

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Georgia
 COUNTY: Washington
 FOR NPS USE ONLY
 ENTRY DATE: JUL 3 1975

1. NAME

COMMON:
Francis Plantation
 AND/OR HISTORIC:

2. LOCATION SE of DAVISBORO ON SR 2189

STREET AND NUMBER:
Ga. Highway 2189
 CITY OR TOWN:
between Davisboro and Bartow
 STATE: Georgia CODE: 13 CONGRESSIONAL DISTRICT: 10th - Robert G. Stephens, Jr.
 COUNTY: Washington CODE: 303

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input type="checkbox"/> Occupied <input checked="" type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
<input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____ _____
ACCESSIBLE TO THE PUBLIC: Yes: <input checked="" type="checkbox"/> Restricted, <input type="checkbox"/> Unrestricted, <input type="checkbox"/> No			

4. OWNER OF PROPERTY

OWNER'S NAME:
Mr. Wiley C. Evans, III
 STREET AND NUMBER:
 CITY OR TOWN: Bartow STATE: Georgia CODE: 13

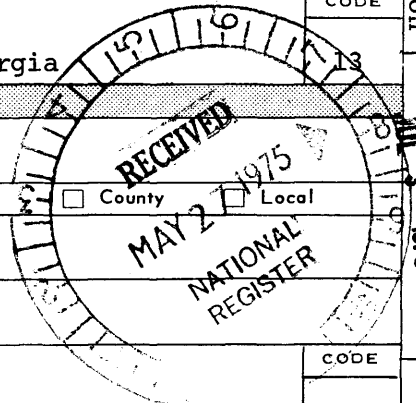
5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Washington County Courthouse
 STREET AND NUMBER:
 CITY OR TOWN: Sandersville STATE: Georgia CODE: _____

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: None
 DATE OF SURVEY: _____
 Federal State County Local
 DEPOSITORY FOR SURVEY RECORDS:
 STREET AND NUMBER:
 CITY OR TOWN: _____ STATE: _____ CODE: _____

SEE INSTRUCTIONS



STATE: Georgia
 COUNTY: Washington
 ENTRY NUMBER: _____
 DATE: _____
 FOR NPS USE ONLY

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered		<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Francis Plantation was built in east Washington County, between Davisboro and Bartow, Georgia. In addition to the classical style plantation house, fifteen outbuildings still exist.

The main house is basically of the four room central hall plan with a fifth room added on the back left side. The house is constructed of weatherboards and the exterior has never been painted.

This one story hip-roofed dwelling is elevated about four feet on pilings of mud and rock which are enclosed by some remaining lattice work. The front porch has been replaced in concrete in recent years, but the Greek portico entranceway is still supported by one square column, the second column fallen to the side of the porch. The double front doors with its polygonal designs appear to be an early version of the Victorian style. Framing pilasters support a high entablature over the trabeated doorway which has a Florentine design etched in the glass. Pilasters also define all corners of the house and mark the division between the front and back rooms on both sides of the house.

The central hall is very wide and reputedly forty-five feet long with remnants of a center medallion on the ceiling. The doorway at the end of the hall is identical to the one at the front entrance. The four doorways off of the central hall have wide entablatures supported by pilasters and the paneled doors in these rooms still show wood graining designs. Facing the house, the front left room was the formal parlor. Slightly dog-eared entablatures over the windows are complemented by the paneled squares below each of the four parlor windows. The original mantelpiece has a wide beaded frieze supported by beaded pilasters, but it has been moved to the living room of Mrs. Evans' Bartow Georgia home. (Mrs. Evans was born on the plantation). The remaining three rooms off the central hall were used as bedrooms, the two rooms on the right side of the house for the ladies, and the room behind the parlor for the gentlemen. All of the bedrooms have slightly pedimented window entablatures and wood-grained mantel pieces with pilasters supporting simple friezes with small mantel shelves. The two back bedrooms each have two large closets, one on either side of the center fireplace, and these were early alterations if not part of the original construction. The fifth room of the house was used as a dining room and it also has two large closets with built in shelves. The only addition to the main house since it was built is some electrical wiring which has caused the plaster to crack in many places. Behind the dining room, a kitchen was added to the main house via a porch and it consists of two rooms, one used for cooking and one used as a storage room.

Originally, a wide walkway ran from the semi-circular driveway to the front door, and on both sides of the walkway and house were large squares and rectangles of English and American boxwoods. All six boxwood gardens were once filled with any kind of flower imaginable, including hyacinths, daffodils, and camellias. The main house and gardens and closest outbuildings were enclosed by a picket fence at that time.

The original kitchen, a milk, well and commissary building, a smoke house, pigeon houses, chicken house, two privies, a grape arbor, scuppernon

(continued)

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
Georgia	
COUNTY	
Washington	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	JUL 9 1975

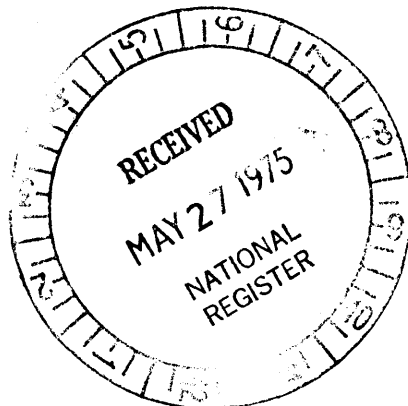
(Number all entries)

7. Description - page 2

arbor and a grove of fruit trees were also in the area surrounded by the picket fence. The 2-room original kitchen was once connected to the main house by a covered walkway. A churn, a hanging stick for sausage, and several barrels for grain are still in the old kitchen, as is a huge brick fireplace, the bricks of its hearth originally covering one quarter of the room from the front to the back wall. The second room of the kitchen was used for storage and an old loom was recently found stored in the rafters. Behind the kitchen is a small, unique pigeon house with pigeon holes directly under the eaves of the roof. A chicken house and a three hole privy for the men used to be on either side of the pigeon house but they were torn down by destructive tenants some time after 1930. The ladies' privy, still standing, has four holes and plastered walls. The milk, well and commissary building is similar to a dog trot plan. The left side of the building was used for milking, the milk being placed in the well to keep it cool, and the room on the right side was used as a commissary to distribute plantation products to the farm workers. The log smoke house is constructed with dovetail corners and Mrs. Josey, an occupant of the farm from 1896 to c.1915, remembers seeing 100 hogs processed there at one time.

Outside of the original picket fence area are other outbuildings of the Francis Plantation, including four slave cabins, a corn crib, a gear and tool shelter, a cotton gin building (now on property owned by a cousin and the gin is missing), and a cow and mule barn that has been moved from its original site. A fire, c.1906, destroyed a carriage house, two cow stalls, two corn cribs, chicken house, wagon shelter, and a wind mill and water tank. There was also a blacksmith shop that has since been torn down. The Georgia Power Company has placed power lines parallel to where these buildings once stood and this represents the only intrusion on the plantation.

Down the dirt road in front of the plantation (Ga. Hwy. 2189), is the family cemetery where Cordall Francis is buried. This beautiful stretch of road, lined by moss-covered oak trees, runs past the old Inman house, the home place of William B. Francis' second wife. Williamson Swamp Creek, the original boundary of Cordall Francis' land, lies between the Francis Plantation and the old Inman house.



3. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known)

c.1858

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input checked="" type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | <u>History</u> |
| <input checked="" type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input checked="" type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input checked="" type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | _____ |
| <input type="checkbox"/> Conservation | | | _____ |

STATEMENT OF SIGNIFICANCE

The Francis Plantation has remained untouched by the 20th century and its great significance lies in this fact. This plantation illustrates the way of life as it existed on an antebellum cotton plantation in the mid-19th century and it is unique to Georgia in its remarkable state of preservation. As far as the eye can see from the plantation structures there are no intrusions, and in all directions fields planted in cotton can still be seen because the descendants of Cordall Francis, (1765-1840) the original land owner, still farm the land. This Southern tradition of the land's supremacy along with the remote location of the plantation are the main reasons that the Francis Plantation has survived intact for over one hundred years.

Cordall N. Francis, the first known owner of the Francis Plantation land, was originally from Virginia. His marriage to Letitia Hailey in 1796, his first wife, is recorded in Greensville County, Virginia. Francis must have moved to Georgia some time between 1796 and 1820 when he appears in the Georgia Census of 1820 as the head of his family. Cordall Francis also appears in the 1825 Tax Digest where his Washington County land, adjoining Williamson Swamp Creek, is recorded, as is some additional land in Henry County. He died in 1840 leaving his son James C. Francis as his heir. James is known to have owned three plantations, a swamp plantation, a mill plantation, and a river plantation, but it is not clear if one of these is the present Francis Plantation. It is certain that James lived at the Shepherd Plantation (originally a Francis Plantation) in Jefferson County and this is where his son William Benjamin Francis (1842-1916) grew up. James C. Francis died in 1843, leaving his one year old son William as heir to his plantations. Exactly when the present Francis Plantation was built is not certain, but it is thought to have been built by William B. Francis about the time of his marriage to his first wife, c.1858. William B. Francis lived on the plantation from c.1858 until his death in 1916. During this time he served in the Georgia House of Representatives in a special session 1888-1889. His daughter by his second wife, Mrs. Sudie Francis Josey is still alive and lives with her daughter Mrs. Wiley E. Evans, Sr. in Bartow, Georgia.

The 1860 Agricultural Census for Washington County, Georgia shows W. B. Francis as the owner of 500 improved acres and 1200 unimproved acres. Seven percent of Georgia's farms were of 500 acres and over, placing the Francis Plantation in the upper seven percent in size. On a larger scale, Georgia was the second ranked of 34 states (behind Virginia) with farms of 500 to

(continued)

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Cook, Jody, personal inspection, November 5, 1974
 Evans, Mrs. W. C., Jr., personal recollections
 Genovese, Eugene D., The Political Economy of Slavery. Pantheon Books, New York, 1965.
 Josey, Mrs. Studie Francis
 Macgregor, Elizabeth Z., personal inspection, August 1974.
 Sherman, William T. "War is Hell!" edited by Mills Lane, The Beehive Press, Savannah, 1974.
 Walters, John B., Merchant of Terror-General Sherman and Total War. Bobbs-Merrill Co., Inc., New York, 1973.

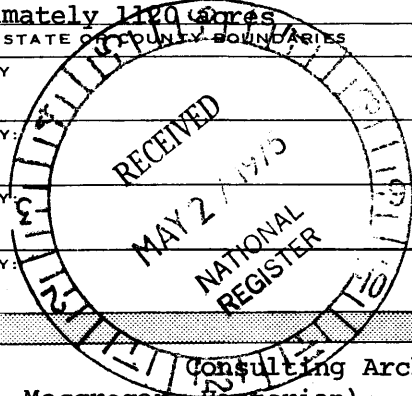
10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	32° 56' 31"	82° 34' 29"		° ' "	° ' "	
NE	32° 56' 31"	82° 32' 27"				
SE	32° 55' 14"	82° 32' 27"				
SW	32° 55' 14"	82° 34' 29"				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: Approximately 1120 acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE



SEE INSTRUCTIONS

11. FORM PREPARED BY

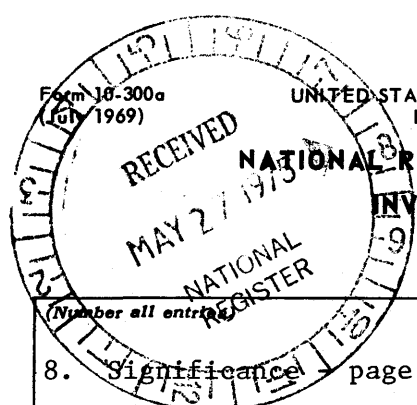
NAME AND TITLE: Jody Cook, Intern, Historic Sites Survey (E. Macgregor, Historian)
 ORGANIZATION: Historic Preservation Section - Dept. Natural Resources DATE: November, 1974
 STREET AND NUMBER: 270 Washington Street, S.W., Room 703-C10
 CITY OR TOWN: Atlanta STATE: Georgia CODE: 13

12. STATE LIAISON OFFICER CERTIFICATION NATIONAL REGISTER VERIFICATION

As the designated State Liaison 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. The recommended level of significance of this nomination is:

National State Local

Name: Jackson O'Neal Lamb Date: 7/3/75
 Title: State Historic Preservation Officer ATTEST: Charles A. Keeney
 Date: May 22, 1975 Date: 7.3.75
 Director, Office of Archeology and Historic Preservation
 Keeper of The National Register



**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Continuation Sheet)

STATE Georgia	
COUNTY Washington	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	JUL 3 1975

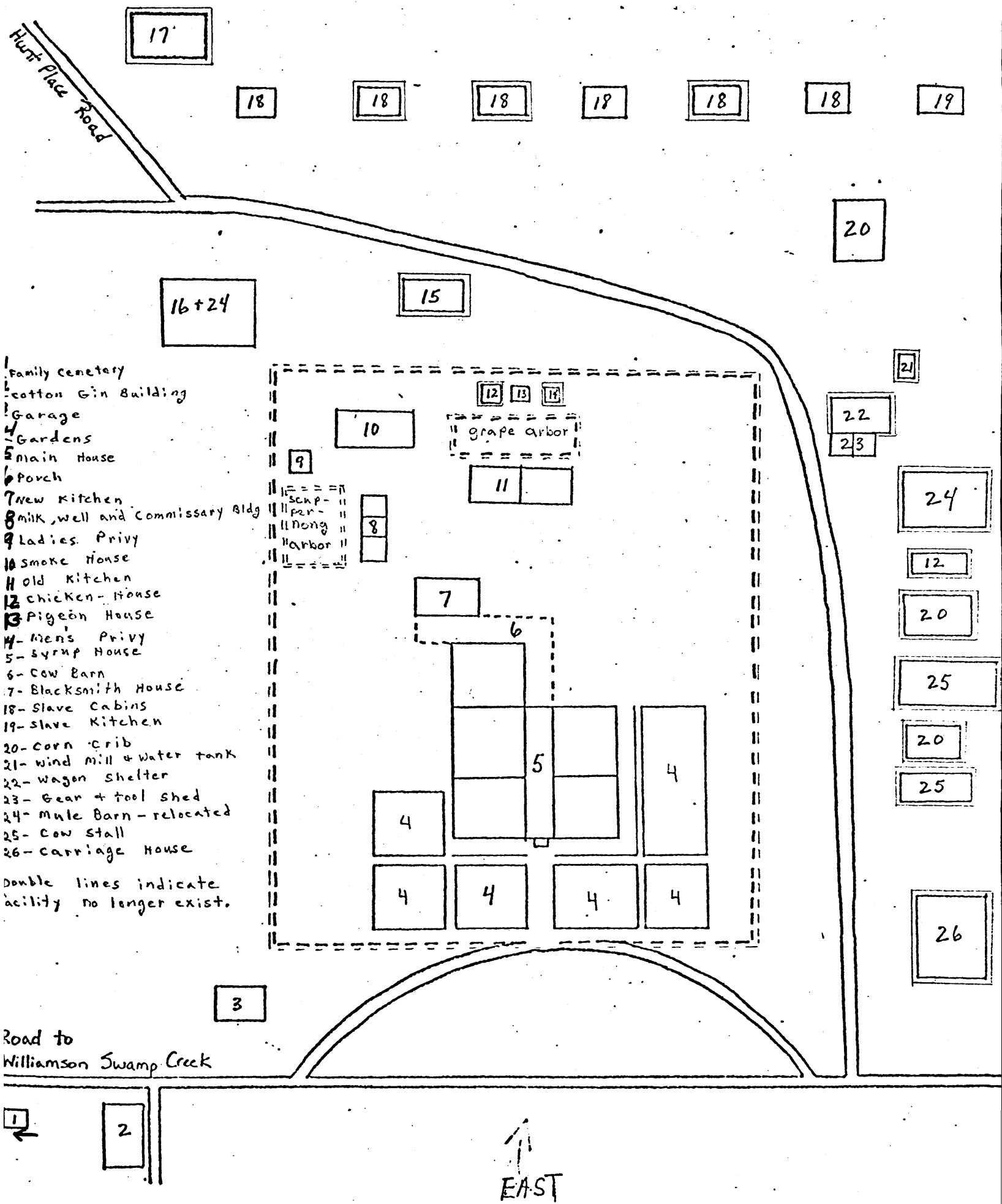
(Number all entries)

8. Significance page 2

1,000 acres. In terms of cotton production, Francis produced 50 bales of cotton (at 400 pounds a bale) in 1860. Not all of his acreage was devoted to cotton (i.e. 1,350 bushels of Indian corn, peas, beans, sweet potatoes combined, five tons of hay) but not much land could be spared for the growing of vegetables because of the low productivity of slave labor. Slavery prevented significant technological progress that could have raised productivity substantially. Because Negroes were hard on equipment and needed constant supervision, the general inefficiency of the slaves thwarted most attempts for improvement of agricultural methods. As a result, agricultural methods necessary for slavery greatly depleted the soil. W. B. Francis produced ten bales of cotton per acre in 1860, compared with 1.3 bales per acre produced in 1974 by his descendants (a good bale now being 550 pounds compared to 400 pounds in 1860). Even with variables considered, this makes obvious the fact that Georgia's soil had worn out by that time. The 1860 Agricultural Census also shows the value of W. B. Francis' farm implements as \$350, the median for Georgia cotton producers and another indication that Francis was sparing no money for extra tools to cultivate crops other than cotton.

On November 24, 1864, the 14th and 20th Union Army Corps left Milledgeville Georgia continuing their devastating march to the sea. The 20th Army Corps, with General W. T. Sherman, took the direct road to Sandersville, while the 14th Army Corps moved parallel, both arriving in Sandersville on the 26th of November. From there the Corps marched to Tenille station, Davisboro and Louisville, the 17th Army Corps following a parallel road south of the route taken by the 14th and 20th Army Corps. The Francis Plantation was caught between the parallel movements of Sherman's troops. On the 28th of November, the 17th Army Corps passed in front of the Josey Church, originally on Francis Plantation property, but the plantation miraculously escaped destruction. Sandersville had been completely sacked by the Yankees, and the Inman Place, the home of W. B. Francis' second wife and only two miles down the road from Francis Plantation, lost all of its surrounding outbuildings, crops, and is still treeless. Francis Plantation, according to tradition, was spared because General Sherman was so taken by the resemblance of Eliza Mitchell Francis, William B. Francis' first wife, to Sherman's sister. Sherman either ate lunch or spent the night at the Plantation, and the dining room table where he ate is presently in the home of Mrs. W. C. Evans, the granddaughter of William B. Francis. It has not been possible to document this story but it serves as a good explanation for the survival of the Francis Plantation when the surrounding area underwent wholesale destruction.

The preservation of Francis Plantation is of extreme importance, for not only is the surrounding visual impact extremely close to the 19th century appearance of Francis Plantation, but also because of its fifteen still extant outbuildings. These things make the Francis Plantation very unique and deserving of preservation as an authentic illustration of a past way of life.



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EAST

- 1 Family Cemetery
- 2 Cotton Gin Building
- 3 Garage
- 4 Gardens
- 5 Main House
- 6 Porch
- 7 New Kitchen
- 8 Milk, well and Commissary Bldg
- 9 Ladies Privy
- 10 Smoke House
- 11 Old Kitchen
- 12 chicken-house
- 13 Pigeon House
- 14 Men's Privy
- 15 Syrup House
- 16 Cow Barn
- 17 Blacksmith House
- 18 Slave Cabins
- 19 Slave Kitchen
- 20 Corn crib
- 21 wind mill & water tank
- 22 wagon shelter
- 23 Bear & tool shed
- 24 Mule Barn - relocated
- 25 Cow stall
- 26 Carriage House

Double lines indicate facility no longer exist.

Road to Williamson Swamp Creek

Fluff Place Road

12 13 14
" grape arbor "

9
"scnp"
"per"
"long"
"arbor"

4

4

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2

EAST

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED JUL 02 1975

DATE ENTERED JUL 3 1975

**NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- ENCLOSE WITH MAP

NAME

HISTORIC

Francis Plantation

AND/OR COMMON

2 LOCATION

CITY, TOWN

between Davisboro & Bartow

X VICINITY OF

COUNTY

Washington

STATE

Georgia

3 MAP REFERENCE

SOURCE

Jody Cook

SCALE

Not to Scale

DATE November, 1974

REQUIREMENTS

TO BE INCLUDED ON ALL MAPS

1. PROPERTY BOUNDARIES
2. NORTH ARROW
3. UTM REFERENCES