

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 BRANCH 10024-0018 complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Babington, Thomas M. House

other names/site number _____

2. Location

street & number 828 Main Street N/A not for publication

city or town Franklinton N/A vicinity

state Louisiana code LA county Washington code 117 zip code 70438

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

[Signature] June 20, 1995
 Signature of certifying official/Title W. Edwin Martin, Date
Deputy SHPO, Dept of Culture, Recreation and Tourism
 State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

 Signature of certifying official/Title Date

 State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:) _____

 Signature of the Keeper Edson H. Beall Entered in the National Register 7-21-95
 _____ Date of Action

Babington, Thomas M. House
Name of Property

Washington Parish, LA
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1	0	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

Current Functions

(Enter categories from instructions)

HEALTH CARE/clinic

7. Description

Architectural Classification

(Enter categories from instructions)

Colonial Revival

Materials

(Enter categories from instructions)

foundation brick

walls weatherboard

roof asphalt

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**

Babington, Thomas M. House, Franklinton, Washington Parish, LA

Section number 7 Page 1

The Thomas M. Babington House was built around 1900. It is a one story frame structure located near a busy commercial intersection in the Washington Parish town of Franklinton. Stylistically, it is a low key, vernacular interpretation of the Colonial Revival with slight touches of Queen Anne Revival influence. The house has experienced rehabilitation and alteration associated with its use as a medical clinic but remains eligible for National Register listing.

The building's original floor plan consisted of a wide central hallway with four rooms on each side. Architectural evidence (the treatment of the windows) and historic photographs show that an additional room attached at one front corner is original to the structure. A large gallery shaded the house on the front and one side elevation. Most of the house was incorporated beneath a large hipped roof whose pitch flared outward slightly to cover the front and side galleries. The previously mentioned front corner room had its own hip roof, as did a full length back porch. Most of these features remain.

Colonial Revival features found on the Babington House include Tuscan gallery columns which rise from paneled bases and several catalog ordered mantels. Two of the latter feature mirrored overmantels. Queen Anne influence is seen in the fishscale shingles which decorate the gable and sides of the roof's single front facing dormer and in the polygonal bay window which projects onto the front gallery. This bay is ornamented by panels of vertical flush boards, each of which contains a small circular indentation. The uniform height of these indentations makes it clear that they were meant as decorative elements.

In addition to the previously mentioned mantels, the interior features Eastlake door and window surrounds ornamented by floral motifs, brackets with similar motifs in the central hall and formal rooms, beaded board ceilings in all rooms, tall windows in the rooms facing the front gallery, transoms over interior doors, and a set of pocket doors apparently added after the wall between the parlor and central hall had been constructed. These doors slide into spaces created by constructing a new wall furred out a few inches from the original. The woodwork surrounding these furred out spaces matches that found throughout the rest of the home.

After serving as the Babington family's home, the house was purchased for use as a hospital and, more recently, as a medical clinic. Alterations made to serve these functions are as follows:

CONTINUED

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

**National Register of Historic Places
Continuation Sheet**

Babington, Thomas M. House, Franklinton, Washington Parish, LA

Section number 7 Page 2

- 1) During the home's hospital period,
 - a) the rear porch was subdivided and enclosed,
 - b) two small rooms were attached to one side of the enclosed area beneath a shed roof,
 - c) two additional small rooms (used for examining patients) were created within a projecting addition on one rear corner (see plan),
 - d) closets were added beside the mantels in several rooms, and one room was subdivided into a smaller room and a hall,
 - e) the front door, which was slightly recessed from the rest of the facade, was replaced by a modern industrial strength glass door. However, its sidelights and surround remain intact. In addition, the recessed area was enclosed in glass to create a vestibule, and the home's rear door was also replaced by one of glass.

- 2) Recent alterations to facilitate the home's current use as a medical clinic include:
 - a) the removal of a wall between two rear rooms, the subdivision of the resulting space into a hallway and three small examination rooms, the installation of a dropped tile ceiling above these spaces, and the construction of a small equipment room (housing the equipment associated with a sprinkler system) on the side gallery.
 - b) the cutting of window sized openings in several walls in order to facilitate business transactions between the clinic's staff and patients,
 - c) the installation of carpet in the central hall and parlors, and
 - d) the construction of a large ramp on the rear elevation.

CONTINUED

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

**National Register of Historic Places
Continuation Sheet**

Babington, Thomas M. House, Franklinton, Washington Parish, LA

Section number 7 Page 3

The above outlined changes are relatively minor in nature, and many could easily be reversed. Thus, there is no doubt that Thomas M. Babington and members of his family would easily recognize the building as their former home if they should return to Franklinton today. As the home of a member of one of Franklinton's most significant late nineteenth and early twentieth century families (see Part 8), the Thomas M. Babington House is a legitimate candidate for National Register listing.

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

N/A

(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 of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

commerce

Period of Significance

c. 1900-1936

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

Thomas M. Babington

Cultural Affiliation

N/A

Architect/Builder

Builder: Peter Paquet

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS): N/A

- 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 # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Babington, Thomas M. House
Name of Property

Washington Parish, LA
County and State

10. Geographical Data

Acreage of Property @ 1 acre

UTM References

(Place additional UTM references on a continuation sheet.)

1 | 1 | 5 | | 7 | 7 | 1 | 8 | 4 | 0 | | 3 | 4 | 1 | 5 | 8 | 1 | 0 |
Zone Easting Northing
2 | | | | | | | | | | |

3 | | | | | | | | | | | |
Zone Easting Northing
4 | | | | | | | | | | | |

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title National Register Staff

organization Division of Historic Preservation date May 1995

street & number P. O. Box 44247 telephone (504) 342-8160

city or town Baton Rouge state Louisiana zip code 70804

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Twin Oaks Properties, Attn. Dr. Jerry Thomas

street & number 200 Alabama Avenue telephone (504) 839-3555

city or town Bogalusa state Louisiana zip code 70427

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**

Babington, Thomas M. House, Franklinton, Washington Parish, LA

Section number 8 Page 1

The Thomas M. Babington House is locally significant in the area of commerce because it is associated with the Babington family, whose members played an important role in the economic revitalization of Franklinton in the early years of the twentieth century. Specifically, it was the home of Thomas M. Babington from its construction c. 1900 until his death on January 1, 1936.

Franklinton is an old community which has experienced distinct periods of growth. The first began in 1819 with the creation of Washington Parish and the temporary designation of a rural spot five miles from Franklinton's current location as parish seat. That same year, John W. Bickham donated to the parish government 30 acres of land at what would become Franklinton's permanent location. A year later, the Louisiana legislature designated the location as the temporary parish seat and in 1821 gave the community its name. However, it appears that parish officials did not relocate the courthouse until a July 4, 1826 election made the town's designation as Washington Parish's seat permanent. A post office was established in 1829, and a brick courthouse had been completed by 1830. The town received a charter in 1861 but apparently its municipal government remained largely inactive. Another charter was issued in 1888. At that time the town's corporate limits encompassed one square mile of land with the courthouse at its center. From this time forward, city fathers actively governed the town.

Irish immigrant Robert Babington had arrived in Franklinton and opened a store by 1856. At first, the business was so small that he left his wife in charge of the one room store while he worked in Summit, Mississippi as a clerk. However, the business prospered, as did the family, which grew to include at least two daughters and four sons: W. W., Thomas M., Robert H., and C. S. (Zeke). The senior Babington managed the store until 1881, when he turned daily operations over to Thomas. The firm's name changed to Babington Brothers when Thomas' younger brothers joined the business. By 1899, the company occupied a large two story frame structure and was recognized as the largest mercantile establishment in the parish. A fire destroyed this building later in the year but the brothers soon rebuilt an even larger store. Thus, the Babington family had a major stake in the future of Franklinton. However, by 1900 this future no longer seemed so promising.

The problems facing Franklinton's civic leaders in 1900 centered upon three issues: recovery from a series of natural disasters, the community's location, and its lack of a railroad. When Tangipahoa Parish was formed in 1869, Washington Parish lost a large portion of its western lands. Because Franklinton was now much nearer the parish's new

CONTINUED

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**

Babington, Thomas M. House, Franklinton, Washington Parish, LA

Section number 8 Page 2

western border than its center (the preferred site for parish seats), this change left the town potentially vulnerable to suggestions for parish seat relocation. No serious challenges to Franklinton's position emerged until shortly after 1900. At about that time, the town suffered from a yellow fever scare, a fire on its main street, a major flood, and the failure of the cotton crop which financed the spending of farmers in the surrounding area. At the same time, the community was bypassed by the new railroads building lines in other sections of the parish. This situation especially concerned Franklinton's leaders, for it was generally understood that towns bypassed by the railroad either died completely or suffered from stunted growth. Indeed, two new towns, Hackley in Washington Parish and Folsom in nearby Tangipahoa Parish, soon mounted active campaigns to attract new citizens. Boosters of Hackley and Folsom even attempted to lure Franklinton's businesses and residents away by advertising the advantages of their new towns in Franklinton's own newspaper. "HACKLEY!," one ad boisterously proclaimed, "400 Lots for sale in the New Town of Hackley, The leading R. R. Town of Washington Parish;...."

"The one great and only need to which Franklinton and vicinity is subjected, [sic.] is the need of a railroad to develop its natural resources and bring its people into contact with the outside world," proclaimed the Franklinton New Era on December 5, 1903; and a majority of the community's citizens seemed to agree. The Babington brothers worked to establish both a railroad and the community's first bank. The latter was chartered in 1903, with three of the four brothers (including Thomas M.) subscribing to the stock. The bank prospered. By 1910 it had constructed its own building and had achieved a capital of \$30,000 as well as a surplus of \$6,000. W. W. Babington served as president in that year.

The Babingtons' first two efforts to secure a railroad for Franklinton were not as successful. Contacts in Mississippi refused to extend their road southward, and a deal with the Louisiana & Eastern fell through when that company was purchased by the New Orleans Great Northern (NOGN). Refusing to give up, the businessmen brothers organized a third plan, which focused upon obtaining the right-of-way for the tracks and giving it to the NOGN. Many landowners along the proposed route actually gave the needed right-of-way space free of charge. Railroad officials accepted this donation, and Franklinton welcomed its first passenger train on February 7, 1907.

Evidence indicates that the railroad did much to stimulate Franklinton's economy. For example, a promotional booklet published c. 1908 shows the town's original street grid partly surrounded by a new grid of lots and squares more than three times the size of the

CONTINUED

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**

Babington, Thomas M., House, Franklinton, Washington Parish, LA

Section number $\frac{8}{9}$ Page $\frac{3}{1}$

old. (Instructions printed below the grid told interested parties to contact Babington Brothers, Ltd. for information on prices.) And, from a population of 236 in 1900, the community had grown to 814 inhabitants (an increase of over 300 %) by 1910.

Today the Babington Brothers mercantile store is gone, and only three historic buildings associated with the four Babington brothers remain in Franklinton. Robert H. Babington's home was listed on the National Register in 1979. A store purchased by Thomas M. Babington in 1914 and used by him as a drugstore survives. However, this building is not associated with the period in which the Babington family made its greatest contributions to the town. In addition, a historic photograph shows that the drugstore's facade has been altered to some extent. The residence of Thomas M. is much more closely associated with the family's period of importance. Thus, the Thomas M. Babington House is a legitimate candidate for Register listing.

BIBLIOGRAPHY

Carter, Hon. Prentiss B. "The History of Washington Parish, Louisiana, as Compiled From The Records and Traditions." Louisiana Historical Quarterly (January 1931): 36-59.

Franklinton New Era and The New Era, scattered issues in 1905, 1906, and 1907.

Sanford, W. "Franklinton, the Parish Seat of Washington Parish, Louisiana, the Garden Spot of the South." New Orleans, Louisiana: Merchants Printing Co., Ltd., c. 1908.

Williams, E. Russ, Jr. History of Washington Parish, Louisiana, 1798-1992, Vol. 1. Monroe, Louisiana: Williams Genealogical and Historical Publications, 1994.

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

**National Register of Historic Places
Continuation Sheet**

Babington, Thomas M., House, Franklinton, Washington Parish, LA
Section number 10 Page 1

Legal Boundary Description

A parcel of land in the Town of Franklinton, Washington Parish, Louisiana described as follows, to wit:

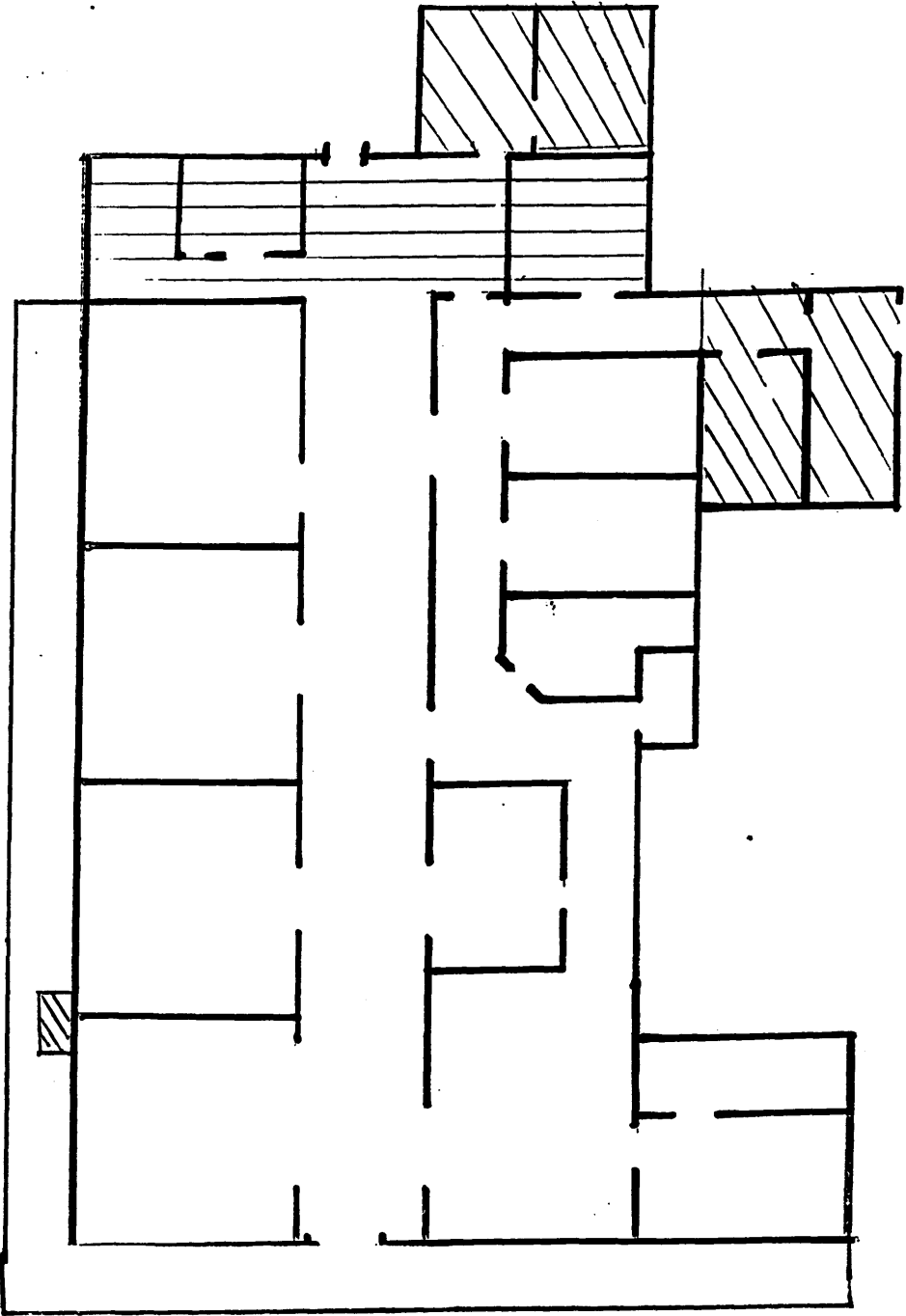
Beginning at the Southeast corner of tract of land acquired by Thomas M. Babington, Jr., of Mrs. Alma E. Babington on the 30th day of January, 1931, as per title recorded in Conveyance Book 57, Page 419, said point may be found by beginning South 24-1/2 degrees East 10 feet from corner of Cleveland and Main Street, West side, and run South 24-1/2 degrees East, 83 feet to said point, said point being on the West margin of Main Street of the Town of Franklinton, from said Point of Beginning run South 24-1/2 degrees East along West margin of Main Street 171 feet, more or less, to Northeast corner of property of C.S.E. Babington; thence South 65-1/2 degrees West along North line of property of C.S.E. Babington and the South line of property herein conveyed 306.6 feet; thence Northerly course parallel with the west line of Main Street of the Town of Franklinton, Louisiana, a distance of 171 feet, more of less, to the Southwest corner of property of Thomas M. Babington, Jr. as per deed from Mrs. Alma E. Babington, recorded in Conveyance Book 93, Page 222 of the official records of Washington Parish, Louisiana; thence North 68 degrees East along the South margin of the property of Thomas M. Babington, Jr., 309.5 feet, more or less, to the POINT OF BEGINNING.

Subject to a strip of land twenty-five (25) feet wide across the south side of the above described property as described in COB 104, Page 363 of the official records of Washington Parish, Louisiana.

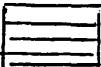
Boundary Justification: Boundaries follow property lines of the parcel of land upon which the nominated building is located.

Thomas M. Babington House

Franklinton, Washington Parish, LA



ADDITIONS



ENCLOSED REAR PORCH