

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED MAY 30 1978
DATE ENTERED NOV 14 1978

**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

Major Francis Boykin House

AND/OR COMMON

"Boykin Hall"

LOCATION

10 mi. (16 km) SE of Milledgeville, GA

STREET & NUMBER 1/2 mile east of Georgia Highway 24,
approximately 12 miles southeast of Milledgeville

NOT FOR PUBLICATION

CITY, TOWN

CONGRESSIONAL DISTRICT

Milledgeville

VICINITY OF

8th - Billy Evans

STATE

CODE

COUNTY

CODE

Georgia

13

Baldwin

009

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 checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> GOVERNMENT
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> MUSEUM
			<input type="checkbox"/> PARK
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

OWNER OF PROPERTY

NAME

Mr. W. R. Crittenden

STREET & NUMBER

Central State Hospital

CITY, TOWN

Milledgeville

VICINITY OF

STATE

Georgia 31061

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC. Baldwin County Courthouse

STREET & NUMBER

CITY, TOWN

Milledgeville

STATE

Georgia

6 REPRESENTATION IN EXISTING SURVEYS

TITLE (1) Survey of Baldwin County by W. G. Moffat

(2) Historic American Buildings Survey

DATE (1) 1975

(2) 1937

(2) FEDERAL (1) STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS (1) Department of Natural Resources, Historic Preservation Section

(2) Library of Congress

CITY, TOWN

(1) Atlanta, (2) Washington

STATE

(1) Georgia, (2) D. C.

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 type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Boykin Hall shares a strong stylistic affinity with a group of houses in the Milledgeville, Georgia, area which are generally attributed to the architect-builder, Daniel Pratt. In this group, in addition to Boykin Hall, are Westover (demolished), The Blount House, Lowther Hall (demolished), and in some respects the Ormes-Crawford House and the Grantland-Stevenson House.

These houses all share in details adapted from the design books of Asher Benjamin. His published works that could fit into the time frame of these houses include: The Country Builder's Assistant: Containing a Collection of New Designs of Carpentry and Architecture, published in 1797; The American Builder's Companion, first published in Charleston in 1806 and subsequently republished; The Rudiments of Architecture, published in 1814; and the Practical House Carpenter, published in 1830.

Boykin Hall is a frame, gable-roofed structure on a low brick foundation, with interior chimneys and shed rooms. The design of the exterior details on Boykin Hall is almost identical to the Blount House though the architect has greatly reduced the scale on Boykin Hall. Facing south, Boykin Hall stands at the end of a long drive, surrounded by ancient pecan trees. In the nineteenth century, the area between the house and the road was clear and fields were plowed almost to the front door.

The principal feature of the house is a pedimented gable portico supported by two-story fluted Doric columns. Fluted Doric pilasters are engaged to the house at the rear of the portico. Unlike the Blount House, these pilasters are not repeated at the corners of the front facade. A second story balcony runs between the columns with bannisters adapted from Plate 34 of the American Builder's Companion. Variations of these bannisters were also found on Westover and the Blount House. Boykin Hall's cone-shape guttae under the cornice and in the pedimented gable are also found on the Blount House and are adapted from Plate 13 of the American Builder's Companion.

The main entrance is on the center line of the house. A semi-circular fanlight derived from Plate 38, American Builder's Companion, surmounts the six-panel door. Plain sidelights, four to a side, are enframed with the fanlight by a wide molding. Cornerblocks with bullseyes and a keystone derived from Plate 33 of the American Builder's Companion complete the entranceway. Directly above at the second floor level is a similar entrance with elliptical fanlight. The Blount House has a larger fanlight derived from the same plate. Westover's fanlight came from Plate 32. Benjamin termed these entrances "Venetian" and stated that they were "Calculated for a brick house, where a great deal of light is required." In these Milledgeville houses, they light grand entrance and stair halls.

On either side of the entrance are windows, two to a side, upstairs and down, with nine-over-nine lights. The frames have small corner blocks, a detail found at the Blount House, Westover, and Lowther Hall.

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The rear facade presents the shed rooms with a small shed stoop giving access to the back hall. Only one window, that in the "office", lights the second story on this elevation.

The plans of this group of houses, with the exception of Boykin Hall and the Grantland-Stevenson House, are similar: an entrance hall separated from the stairhall by an arch supported on pilasters, a graceful curved staircase, two large principal rooms and two smaller rooms to the rear. Boykin Hall and the Grantland-Stevenson House have, on the other hand, a less grand entrance hall with half-turn staircase, dogleg with the intermediate landing in the case of Boykin Hall, and a quarter-turn in the case of the Grantland-Stevenson House. The stringer trim is identical in these two houses. In Boykin Hall, the front stair hall is separated from the rear hall by a wall; access is through a door located at the back of the hall. There is no plaster acanthus leaf cornice in the hall.

The southeast formal parlor of Boykin Hall is similar, although reduced in scale to the front parlor in the Blount House. Semi-circular niches are enframed by an arched plaster cornice of delicately molded plaster acanthus leaves. The arches spring from fluted pilasters. Unlike the Blount House, a third arched cornice springs across the chimney breast at Boykin Hall. The capitals of the pilasters are plainer at Boykin Hall than in the Blount House and originally had sunburst medallions on the face of the capital.

The original mantel has been removed from the formal parlor in Boykin Hall and is now owned by Mrs. E. W. Allen, Sr. The fireplace facing was similar to that in the parlor at the Blount House, although simplified. Instead of full round columns, fluted pilasters with acanthus leaf capitals support a horizontal facing with a palm leaf carved in the vertical endblocks. A frieze identical to that at the Blount House of a carved basket of flowers ornaments the center block. A less graceful and un-ornamented copy has been put in this mantel's place.

The window and door frames are almost identical with those at Westover and the Blount House. Corner blocks with classical flower rosettes make the upper termination of the facing molding which terminates at the floor level on a base derived from Plate 35 of the American Builder's Companion. Beneath the windows is a carved wave design, below which is a panel. Unlike Westover and the Blount House, Boykin Hall does not have an egg and dart molding defining the panel, nor around the door panels.

A deep base molding runs around the room while a delicate plaster acanthus leaf cornice like those found in the Blount House and Westover makes the transition from wall to ceiling.

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The condition of this parlor is very deteriorated. Much of the ornamental plaster work is missing and the plaster ceiling is falling. However, enough remains to do an accurate restoration.

The southwest front room is missing its original mantel. Its details are like those of the southeast parlor, minus the niches and arches. There is a closet in this room.

The mantel in the northwest shed room is identical to one that was in Lowther Hall, the only difference being in the ornamentation of the center block. Fluted pilasters with plain base blocks and plain capitals support a horizontal facing with diamonds carved in the end and center blocks. The center block at Lowther Hall had a carved sunburst, while the end blocks had diamonds.

The second floor bedrooms have plain fireplace facings, rectangular side facings support a horizontal, rectangular facing. There are closets in each room. The door and window moldings are similar to those on the first story. At the head of the stairs is an extra room not usually found in these plans. This was the "office" required by the original owner. Its presence may in part account for the type of stair used.

Nichols writes in the Early Architecture of Georgia that "The full development of Pratt's style occurred at Westover, Lowther Hall and the Blount House." Boykin Hall and the Grantland-Stevenson House, therefore, must represent the adaptation of these elements of his style to less elaborate country houses. The plan of both these latter houses is a variation of the Plantation Plain Style and, according to Nichols, the houses in this group represent the "last link in the Federal vernacular leading to the full Greek Revival manner."

The existing outbuildings at Boykin Hall are of recent construction. Therefore, they have no historical significance and are not included in this nomination.

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) History
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

ca. 1821

BUILDER/ARCHITECT

attributed to Daniel Pratt

STATEMENT OF SIGNIFICANCE

Nichols writes in the Early Architecture of Georgia that there were a group of houses in and around Milledgeville, Georgia, which although "exhibit a splendor which is in no way self-conscious and far from ostentatious, they indicate a striving for, and a thoroughly successful solution to, the prosperous planter's desire for a richer life."

The group which includes the Ormes-Crawford House, ca. 1821, Westover, ca. 1822, Lowther Hall, ca. 1823, and the Blount House, ca. 1822, have been decimated by fire and demolition (Westover and Lowther Hall). Boykin Hall is all the more important then as a surviving example of this period.

Major Francis Boykin acquired the land on which Boykin Hall is situated in 1785. It is probable that either he or his son, Dr. Samuel Boykin, built the house ca. 1821. Dr. Boykin gave up his medical practice that year to manage the plantation. Although 1830 is sometimes given as the construction date of the house, stylistically it belongs to the earlier period. Boykin Hall is attributed to Daniel Pratt, architect (1799-1873).

There is little documentary evidence related to Pratt's work in Savannah or Milledgeville. A eulogy given at the time of Pratt's death in 1873, and contained in a later biography of Pratt by Tarrant published in 1904, states that "he followed the business of housebuilding" and refers to a dwelling house he erected near Milledgeville (thought to be the Grantland-Stevenson House). The eulogy further states that Pratt had been in Savannah prior to 1821 (he supposedly arrived here from Boston in 1819).

Among the architects and builders working in Savannah at the time was Isaiah Davenport, a conservative builder who had settled in Savannah from New England a decade earlier and was engaged in a flourishing building trade. Most of his houses were brick and conservative in style. His entrance ways had delicate fanlights and sidelights supplied by a carpenter named Abraham Vreeland. The interiors have an entrance hall separated from the stairhall by an arch supported by pilasters or whole columns if room permitted. Two large principal rooms and two smaller rooms completed the plan. The striking similarities in entrance hall design, plaster decoration, and window enframements and panels between the Davenport House (1820), the Selleck House (1821) in Savannah and the Blount House, Westover, and Boykin Hall in Middle Georgia cannot be overlooked. If indeed Pratt worked in Savannah, a likely employer was Isaiah Davenport. Examination of the account books of Vreeland may shed further light on Pratt's work.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Raley, Robert L., "Daniel Pratt, Architect and Builder in Georgia" Antiques Magazine, September, 1972.

Nichols, Frederick Doveton, Early Architecture of Georgia, Chapel Hill: University of North Carolina Press, 1957. (There are several historical inaccuracies and interior descriptions related to the Milledgeville area herein.)

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY approximately 9.5 acres

QUADRANGLE NAME Friendship, Georgia

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 1,7 | 3,0,4,8,1,0 | 3,6,5,4,3,1,0

B | |

C | |

D | |

E | |

F | |

G | |

H | |

VERBAL BOUNDARY DESCRIPTION

The boundary shall be formed by a line that connects points determined to be 150 feet from the rear or north facade of the house and 75 feet from the east and west

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 Kenneth H. Thomas, Jr., Historical Researcher, Historic Preservation Section
Beth Lattimore Reiter, Historic Preservation Planner, Savannah, Georgia

ORGANIZATION Historic Preservation Section DATE December 1976

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
 TITLE Acting State Historic Preservation Officer DATE 5/12/78

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE 11.14.78

KEEPER OF THE NATIONAL REGISTER

ATTEST: Marilyn Sheffer DATE 11.8.78

CHEF OF REGISTRATION

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According to the eulogy, Pratt removed to Milledgeville in 1821 and worked in the area until 1831. In 1833, he removed to Alabama where he pursued a primarily industrial career.

Whether designed by Pratt or someone else, Boykin Hall and its related group of houses represents an important phase in the architectural development of the state. In these houses we see the importance of builders manuals and their use in the remote areas of the country. Apart from stylistic considerations, it is interesting to compare how the same builders manuals were interpreted in an urban area like Savannah as compared to a rural town such as Milledgeville.

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Verbal Boundary Description: (Continued)

facades; the east and west lines so formed, continuing southerly in parallel fashion on either side of the pecan tree lined drive to Georgia Highway 124 and stopping at the highway right-of-way, that portion of the highway being the southern boundary.