

I. IDENTIFICATION	PROPERTY NAME: Broad Oaks STREET ADDRESS: Rome Street PRESENT OWNER: Sarah F. Ware CITY: Cave Spring CURRENT USE: Residence U.S.G.S. QUADRANGLE Cedartown West, Ga. V.B.D. OR TAX MAP NUMBER: 818-25	HISTORIC NAME: Wharton-Trout House CITY: Cave Spring MAILING ADDRESS: Rome Street STATE: Georgia ZIP CODE: 30124 ACREAGE: ³⁴ 81 (est.); acreage shared with No. 4. U.T.M. REFERENCE: 3,4A Z.16 E654260 N3776100 3,4B Z.16 E654280 N3775210 3,4C Z.16 E653770 N3775300 3,4D Z.16 E653770 N3775700
II. DESCRIPTION	ARCHITECTURAL DESCRIPTION AND PRESENT CONDITION: Simple Italian Villa-style farmhouse with square plan, two stories, cubical massing, low hip roof, rear ell, and front porch; constructed of load-bearing, handmade brick, with wood details; wide eaves with simple brackets; three-bay front façade, with central doorway at each floor level framed with side and transom lights; interior arranged in four-over-four with central stair hall manner; situated on a gentle slope between hills to east and floodplain to west; grounds around house feature large trees, shrubbery, and lawn; non-historic agricultural outbuildings including large metal-sheathed barn to southeast; surrounded by cleared hillside fields; good condition.	
III. HISTORY	ORIGINAL OWNER: Major Wharton of Virginia ORIGINAL USE: Residence ARCHITECT/BUILDER: HISTORIC ACREAGE: DATE OF CONSTRUCTION: 1854 DATE(S) OF ALTERATIONS: HISTORICAL NARRATIVE (FROM ORIGINS TO PRESENT) (OPTIONAL): Built in 1854, the house was occupied by the Wharton family until it was sold to Jackson Trout. The property was then deeded to Trout's son in 1871. Successive owners were James D. Kirkpatrick, A.C. Fincher in 1906, and then to the current owner.	
IV. SIGNIFICANCE	N.R. AREA(S) OF SIGNIFICANCE: Architecture, landscape LEVEL: Local architecture, local history STATEMENT OF SIGNIFICANCE (ARCHITECTURAL AND HISTORICAL): Architecturally, this house is significant as a vernacularized version of Italian Villa-style architecture. Such interpretations of high-style architecture by local builders are common in the Georgia countryside; this one, with its simple mass and plain detailing, is representative of the type. The house with its four-over-four arrangement and front-doorway treatment reflects a transition from the Greek Revival to the Italian Villa style, another characteristic of rural architecture. Brickmasonry construction is unusual in Georgia, as is the Italianate style for residences. This house is also significant as a merchant's home rather than a plantation, revealing that businessmen in the mid-19th century did not necessarily [cont.]	
V. SOURCES	FORM PREPARED BY: Richard Cloues ORGANIZATION: Historic Preservation Section Kacy Ginn Ga. Dept. of Natural Resources ADDRESS: 270 Washington St., S.W., Atlanta TELEPHONE NUMBER: 404-656-2840 Ga. REPRESENTATION IN EXISTING SURVEYS: Historic Structures Field Survey: Floyd Co. Ga. SOURCES OF INFORMATION: Preliminary survey forms by Diane Dawson, Cave Spring; see bibliography (section 9) for general sources.	



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PHOTOGRAPHER: James R. Lockhart

DATE: February 1980

PHOTOGRAPH NO. 3 (NEGATIVE NO. 3) NEGATIVES FILED: GA. DEPT. OF NATURAL RESOURCES
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DIRECTION PHOTOGRAPHER FACING: east

USE SPACE BELOW FOR CONTINUATION FROM FRONT, SKETCH PLANS OR MAPS, ADDITIONAL COMMENTS, ETC.

IV. cont.: have to live in town. The house is a second-generation residence as well, succeeding an earlier log cabin on the site.

In terms of landscape architecture, the property is significant for its setting, including the large trees and lawn around the house, surrounded by cleared hillside fields, which is representative of the character and appearance of the historic rural landscape in the outlying reaches of the multiple-resource area.

In terms of local history, the house is significant as the home of Jackson Trout, an early settler and merchant in Cave Spring who helped organized the School for the Deaf and served as justice of the peace.

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