

**United States Department of the Interior
Heritage Conservation and Recreation Service**

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

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

1. Name

historic Frederick A. Bailey House
and/or common Hill-Leonard House/The Barnard Hill House

2. Location

street & number U.S. Highway 80, south of Talbotton not for publication
city, town Talbotton vicinity of _____ congressional district 3rd-Jack Brinkley
state Georgia code 013 county Talbot code 263

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"/> 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. and Mrs. Ellis Hall
street & number P.O. Box 145
city, town Talbotton vicinity of _____ state Georgia 31827

5. Location of Legal Description

courthouse, registry of deeds, etc. Superior Court
street & number Talbot County Courthouse
city, town Talbotton state Georgia 31827

6. Representation in Existing Surveys

title [See continuation sheet.] has this property been determined eligible? yes no
date _____ federal state county local
depository for survey records _____
city, town _____ state _____

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Bailey House was built in 1837 using the Greek Revival style of architecture. It is a two-story weatherboard building resting on a brick-pier foundation infilled with lattice slats.

The front door has a multi-lighted transom, but no sidelights. The two windows to either side of this entrance are floor-length sash windows which are nine-over-nine in configuration. Above the front door on the second floor is a cantilevered balcony entered from a doorway duplicating the one below. The two windows which are on either side of this door were originally six-over-six in configuration. Some of these windows have been replaced with different configurations.

The house has a rear ell which boasts a porch with three two-story columns which are the same as those on the front porch. This area is an extension of the central-hall plan, the porch being a continuation of the hall, with one room to the north of the porch providing additional living space.

Based on the central-hall plan with a rear ell, this house originally had five rooms downstairs and five upstairs. The staircase up to the second floor is offset in the rear southern room so the hall is open to the back porch with no interruption.

Several alterations have been made in the house. Modernizations include the addition of a breakfast room/kitchen to the north of the rear ell prior to 1920. In 1950, the interior wall between the two northern rooms was removed, forming a double-parlor configuration. Bath and storage areas have been installed in the southern rear room on the first and second floors, and the rear porch has been screened in on the first floor. The front porch was widened at some time prior to 1936 and infilled with concrete. The columns now are set approximately two feet back from the porch edge. None of these changes have altered the original fabric of the house beyond recognition.

The house sets back from U.S. Highway 80 approximately 250 feet and still maintains the original axial approach. In 1944, the front lawn was reworked, and three terraces, divided by brick steps up at each level leading to the front door, were added. Several trees are located on the property, including dogwood, pecan, and redbud. Shrubbery around the house includes boxwood, azaleas, and holly. The only extant outbuilding is the garage. The site of a servants' house is marked on the 1948 plat. However, no further information exists on it. The site is no longer visible.

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 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 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/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify) local history
		<input type="checkbox"/> invention		

Specific dates 1837 Builder/Architect Unknown

Statement of Significance (in one paragraph)

The Frederick A. Bailey House is significant in architecture and local history. Architecturally, it is significant because it shows early concepts of the Greek Revival movement reaching the town of Talbotton as it emerged from the frontier. In local history, it is significant due to the role its numerous owners have played in the social and political affairs of Talbotton.

The Bailey house is architecturally significant for being one of the first efforts in this town to introduce the Greek Revival style of architecture. As the movement gained momentum around the nation during the 1830s, Talbotton was being carved out of the wilderness which had been opened for white settlement with the Land Lottery of 1827. Thus, within the first decade of settlement, a house of this style and detail was being erected. It incorporates primitive Doric columns, a very plain entrance with only a transom, and the extension of a central-hall plan with a columned porch on the rear. Later homes in the area are exact copies of Greek Revival patterning, showing close attention to the many pattern books available during the decades before the Civil War. This home reflects an early settler's more personal, less influenced attempt to construct a house in the prevailing Greek Revival mode under modest circumstances. The Greek Revival style, which spanned the four decades from 1820-1860, by definition, implies a building pattern stimulated by the works of ancient Greeks as well as Romans. The style was considered by Talbot Hamlin to be original and not a real revival, since only its decorative details revived those of ancient Greece and Rome.

In local history, the Bailey house is significant to Talbotton since all of its owners have been active participants in the town's growth and development due to their roles as court officials, merchants, educators, editors and lawyers. Frederick A. Bailey, who is believed to have built the house in 1837, purchased the original fifty-acre portion of Land Lot 239 for \$600 that year. This small acreage indicates he did not intend to run a plantation from this house or to do much farming at all. He was clerk of the Superior Court (1834-39) when he accumulated seven town lots in Talbotton along with this house's original fifty acres before his mortgage holder forced a foreclosure and a sheriff's sale. The property went on the auction block September 4, 1839, on the courthouse steps, as was the custom, and the mortgage holder, Henry J. Bailey, became the owner of the seven town lots, this land and the house for a mere \$115. Since Frederick owed Henry \$3,500, Henry fared poorly in the transaction. Frederick was still in Talbotton in the 1840 Census, but later disappeared. Henry J.

[continued]

9. Major Bibliographical References

[See continuation sheet.]

10. Geographical Data

ACREAGE NOT VERIFIED

Acreage of nominated property 4.3 acres

Quadrangle name Talbotton, Ga.

UTM NOT VERIFIED

Quadrangle scale 1:24,000

UMT References

A

116	73111810	31611581010
Zone	Easting	Northing

B

Zone	Easting	Northing

C

Zone	Easting	Northing

D

Zone	Easting	Northing

E

Zone	Easting	Northing

F

Zone	Easting	Northing

G

Zone	Easting	Northing

H

Zone	Easting	Northing

Verbal boundary description and justification

The boundary is marked on the enclosed plat. Today only 4.3 acres remain of the original 150-acre tract, the rest of the property being sold in 1950. The present tract is nominated so that the integrity of the house, with its remaining intact acreage, can be maintained.

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

state	code	county	code

state	code	county	code

11. Form Prepared By

name/title a) Nancy Alexander, Historic Preservation Planner
 b) Kenneth H. Thomas, Jr., Historian

organization a) Lower Chattahoochee APDC
 b) Historic Preservation Sec., Ga. D.N.R. date April 11, 1980

street & number a) P.O. Box 1908
 b) 270 Washington St., S.W. telephone a) 404/324-4221
 b) 404/656-2840

city or town a) Columbus, state a) Georgia 31902
 b) Atlanta state b) 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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Elizabeth A. Lyon
 Elizabeth A. Lyon date 6/20/80

title Acting State Historic Preservation Officer

For HCRS use only
 I hereby certify that this property is included in the National Register
Carol O'Shall date 9-4-80
 Keeper of the National Register

Attest: Carol Dubie date 9/2/80
 Chief of Registration

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Continuation sheet Representation in
Existing Surveys Item number 6 Page 2

Title: Historic Structures Field Survey: Talbot County, Georgia

Date:

Depository for Survey Records: Historic Preservation Section, Georgia Department
of Natural Resources

City, Town, State: Atlanta, Georgia

State

Title: Historic American Buildings Survey (Hill-Leonard House)

Date: 1937

Depository for Survey Records: Division of Prints and Photographs, Library of
Congress

City, Town, State: Washington, D.C.

Federal

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Continuation sheet Significance

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Bailey owned the house from 1839-1843 and had moved to Coweta County when he sold it to Thomas A. Brown (1811-1878). Brown's wife was Frances B. Smartt. He was a merchant and editor. After only a few years' ownership, he sold the same fifty acres to Isham Brooks for \$1,500 on January 4, 1847.

Brooks (1786-1852) had moved to the county from Eatonton earlier in the decade along with many members of his family. At his death, he was remembered as an educator, and it is believed that he was involved with one of the local academies, as the house's proximity to an academy was specifically mentioned in the sale notice. Brooks' heirs offered the house for sale, as prescribed by law, in December of 1853 and although the sale was postponed, the house and grounds were described: "50 acres of land, the place whereon Mrs. Lizzena Brooks now lives--well improved; a Dwelling with 5 rooms, good kitchen, smoke-house, fine water, convenient to the Female school in Talbotton and the Collinsworth Institute, situated between said town and Institution."

After unraveling some legal entanglements, Brooks' heirs sold the house to Joseph Pou (1798-1888), a local attorney who, like his predecessors, kept it only a few years. In 1859, he sold it to Judge Barnard Hill (1804-1877), another attorney. Hill's son, Walter (1851-1905), grew up here and later became chancellor of the University of Georgia (1899-1905).

After Judge Barnard Hill's death, his heirs sold it to Mrs. Frances B. Brown, widow of Thomas A. Brown, who had lived there in the 1840s. Her daughters sold it in 1883 to Mrs. O.D. Gorman, whose husband was county school superintendent and a newspaper editor. While there, Mr. Gorman wrote Handbook of Talbot County, Georgia (1888), a local promotional book prepared for the Georgia Bureau of Immigration. They, in turn, sold it to Edward K. Leonard, a member of a family in Talbotton who owned several of the historic homes at various times. It was during his ownership that it was surveyed by the Historic American Buildings Survey in 1936. Hence, its designation then as the Hill-Leonard House.

The present owner purchased the house in 1948. He is a well-known member of the community in his capacity of band director at the local high school.

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Continuation sheet Bibliography

Item number 9

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Brooks, Robert P. The University of Georgia Under 16 Administrations 1785-1955.
Athens, Ga.: University of Georgia Press, 1956.

Interview with Gene Culpepper by Nancy Alexander, December 5, 1979.

Jordan, Robert H. There Was a Land. Privately published, 1971.

Newspaper clippings from the Personal Files of Walter B. Hill and Robert Preston
Brooks, Georgia Room, University of Georgia Library, Athens, Ga.

Personal inspection, Kenneth H. Thomas, Jr., and Richard Cloues.

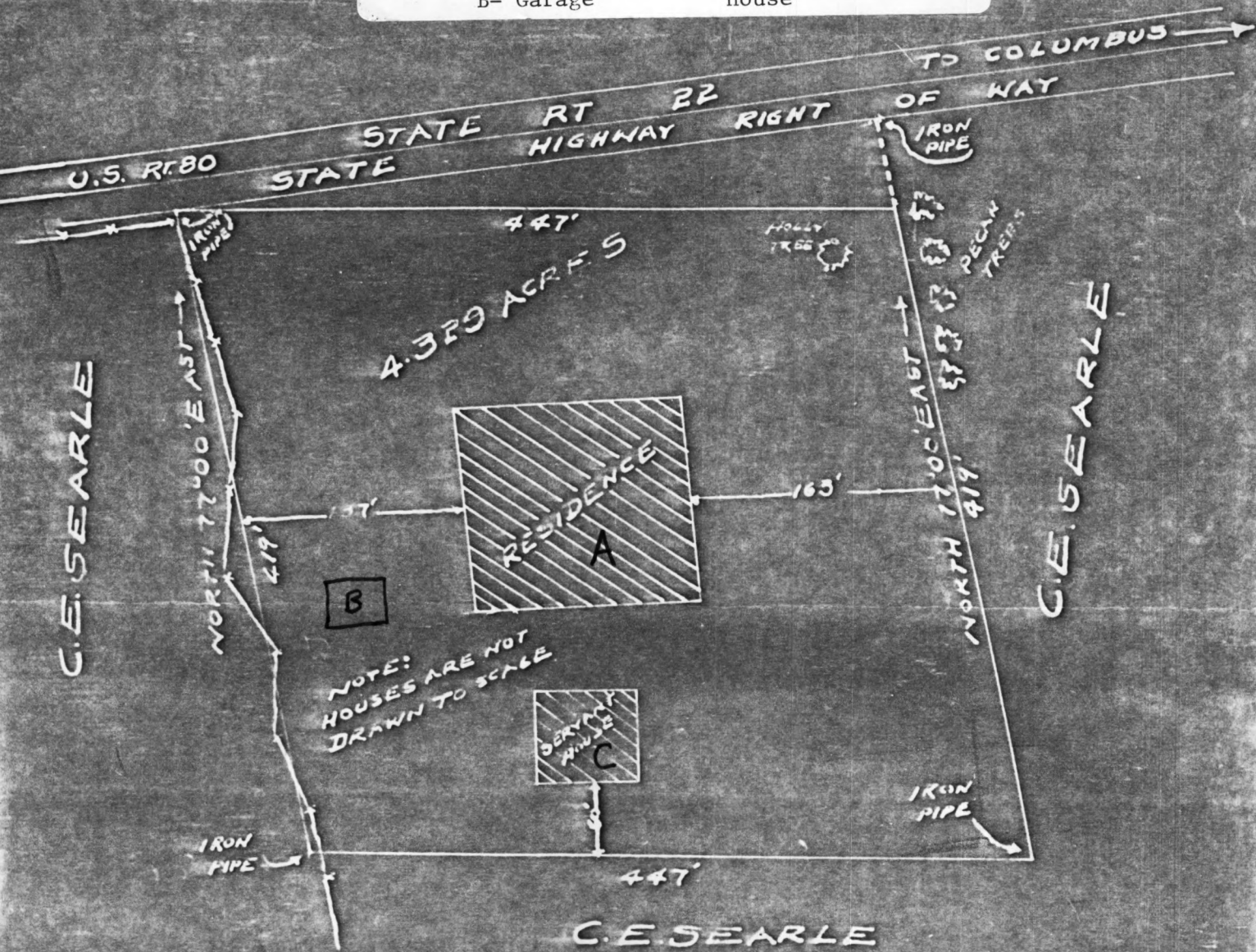
Additional research by Kenneth H. Thomas, Jr., from family records.

SEP 4 1980
SKETCH MAP/ PLAT MAP



The Frederick A. Bailey House
Talbotton, Talbot County, Georgia
Scale: 1" = 100 feet
Source: Plat Book, Superior Court, Talbot
County Courthouse
Date: Surveyed 1948 (updated 1980 with key)
Key: A= Main House C=Site of Servant's
 B= Garage House

JUL 1 1980



PLAT SHOWING RESIDENCE AND
4.329 ACRES OF LAND ON PROPERTY OF
C.E. SEARLS; 16TH LAND DISTRICT
TALBOT CO. GA.

SCALE 1"=100'

SURVEY BY N.K. CARTER
MAY 8TH 1948 LICENSE-713