



Historic Sites Survey

Inventory No. 2

ARCHITECTURAL DESCRIPTION: The Ballentine-Seay House is a picturesquely massed and fenestrated, highly ornamented and intricately detailed, gable-roofed, two-story residence on a corner lot facing east. The main entrance is a single door with elongated octagonal transom light and vernacular shouldered surrounds of Renaissance Revival derivation. The fenestration is irregular and includes a one-story, three-bay window on pavilion at southeast corner. Three-bay window has hipped roof with heavy cornice, three four-over-four double-hung sash, and paneled corner boards. Windows are uniformly four-over-four, and other window treatments include shouldered surrounds, paired windows with elaborate hoods, and single windows with simple hoods. The one-story, three-bay porch is defined by highly ornamented chamfered wooden posts resting on paneled pedestals. The frieze and tympanum of the pedimented entry bay of the porch is intricately detailed, as is the frieze along the rest of the porch. A repeating lozenge patterned balustrade with chamfered diagonals encloses the porch. Specific Johnson details seen in this building are: the half-octagon bay window (a predecessor of his two-bay square-cut bay

ALTERATIONS: (continued)

None. Residence is in a fine state of preservation and maintenance.

OUTBUILDINGS:

Late nineteenth-century stone coal bin. Frame kitchen, servants' quarters, and barn.

LANDSCAPE FEATURES:

Front lawn planted with mature oaks, cedars, and magnolias.

STATEMENT OF SIGNIFICANCE:

The Ballentine-Seay House was the second of Andrew Johnson's private commissions, and it appears to have been executed as a showplace for his architectural and design abilities. The residence is the most elaborate example of his early work, and this ecstatic use of decoration was not repeated in its entirety until the Kyle-Spencer House (1905). The Ballentine-Seay House is Johnson's landmark residence and provides the essential guidelines to determining the actuality of his later works.

NAME: Ballentine-Seay House

STREET NO: Pocahontas Street

TOWN/VIC: Sardis

COUNTY: Panola

BLOCK/LOT: See Verbal Boundary Description

PRESENT OWNER: Mr. Harry Seay

ADDRESS 2154 East 32nd Place, Tulsa, Oklahoma 7410

PRESENT USE: Residence

FORMER USE: Residence

DATE: 1870-71

STYLE: Vernacular Eastlake

ARCH/BUILDER: Andrew Johnson

SOURCE OF DATE: Newspaper

ENVIRONMENT: Residential

LEVEL OF SIGNIFICANCE

NEIGHBORHOOD

LOCAL

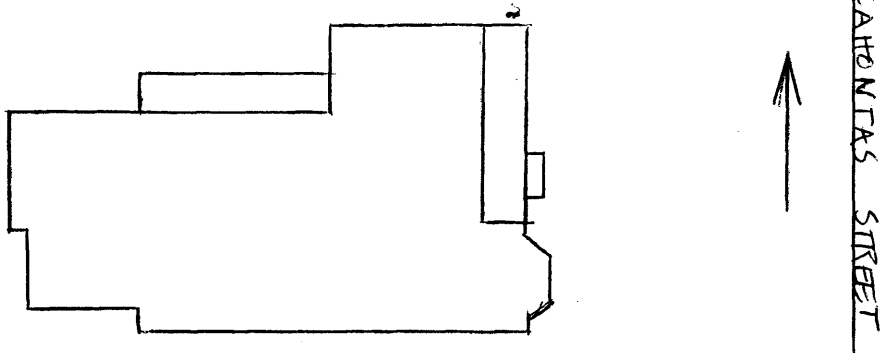
STATE X

NATIONAL

PHOTOS

NEG. #

SITE OR AREA PLAN WITH NORTH ARROW AND SHAPE OF STRUCTURE:



CONTINUATION:

window), the chamfered posts with centered bull's-eye brackets elongated octagonal transom light, and in the interior, the mantel, baseboard and window sash graining, and the interior window shutters.

PHYSICAL CONDITION:

Excellent

THREATS:

None

VERBAL BOUNDARY DESCRIPTION:

R. W. Crump Survey of 1871
"Fraction S, 1/2(1), Sec. 34, T7, R7"

ACREAGE: less than one

UTM REF:

A	16	231940	3813400
	ZONE EASTING		NORTHING
C	1		
B			
	ZONE EASTING		NORTHING
D			

FORM PREPARED BY:

DATE

P. Ana Gordon, Historian
Mississippi Department of Archives
and History

Jan. 1983



Ballentine-Seay House (#2), view to the west
The Architecture of Andrew Johnson in
North Mississippi

Sardis, Panola County, Mississippi
Mississippi Department of Archives
and History

P. Ana Gordon

October, 1982

Photo 3 of 28