

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For NPS use only

received MAR 19 1986
date entered APR 17 1986

1. Name

historic Phillips-Sims House

and/or common N/A

2. Location

Georgia Highway 54 (Lone Oak Road)
street & number Just East of Interstate 85

N/A not for publication

city, town Hogansville ☒ vicinity of

state Georgia code 013 county Troup code 285

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Mr. Russell Denney

street & number Route 1, Box 54

city, town Hogansville ☐ vicinity of state Georgia 30230

5. Location of Legal Description

courthouse, registry of deeds, etc. Superior Court

street & number Troup County Courthouse

city, town LaGrange state Georgia

6. Representation in Existing Surveys

title Historic Structures Field Survey:
Troup County, Georgia has this property been determined eligible? ☐ yes ☒ no

date 1977 ☐ federal ☒ state ☐ county ☐ local

depository for survey records Historic Preservation Section
Georgia Department of Natural Resources

city, town Atlanta state Georgia

7. Description

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved

date _____

Describe the present and original (if known) physical appearance

The Phillips-Sims House is a mid-19th-century vernacular double-pen structure with an attached kitchen/dining annex situated atop a hill. The one-and-a-half-story weather-boarded house has a fieldstone foundation, a low-pitched gable roof, exterior end granite chimneys, and nine-over-nine double-hung sash windows. A full-width front porch supported by four square columns with a simple railing protects two central-front doorways, each of which opens directly into one of the two front rooms. To the east of the main structure and connected to it by an enclosed breezeway is the kitchen/dining annex which has a central chimney. The house is constructed of heavy timber and has hand-hewn sills, corner bracing, and a roof supported by skinned round logs. The interior consists of the two front rooms, backed by three smaller rooms. An enclosed stairway in the east front room leads to two unfinished rooms upstairs. Throughout, the house has hand-planed tongue-and-groove heart-pine boards on the walls (laid horizontally) and ceilings with exposed ceiling beams in the two front rooms. Floors appear to be poplar. Large, simple hand-planed pine mantels are located in the front rooms; in the kitchen is a massive walk-in fireplace of granite. There are also hand-wrought iron latches and box door locks. Changes to the house are minimal: the original stairs were replaced (probably prior to 1855); and in the 1960s a bathroom was added in the front east room, the kitchen/dining annex was paneled in pine, and the breezeway was enclosed. The house is landscaped with large shade trees, boxwood, and ornamental shrubs. To the east, at the edge of the property, the county line is defined by a row of large hardwoods. A number of outbuildings are located to the rear of the house including a ca. 1930 board-and-batten barn, a ca. 1930 rock wellhouse and old wells, a metal-roofed wood shed, a concrete block dog house, and a new concrete block wellhouse. An early mileage marker is located in front of the house. An informal excavation to the northwest of the house turned up 300 square-headed nails and other evidence suggesting the area was the site of a burned building or a blacksmith's shop. The present ten-acre tract is all that remains of a plantation which at one time exceeded a thousand acres. The house sits very near Interstate 85 in a formerly rural setting.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input checked="" type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates ca. 1833

Builder/Architect Unknown

Statement of Significance (in one paragraph)

The Phillips-Sims House is significant in architecture as a good intact example of the type of vernacular farm house associated with the settling of Georgia's Piedmont frontier. Special features include the double-pen layout, heavy frame construction, detached kitchen, and hand-planed boards. It is significant in exploration and settlement because it is associated with Georgia's last period of western expansion and settlement. The land was first opened for settlement in 1827 and the original settler first built a log cabin (still extant on another property and previously listed in the National Register) and then this house. It is also significant in that the county line is marked by trees. It is significant in agriculture as the farm house from which a major plantation was managed for over fifty years. William D. Phillips, the first owner, was a cotton planter who died in 1849 owning 26 slaves and a saw mill and blacksmith shop on his plantation. The land was expanded by the second owner, William G. Sims, to 1130 acres. In landscape architecture, the property is significant for its siting on a high knoll near a creek, a typical feature of an ante-bellum plantation house as documented by numerous National Register nominations in Georgia. These areas of significance support the property's eligibility under National Register Criteria A, B, and C.

Historical Narrative

Construction of the Phillips-Sims House began in 1833 when William D. Phillips (1798–1849) purchased Land Lot 124 in the 11th District of Troup County, a lot adjacent on the west to his log house situated just over the county line in Meriwether County. An Inventory of the Estate of William D. Phillips taken in 1850 revealed that he owned 26 slaves. Many of these slaves were "hired out" instead of sold. The house was furnished with one cupboard, five spinning wheels, one walnut table, one sideboard, one clock, two chests, twelve split-bottom chairs, one rifle gun, four bedsteads and furniture, one large pine table, one Brays eight-day clock. Mr. Phillips owned 465 acres of land, including Land Lots 124, 133, 123 in the 11th District. The Phillips' cotton plantation had a blacksmith shop and lumber mill. The estate was valued at \$12,942.

The house was purchased by William G. Sims (1811–1886) in 1855, and remained in the Sims family until 1916. William G. Sims was born in Athens, moved to Meriwether County, then to Troup. At the time of his death in 1886, William G. Sims owned 1,130 acres of land which was divided among his seven children. In 1886, the house was furnished with: one dining table, four benches, two side tables, one cupboard, quilt frames and screws, three tables, one clock, one wardrobe, one table and glass, thirty-six chairs and rocker, one sideboard, one bedstead, one featherbed, four feather and

CONTINUED

9. Major Bibliographical References

Golsen, Maurie Gail. "William D. Phillips Plantation." Historic Property Information Form, March 31, 1982. On file at the Historic Preservation Section, Department of Natural Resources, Atlanta, Georgia.

10. Geographical Data

Acreage of nominated property 9.24 acres

Quadrangle name Grantville, Georgia

Quadrangle scale 1:24000

UTM References

A

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6	9	9	2	2	0
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3	6	7	0	8	2	0
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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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Verbal boundary description and justification The boundary of the nominated property corresponds to the current legal description of the property. It constitutes all the remaining historic acreage still associated with the house. The boundary is marked on the enclosed Tax Map.

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Kenneth H. Thomas, Jr., Historian

Historic Preservation Section

organization Department of Natural Resources

date February 24, 1986

street & number 270 Washington Street, S.W.

telephone 404/656-2840

city or town Atlanta

state Georgia 30334

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

Elizabeth A. Lyon
Elizabeth A. Lyon

title Deputy State Historic Preservation Officer

date 3/10/86

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the

National Register

date

4/17/86

William Byron
Keeper of the National Register

Attest:

date

Chief of Registration

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

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received

date entered

Continuation sheet Significance

Item number 8

Page 2

two cotton pillows, one dozen table napkins, ten towels, two turkey-red tablecloths, fourteen pillowcases, three window curtains (lace and worsted), two calico curtains, one lot of books, two cotton mattresses, two washstands, one side table and cover, sixteen coverlets, one sewing maching. His growing crop for the year 1886, valued at \$700, consisted of cotton and corn. He also had a lumber mill, syrup mill, blacksmith shop, cotton gin, and rock quarry. Mr. Sims owned twenty shares in the Georgia Railroad and Bank company valued at \$5,400, part of his estate valued at \$20,251 in 1886.

The United States Agricultural Census of 1860 indicated that this plantation grew or produced indian corn, cotton, wool, and sweet potatoes. By 1880, William G. Sims was working the place using tenant farmers, who had replaced slave labor after the Civil War. In 1879 he hired laborers for twelve weeks, and had begun to raise wheat, oats, apples, peaches, and produce sorghum. By then, he also had six hundred acres devoted to woodland.

The land lot on which this house sits was one of those surveyed and divided after the area was obtained from the Creek Indians in 1825. It was distributed by a state-wide lottery in 1827. The winner or "fortunate drawer" did not move here and sold it.

It was sold twice more before William D. Phillips purchased it in 1833 for \$1,048. Phillips then moved to this property from his nearby log house, which is itself listed on the National Register of Historic Places. It is extremely rare to have two surviving historic houses associated with the same early settler.

The house's landscape setting still retains many early features. The house, situated on a high knoll surrounded by several large hardwoods, faces south with the breezeway oriented to catch the predominantly southeasterly winds, so the front porch is warmed by the winter sun and shaded in the summer. The house is located near a creek, but away from the flood zone. The landscape of the house is informal, with large hardwoods for shade, holly trees, a cedar tree, and wisteria vines growing on the west side of the front porch. The front entrance has several boxwoods with a garden bed and gardenias. A large oak tree sits southwest of the house, surrounded by a rock retaining wall planted with flowers. An 1890s photograph shows the front yard was swept dirt with four rows of boxwoods leading to the house.

The Phillips-Sims house has been continually lived in since its construction in 1833 with very few changes. After the Sims family owned it, it went through several hands, and Mr. and Mrs. Allen Dodson purchased it in 1947. Until 1976, the Dodsons planted many ornamental and fruit trees, enclosed the breezeway, replaced the floor in the kitchen/dining room annex, and added pine paneling. They removed a frame garage which sat 75 feet east of the house, and built the woodshed north of the kitchen. In 1973, Interstate 85 was widened, removing part of the front lawn. The Dodsons added a bath and modernized the kitchen ca. 1960.

The present owner of the Phillips-Sims House, Russell Denney, purchased it in 1979 with the 9.24 acres nominated.

PHILLIPS-SIMS HOUSE
Near Hogansville, Troup County, Georgia
TAX MAP

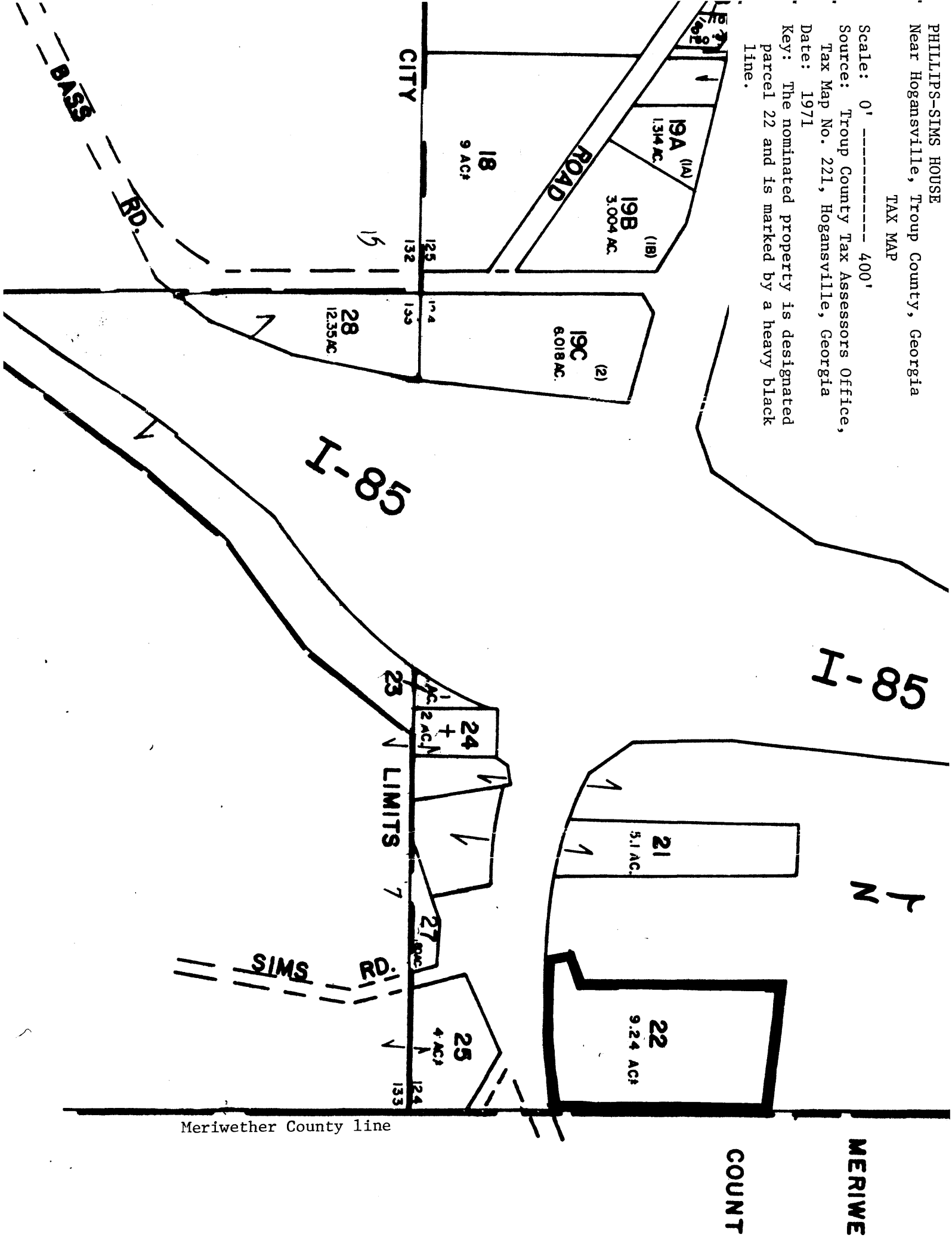
Scale: 0' ----- 400'

Source: Troup County Tax Assessors Office,

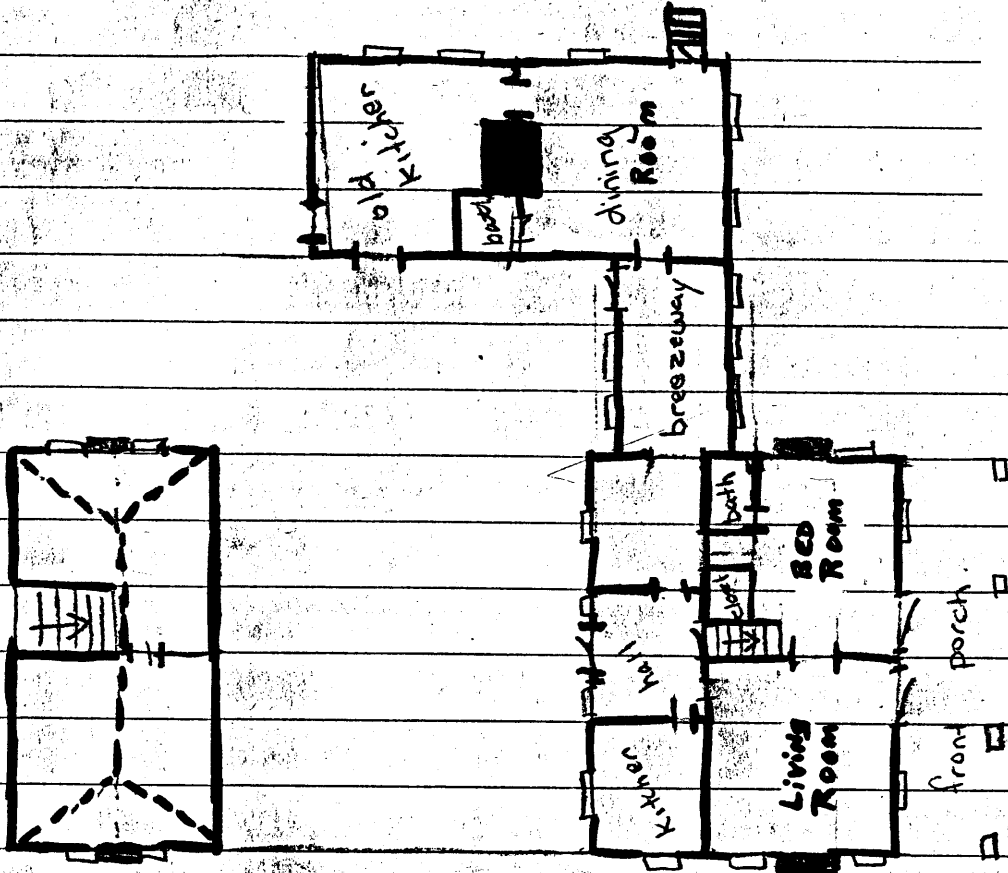
Tax Map No. 221, Hogansville, Georgia

Date: 1971

Key: The nominated property is designated
parcel 22 and is marked by a heavy black
line.



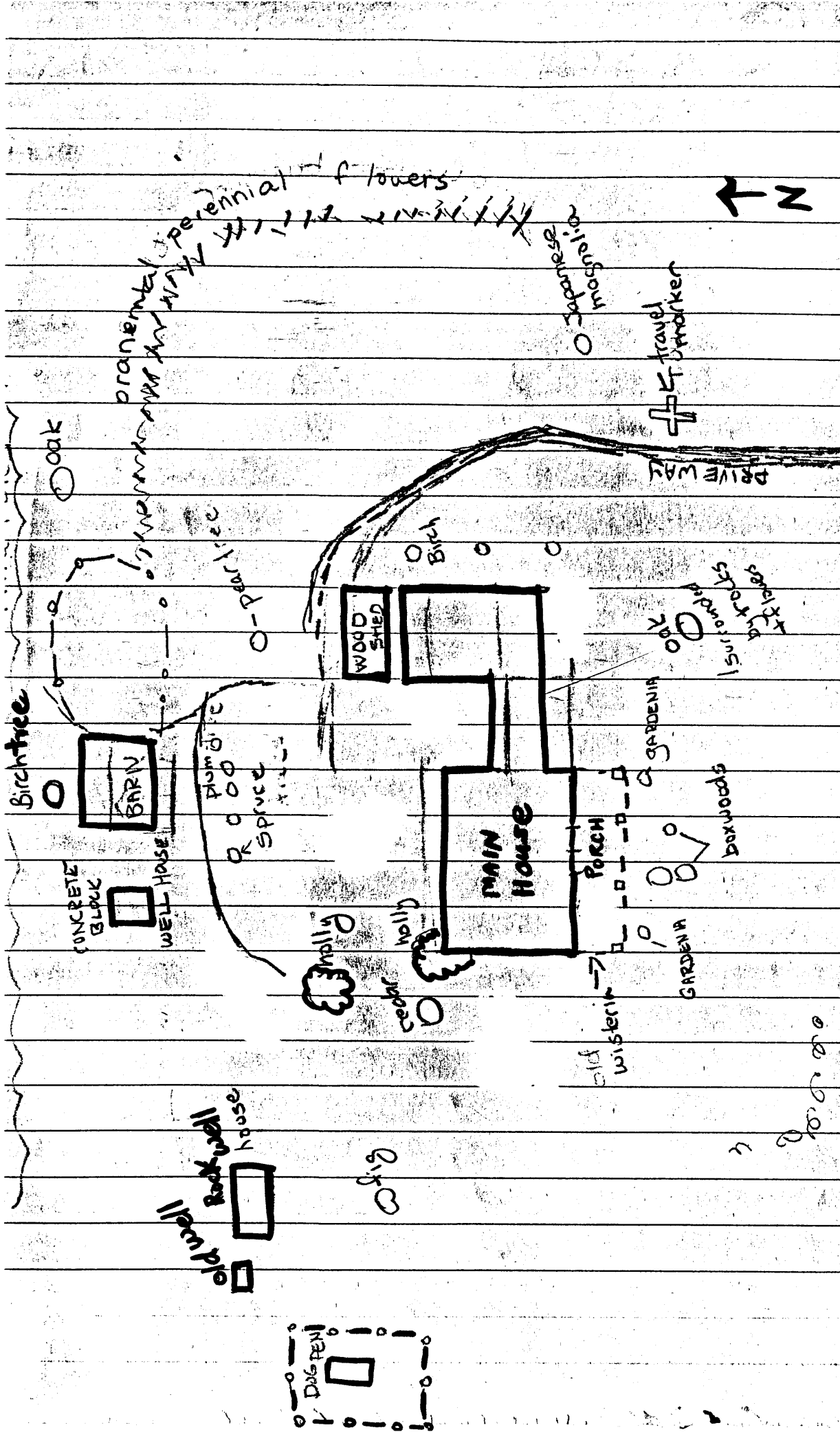
1/2 STORY ABOVE-
(ATTIC)



PHILLIPS-SIMS HOUSE
Near Hogansville, Troup County, Georgia

FLOOR PLAN

Scale: Not to scale
Source: Drawn by Maurie Gail Golsen
Date: 1982
Key: The rooms are identified on the plan.



PHILLIPS-SIMS HOUSE
Near Hogansville, Troup County, Georgia

SKETCH MAP

Scale: Not to scale

Source: Drawn by Maurie Gail Golsen

Date: 1982

Key: The house and outbuildings are identified on the map.

HWY 54

GROUNDS