

United States Department of the Interior
National Park Service

RECEIVED

JUN 1 1993

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to 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 J. Clinton Brogdon House

other names/site number _____

2. Location

street & number 3755 Boots Branch Road not for publication

city or town Sumter vicinity

state South Carolina code SC county Sumter code 085 zip code 29153

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.)

Mary W. Edmonds 5/28/93
Signature of certifying official/Title Date

Mary W. Edmonds, Deputy SHPO, S.C. Department of Archives & History, Columbia, SC
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): _____

for Signature of the Keeper

Guym. Lapole

Entered in the
National Register

Date of Action

7/1/93

Name of Property

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	2	buildings
		sites
	2	structures
		objects
1	4	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)

Domestic: single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th and Early 20th Century

Revivals: Classical Revival

Materials

(Enter categories from instructions)

foundation brick

walls Wood: weatherboard

roof Asphalt

other

Narrative Description

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

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

(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)

Architecture

Period of Significance

1911-1942

Significant Dates

1911

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

J. Clinton Brogdon

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):

- 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:

J. Clinton Brogdon House
Name of Property

Sumter Co., SC
County and State

10. Geographical Data

Acreage of Property 1 and 1/2 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	17	568080	3741080
Zone	Easting	Northing	
2	17	568040	3741040

3	17	566990	3742100
Zone	Easting	Northing	
4	17	568010	3742120

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 Katherine H. Richardson, Principal

organization Heritage Preservation Associates date 9-14-92

street & number 1445 Whittaker Dr. telephone 803-787-9673

city or town Columbia state SC zip code 29206

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 Michael B. and Judy M. Brown

street & number 3755 Boots Branch Road telephone 803-481-3025

city or town Sumter state SC zip code 29153

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

Section number 7 Page 1

Narrative Description:

In 1911, J. Clinton Brogdon built this Classical Revival house on one and one half acres of the old Brogdon home place. Family tradition states that the millwork and all materials for the house came on the railroad from Hickory, North Carolina, and were unloaded at Brogdon Station, a short distance down Boots Branch Road from the house. The materials for the house cost \$5,500.¹ The one and one half acre tract is a small, green oasis in the midst of a vast, flat agricultural field in rural Sumter County. Old pecan trees and dogwoods surround the house, which has been carefully restored by the present owners. The house retains its historical integrity.

The original part of the house contains three stories and measures 39.8 feet by 54.1 feet. It has a hipped roof covered with asphalt shingles, and two interior brick chimneys. The front dormer has a hipped roof, as do the projections on either side of the house. The floor plan is basically four square, with a kitchen and former porch attached to the rear of the house.

The full facade front porch is supported by six unfluted columns with Corinthian capitals. The front facade is three bay, with a centrally placed door on the two lower floors each flanked by one over one windows. The first story door is six paneled, with a simple entablature flanked by broken transom light. The second story door opens to a small wooden balcony with a simple baluster and square newel posts with recessed panels.

Originally, the house had two small, one story porches on each side of the house. These were removed after 1979 due to their deteriorated condition. A screened back porch was enclosed to make a laundry room and a carport was added to the rear of the house in c. 1980.

The interior of the house features Craftsmen style details. The front door opens into a parlor which features a handsome wooden staircase with a square newel and simple balustrade and two landings; the stairs ascend to a second story foyer. Beneath the stair is a built-in wooden bench. The parlor has a paneled wainscot in a natural finish and a simple brick and wooden mantel with a bevelled mirror above the mantel shelf; ovolo molding supports the mantel shelf.

¹Oral History Interview with Michael Brown, May, 1992.

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 2

The entrance to the central hall is flanked by two Corinthian columns set upon wooden pedestals. The hallway contains another stair which ascends to the second floor. The hand rails on both stairways are unusual, for they are asymmetrically shaped to exactly fit the contour of the palm of the hand with fingers curved around the outer side.

All of the rooms in the house, with the exception of the third floor, have cyma recta molding with a bead below at the cornice. The doors and windows in the house have handsome wooden architraves. Pocket doors in the parlor open to a sitting room and the downstairs hall provides access to a den and dining room. The dining room features natural wood paneling with a plate rail around the room. The central hall leads to the kitchen and the laundry room (which was formerly a screened porch), both of which have been remodelled since 1979. The second floor contains a central hall, three bedrooms, and foyer. The third floor is one large room.

This house is an outstanding blend of a Neoclassical Revival exterior and Craftsman style interior. Restoration of the house, both interior and exterior, has been carefully and tastefully done and the grounds are beautifully maintained.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 1Narrative Statement of Significance:

The J. Clinton Brogdon House is an outstanding example of the Neoclassical Revival style. Built in 1911, it is a representative example of the first wave of popularity of the Neoclassical Revival style, from 1900 to 1920, when buildings of this style "emphasized hipped roofs, and elaborate, correct columns."

The J. Clinton Brogdon House is especially notable because it is one of the few examples of Neoclassical Revival style in Sumter County. As well, the house may be a rare example of a mail order house in the area. As noted in the Narrative Description, the materials for the house all came from Hickory, North Carolina and were delivered to the site by railroad. J. Clinton Brogdon, his brother William Brogdon, and a carpenter erected the building. The price of \$5,500 paid for the materials is comparable to the cost of the top-notch Sears and Roebuck house, "The Magnolia," a Neoclassical Revival house which was advertised in 1918 for \$5,140 to \$5,972.²

The house was built on land which was the northeastern portion of the old Brogdon homeplace. A 200 acre tract of the place was deeded by Elizabeth Brogdon to her son, William T. Brogdon in 1882. William T. Brogdon (d. 1933) deeded 1 and 1/2 acres and the house to his son, J. Clinton Brogdon Sr. (1880-1973) in 1913. J. Clinton Brogdon, Sr.'s sons, W. T. Brogdon and J. Clinton Brogdon, Jr., inherited the house and acreage from their father and in 1973, J. Clinton Brogdon, Jr. deeded his half interest in the property to his brother, W. T. Brogdon. In 1977, the house and acreage were sold by W. T. Brogdon to his cousin, Michael Brown and his wife, Judy, thus the house has remained in the Brogdon family since its construction eighty-one years ago.³

²Stevenson, p. 365; Oral History Interview with Michael Brogdon, May, 1992.

³Sumter County Deeds vol. Z-37, p. 276, Sumter County Court House, Sumter, S. C.; Sumter County Deeds, vol. c-10, p. 1326; Will of W. T. Brogdon, Sumter County Wills no. 1225; Sumter County Deeds, vol. K-4, p. 73; Sumter County Deeds, vol. c-5, p. 292; Sumter County Deeds, vol. Y, p. 102.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 2

The area around the house is known locally as "Brogdon" or "Brogdon Station." By 1882, five Brogdon buildings stood near the site of the J. Clinton Brogdon House, and the railroad passed through the tract and stopped at Boots Branch Road. Tenant farmer housing stood near the railroad. By the 1920s, the Brogdons built two stores near the tracks, as well. The stores are no longer extant, and Hurricane Hugo severely damaged several of the outbuildings which remained nearby. The J. Clinton Brogdon House is one of the last vestiges of this rural neighborhood. It is a well-preserved example not only of the Neoclassical Revival style as manifested in South Carolina, but a reminder of the importance of rural neighborhoods such as Brogdon Station, where transportation paths crossed and commercial goods could be exchanged.⁴

⁴Sumter County Deeds, vol. C-5, p. 292, Sumter County Court House; Oral History Interview with Michael Brown, May, 1992; Sumter County Wills, no. 1225; Sumter County Court House.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 1

Major Bibliographical References:

Primary Sources:

Sumter County Deeds, Sumter County Court House, Sumter, S. C.

Sumter County Wills, Sumter County Court House, Sumter, S. C.

Secondary Sources:

McAlester, Virginia and Lee. A Field Guide to American Houses.
New York: Alfred A. Knopf, 1984.

Katherine Cole Stevenson. Houses By Mail, A Guide to Houses From
Sears, Roebuck and Company. Washington, D. C.: The
Preservation Press, 1986.

Oral History:

Oral History Interview with Michael Brown, Sumter, S. C., May,
1992.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 10 Page 1

UTM References:

1. 17 568080 3741080
2. 17 568040 3741040
3. 17 566990 3742100
4. 17 568010 3742120

Verbal Boundary Description:

"All that piece, parcel, or lot of land located and situate in the County of Sumter, State of South Carolina, containing one and one-half (1-1/2) acres being more particularly described ... measuring as follows ... On the northwest by a county road #43-50 and measuring thereon 192.5 feet; on the Northeast by lands of W. T. Brogdon Sr. and W. T. Brogdon, Jr. and measuring thereon 318.3 feet, on the Southeast by lands formerly of W. T. Brogdon, now of W. C. Brogdon, and measuring thereon 219 feet and on the Southwest by lands of W. C. Brogdon and measuring thereon 322 feet, by all measurements a little more or less. Thus being the same lot described on the tax maps for Sumter County as Parcel #XR15-B-4."⁵

Boundary Justification:

This one and one-half acre tract was set aside in 1913 as the grounds for the J. Clinton Brogdon House and the lines have remained constant during the history of the house.

⁵Sumter County Deeds, vol. C-10, p. 1326, Sumter County Court House, Sumter, S. C.

Photographs

1. J. Clinton Brogdon House
Sumter County, S.C.
Katherine H. Richardson
May, 1992
SHPO
J. Clinton Brogdon House, facing southeast
Number 1
2. J. Clinton Brogdon House
Sumter County, S. C.
Katherine H. Richardson
May, 1992
SHPO
J. Clinton Brogdon House, facing southwest
Number 1
3. J. Clinton Brogdon House
Sumter County, S. C.
Katherine H. Richardson
May, 1992
SHPO
J. Clinton Brogdon House, facing southwest
Number 1
4. J. Clinton Brogdon House
Sumter County, S. C.
Katherine H. Richardson
May, 1992
SHPO
J. Clinton Brogdon House, facing northeast
Number 1
5. J. Clinton Brogdon House
Sumter County, S. C.
Katherine H. Richardson
May, 1992
SHPO
J. Clinton Brogdon House, facing northwest
Number 1
6. J. Clinton Brogdon House
Sumter County, S. C.
Katherine H. Richardson
May, 1992
SHPO
Detail of front doors, facing east
Number 1
7. J. Clinton Brogdon House
Sumter County, S. C.

- Katherine H. Richardson
May, 1992
SHPO
Interior view of front door, facing northwest
Number 1
8. J. Clinton Brogdon House
Sumter County, S. C.
Katherine H. Richardson
May, 1992
SHPO
View of central hall, first floor, facing southeast
Number 1
9. J. Clinton Brogdon House
Sumter County, S. C.
Katherine H. Richardson
May, 1992
SHPO
View of stairs in parlor, first floor, facing northeast
Number 1
10. J. Clinton Brogdon House
Sumter County, S. C.
Katherine H. Richardson
May, 1992
SHPO
View of built-in bench under stairs in parlor, facing
northeast
Number 1
11. J. Clinton Brogdon House
Sumter County, S. C.
Katherine H. Richardson
May, 1992
SHPO
View of parlor from sitting room, showing pocket doors,
facing east
Number 1
12. J. Clinton Brogdon House
Sumter County, S. C.
Katherine H. Richardson
May, 1992
SHPO
View of dining room, facing southeast
Number 1
13. J. Clinton Brogdon House
Sumter County, S. C.
Katherine H. Richardson
May, 1992

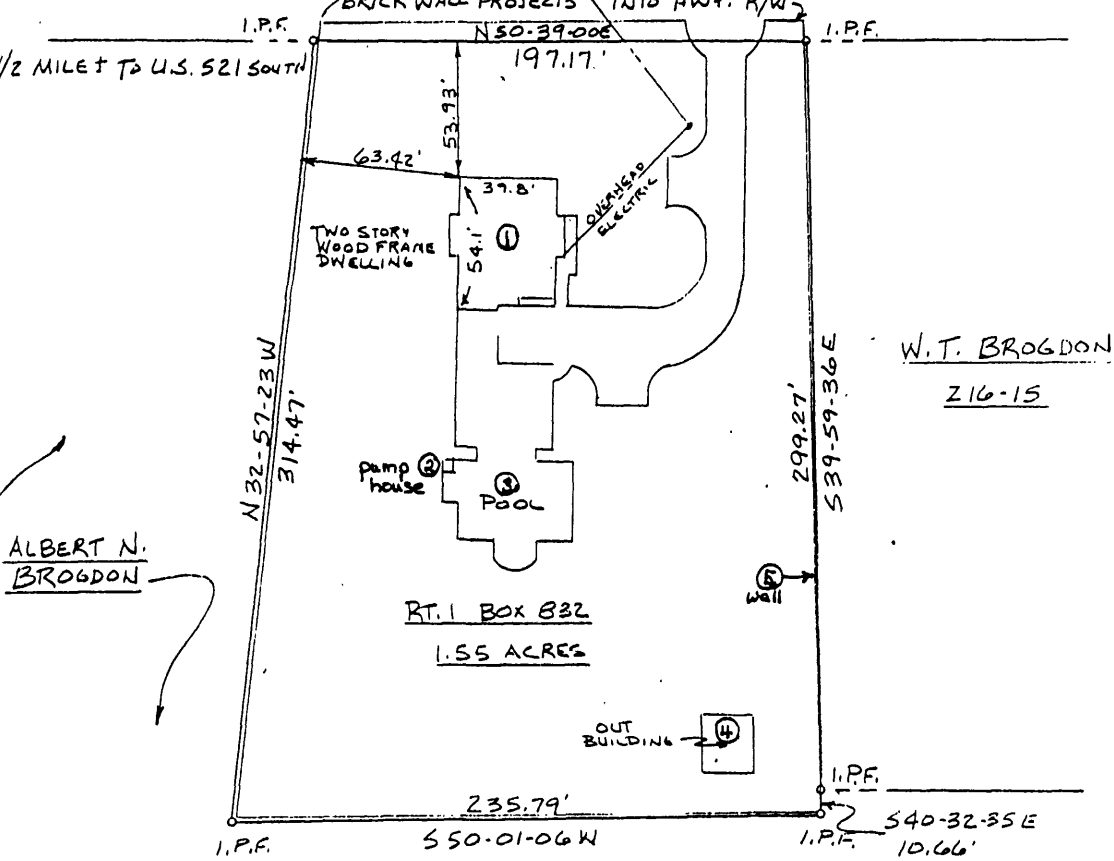
SHPO

J. Clinton Brogdon House, pre-1979, facing southeast
Number 1

14. J. Clinton Brogdon House
Sumter County, S. C.
Katherine H. Richardson
May, 1992
SHPO
J. Clinton Brogdon House, pre-1979, facing southwest
Number 1
15. J. Clinton Brogdon House
Sumter County, S. C.
Katherine H. Richardson
May, 1992
SHPO
Detail of old side porches, pre-1979, facing east
Number 1
16. J. Clinton Brogdon House
Sumter County, S. C.
Katherine H. Richardson
May, 1992
SHPO
View of rear facade of house, pre-1979, facing northwest
Number 1

P.B. 88-437

BOOTS BRANCH ROAD 66' R/W



W.T. BROGDON
216-15

ALBERT N.
BROGDON



SOUTH CAROLINA | SUMTER COUNTY | CONCORD TOWNSHIP

THE ABOVE PLAT REPRESENTS THE TRACT SHOWN IN PLAT BOOK 88 AT PAGE 437. THIS SURVEY WAS REQUESTED BY: MICHAEL B. BROWN & JUDY M. BROWN



ELS Edmonds Land Surveyors
2 LAW RANGE
SUMTER S.C. 29150
PH. 775-1030

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS _____ SURVEY AS SPECIFIED THEREIN ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTS OTHER THAN SHOWN.

LOT NOT IN F.I.A. FLOOD HAZARD AREA.
PANEL No. 4501BZ 0200 B