description of Photograph(s) and number:

1 of 31. Front façade of house, c.1928 koi pond in foreground. Photographer facing southeast.

2 of 31. Front façade of house. Photographer facing southeast.

3 of 31. Detail of main entrance. Photographer facing southeast.

4 of 31. East elevation of house. Photographer facing west.

5 of 31. Rear elevation of house. Photographer facing northwest.

Rose Hill

Name of Property

Baldwin County, Georgia


County and State


- 6 of 31. West elevation of house. Photographer facing east.
- 7 of 31. Oblique view of front and side elevations of house. Photographer facing southeast.
- 8 of 31. Oblique view of side and rear elevations of house, vegetable crib in foreground. Photographer facing northeast.
- 9 of 31. Barn/carriage house with vegetable crib in distance. Photographer facing northwest.
- 10 of 31. Storehouse/smokehouse on left and pit garden/gas house on right. Photographer facing east.
- 11 of 31. Central hallway and grand staircase with backdoor in distance. Photographer facing southeast.
- 12 of 31. Detail of faux finish on baseboards. Photographer facing east.
- 13 of 31. Dining room. Photographer facing northeast.
- 14 of 31. Breakfast room. Photographer facing southeast.
- 15 of 31. Kitchen. Photographer facing southwest.
- 16 of 31. Central hallway with main entrance in distance. Photographer facing northwest.
- 17 of 31. Library. Photographer facing south.
- 18 of 31. Pocket doors separating parlor and library. Photographer facing southeast.
- 19 of 31. Parlor. Photographer facing northwest.
- 20 of 31. Detail of marble mantel in parlor. Photographer facing west.
- 21 of 31. Detail of grand staircase from landing. Photographer facing northwest.
- 22 of 31. Detail of window above staircase landing. Photographer facing south.
- 23 of 31. Southwest bedroom. Photographer facing southwest.
- 24 of 31. Northwest bedroom. Photographer facing northwest.
- 25 of 31. Northeast bedroom. Photographer facing northeast.
- 26 of 31. Southeast bedroom. Photographer facing northeast.
- 27 of 31. Bathroom in the southeast bedroom. Photographer facing northeast.
- 28 of 31. Closet in the southeast bedroom. Photographer facing west.
- 29 of 31. Central hallway in basement. Photographer facing southeast.
- 30 of 31. Office in basement. Photographer facing east.
- 31 of 31. Classroom in basement. Photographer facing northwest.

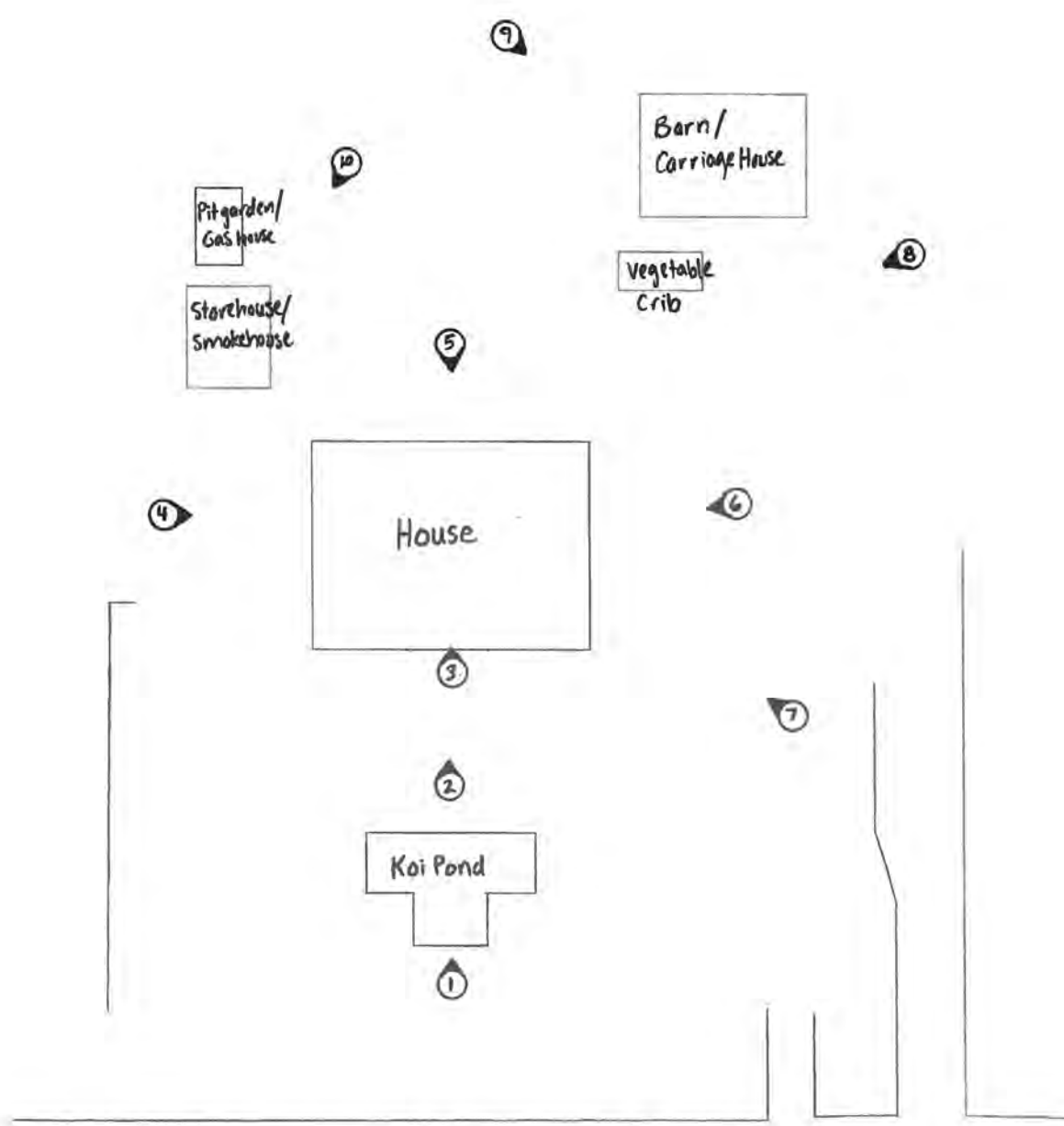
# Rose Hill – site plan

Milledgeville, Baldwin County, Georgia

Photo key, not to scale

Photograph #/Direction of view: 

North: 





State Highway 441 South / Irwinton Road

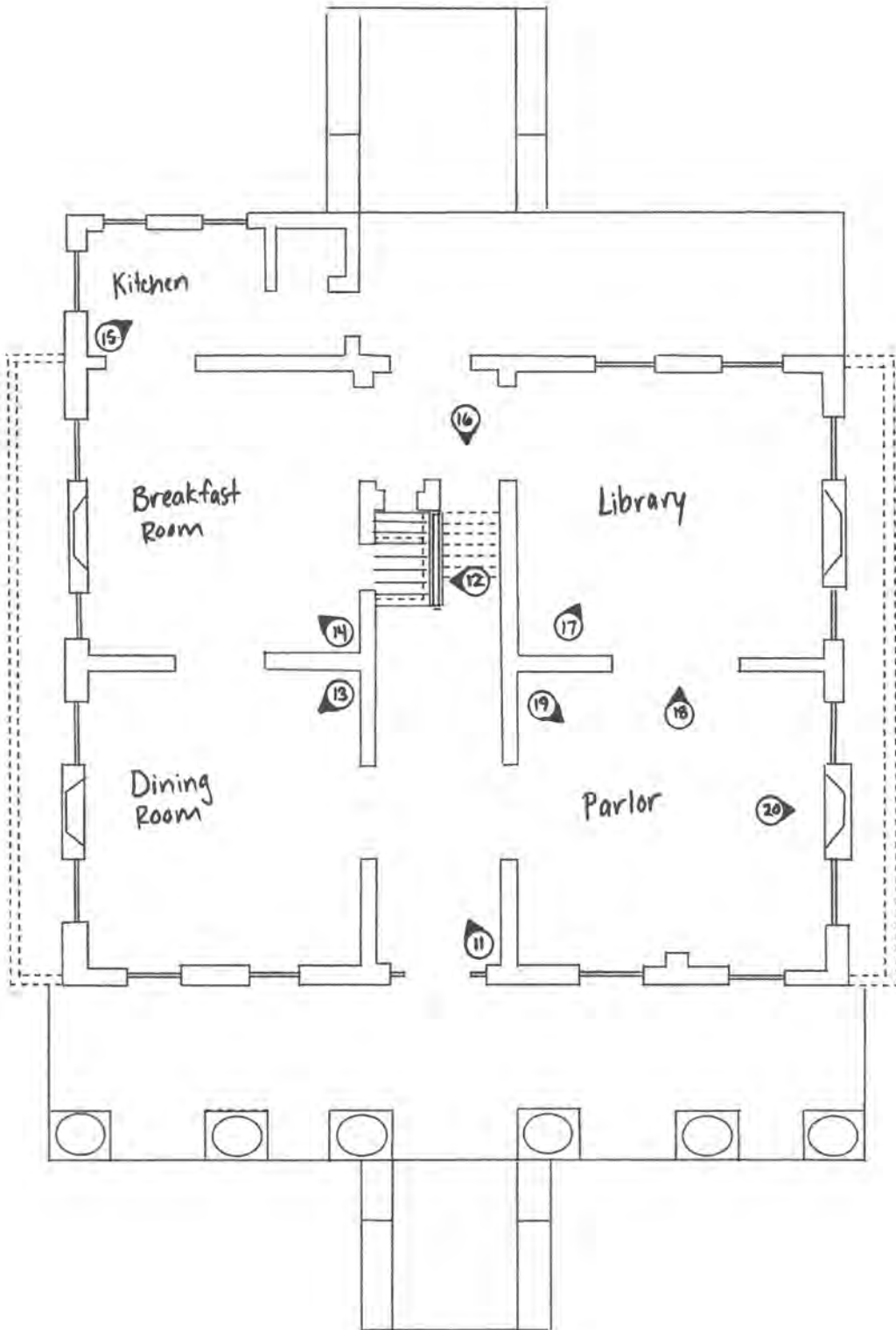
# Rose Hill – 1<sup>st</sup> floor plan

Milledgeville, Baldwin County, Georgia

Photo key, not to scale

Photograph #/Direction of view: 

North: 



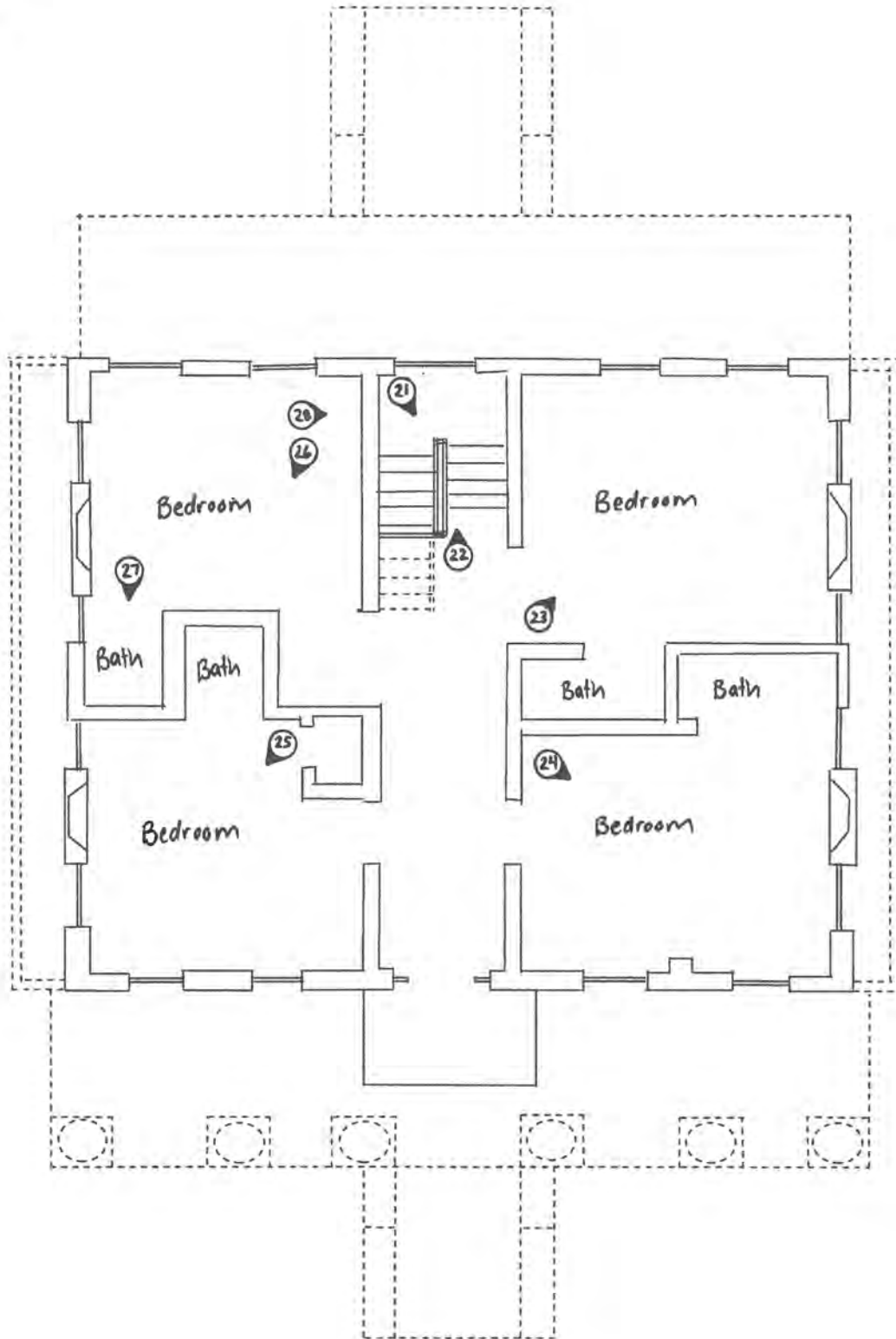
# Rose Hill – 2<sup>nd</sup> floor plan

Milledgeville, Baldwin County, Georgia

Photo key, not to scale

Photograph #/Direction of view: # ➤

North: ↙





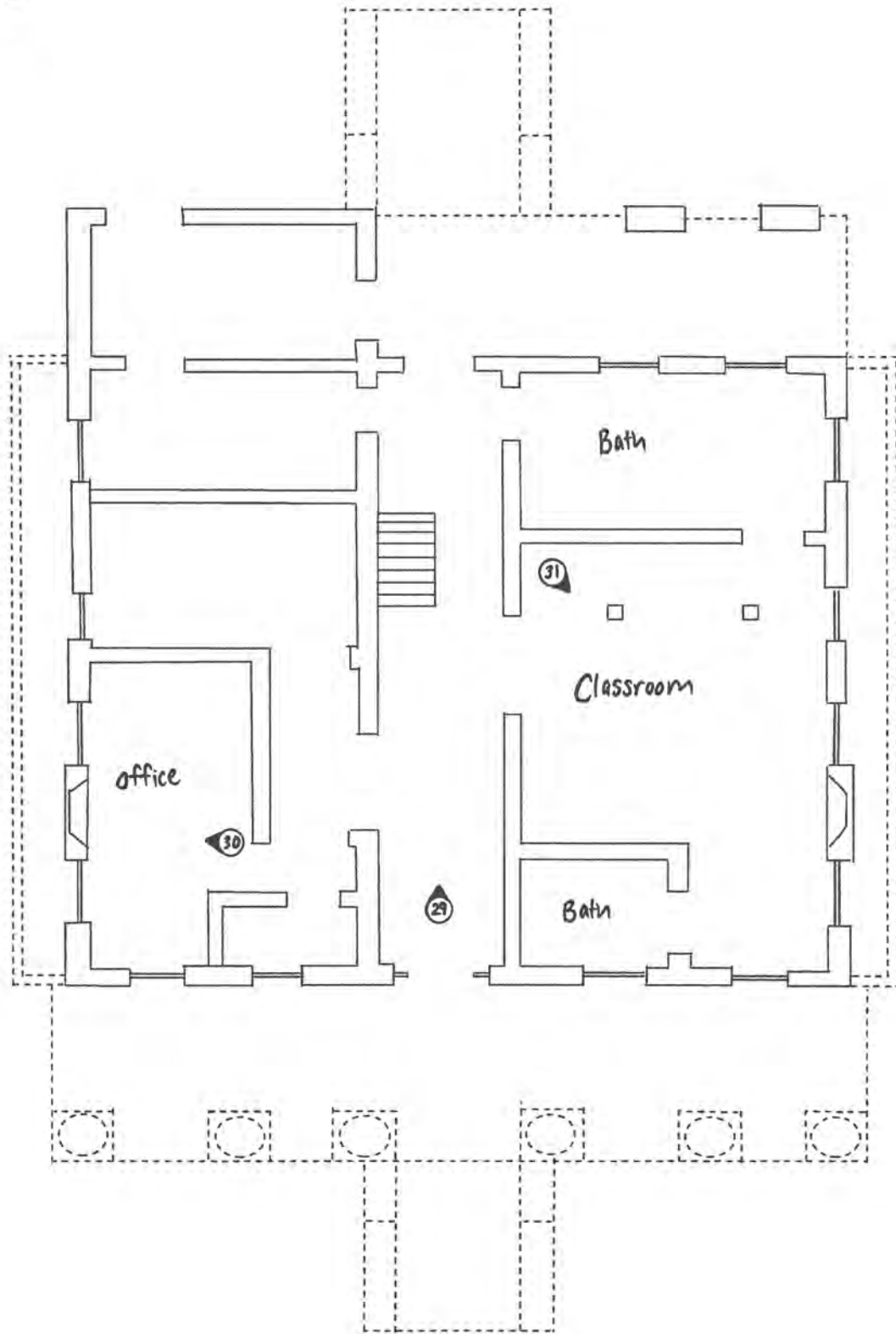
# Rose Hill – basement floor plan

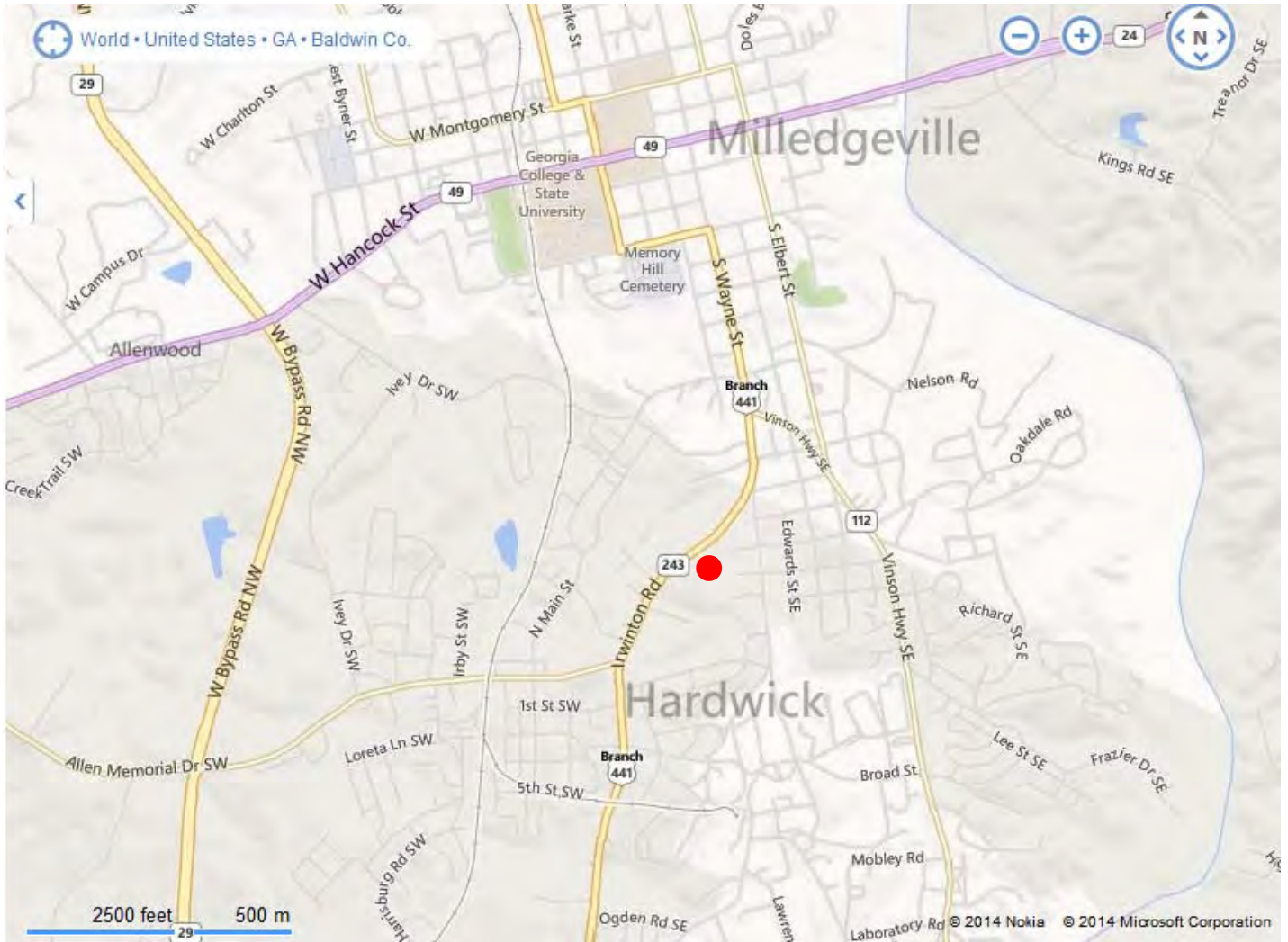
Milledgeville, Baldwin County, Georgia

Photo key, not to scale

Photograph #/Direction of view: (30) (31)

North: ↙

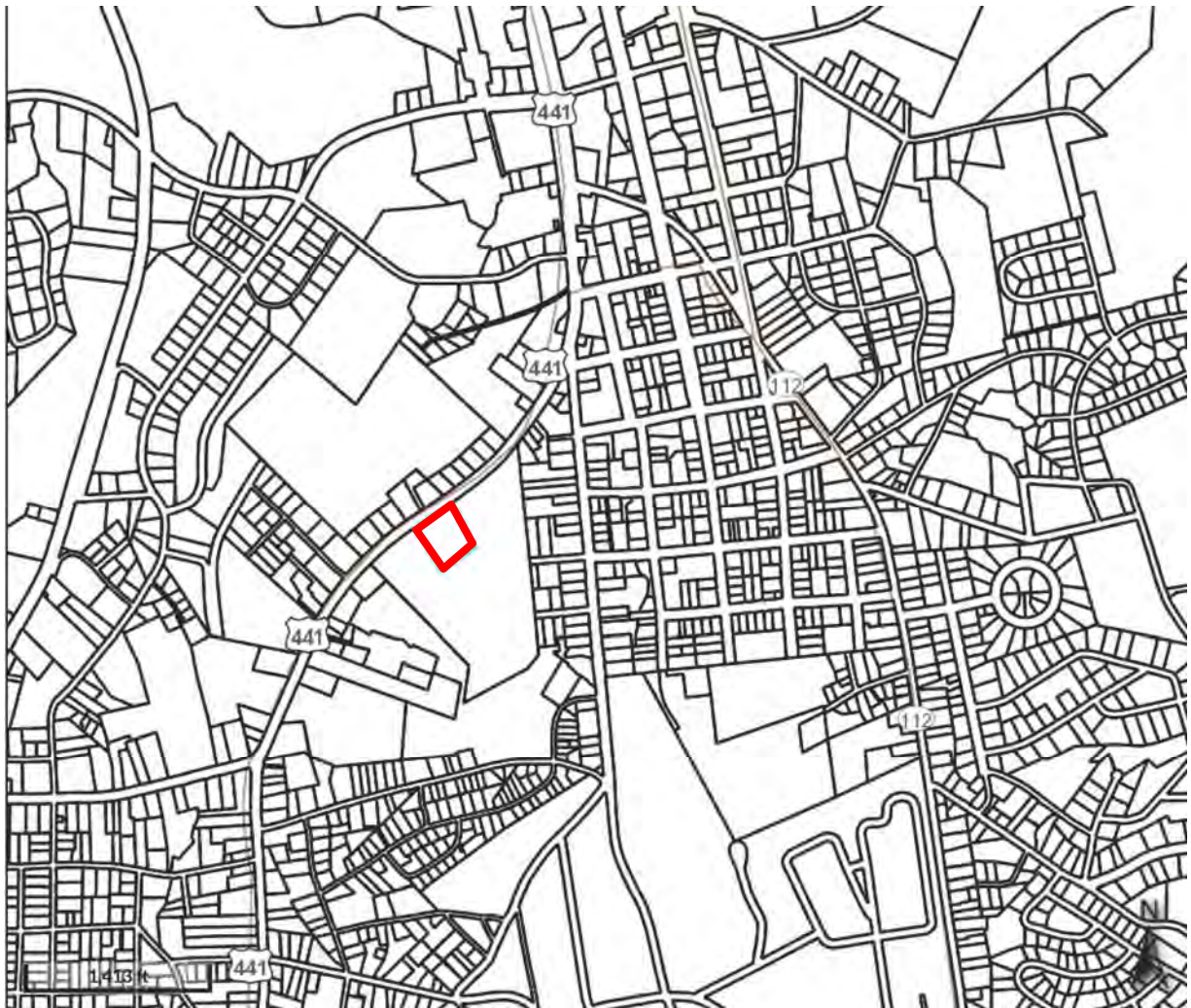




## Rose Hill

1534 Irwinton Road, Milledgeville  
Baldwin County, Georgia

Lat, Long: 31.997121, -80.853941



## Rose Hill

Milledgeville, Baldwin County, Georgia

National Register boundary:

Source: Baldwin County parcel maps - qPublic

North: ↑









HATCHER























































































































UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received:  Date of Pending List:  Date of 16th Day:  Date of 45th Day:  Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept  Return  Reject  Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer  Discipline

Telephone  Date

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



HISTORIC PRESERVATION DIVISION

MARK WILLIAMS  
COMMISSIONER

DR. DAVID CRASS  
DIVISION DIRECTOR

February 10, 2017

J. Paul Loether  
National Park Service  
National Register of Historic Places  
1201 "I" (Eye) Street, N.W. 8th floor  
Washington, D.C. 20005



Dear Mr. Loether:

The enclosed disk contains the true and correct copy of the nomination for **Rose Hill in Baldwin County, Georgia** to the National Register of Historic Places.

- Disk of National Register of Historic Places nomination form and maps as a pdf
- Disk with digital photo images
- Physical signature page
- Original USGS topographic map(s)
- Sketch map(s)/attachment(s)
- Correspondence
- Other: Letters of support

COMMENTS:

- Please insure that this nomination is reviewed
- This property has been certified under 36 CFR 67
- The enclosed owner objection(s) do  do not  constitute a majority of property owners.
- Special considerations:

Sincerely,



Lynn Speno  
National Register Specialist

Enclosures