

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 91001634

Date Listed: 11/15/91

Brandtown Gin Historic District  
Property Name

Clay            MISSISSIPPI  
County        State

Clay County MPS  
Multiple Name

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This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Signature of the Keeper

7/10/92  
Date of Action

=====  
Amended Items in Nomination:

Section No. 10

The verbal boundary description is amended to read: "The nominated property consists of an irregular polygonal tract in Sections 2 and 11, T 15 S, R 4 E, defined by a line connecting the following UTM coordinate points: A. 16/328840/3741940, B-1. 16/328660/3741000, B-2. 16/328435/3741000, B-3. 16/328395/3740920, C. 16/328080/3740935, D. 16/328480/3742000, as indicated on the enclosed map."

This wording was provided by Richard Cawthon, of the Mississippi SHPO (4/21/92).

DISTRIBUTION:  
National Register property file  
Nominating Authority (without nomination attachment)

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

NATIONAL  
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

### 1. Name of Property

historic name

other names/site number Brandtown Gin Historic District

### 2. Location

street & number State Highway 47 at Brandtown N/A  not for publication  
city, town Prairie (nearest post office)  vicinity  
state Mississippi code MS county Clay code 25 zip code 39756

### 3. Classification

#### Ownership of Property

- private
- public-local
- public-State
- public-Federal

#### Category of Property

- building(s)
- district
- site
- structure
- object

#### Number of Resources within Property

Contributing	Noncontributing
<u>10</u>	<u>6</u> buildings
	_____ sites
	_____ structures
	_____ objects
<u>10</u>	<u>6</u> Total

Name of related multiple property listing:

Clay County Multiple Resource Area

Number of contributing resources previously listed in the National Register 0

### 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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.  See continuation sheet.

Kenneth H. P. Peol SEPT. 19, 1991  
Signature of certifying official Date  
Deputy State Historic Preservation Officer  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

\_\_\_\_\_  
Signature of commenting or other official Date  
\_\_\_\_\_  
State or Federal agency and bureau

### 5. National Park Service Certification

I, hereby, certify that this 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:)

Patrick Andrews 11-15-91  
\_\_\_\_\_  
Signature of the Keeper Date of Action

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**6. Function or Use**

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Historic Functions (enter categories from instructions)

Domestic: single dwellingCommerce/Trade: department storeIndustry/Processing: manufacturing facility

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Current Functions (enter categories from instructions)

Domestic: single dwellingCommerce/Trade: department storeVacant/Not in use

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**7. Description**

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Architectural Classification

(enter categories from instructions)

Other: IndustrialOther: Victorian VernacularOther: Shotgun

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Materials (enter categories from instructions)

foundation brickwalls weatherboardbrickroof asphaltother metal roofing

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**Describe present and historic physical appearance.**

The Brandtown Gin District stretches along two roads, busy north-south Highway 47 and quiet, east-west John Brand Road. (See photo #9.) District buildings are scattered in an "L" shape along the two roads. Arbitrary boundaries have been established to encompass the L. They are drawn to include as many contributing buildings as possible and exclude those which do not contribute. The boundaries are illustrated on a district map.

There is no sharp distinction between the district and its rural surroundings, but the related buildings are the best representatives in Clay County of an early-20th century, agricultural/industrial-based economy and farming system. Land in the district is fairly flat, with large trees throughout. Most of the buildings are residential -- the houses of those associated with the commissary and gin that were the economic and social centers -- and most are well set back from the roads and separated by open areas. The gins and the commissary are located closer to the road and near the intersection of John Brand Road and Highway #47. All of these buildings are strictly utilitarian in style. (See photos #6,7,8,9.)

The majority of buildings in the district have vernacular forms common to rural communities at the end of the 19th and beginning of the 20th century. (See photos # 1-5, 12.) The only architecturally "styled" buildings are the John A. Brand house, c. 1880, a former Victorian vernacular that has been remodeled with bungalow features, and the J.T. Brand house, built in the Craftsman style in the second decade of the 20th century. (See photo # 13.) Vernacular or folk styles found in the houses of the Brand family or their tenant workers include open dog trots, an extended log cabin, a shotgun, a saddlebag, and some massed cabins.

The oldest house in the district is the Brand house. (See photos #16, 17.) It appears to be a mid-to-late 19th century house with 20th century embellishments. A c. 1915 barn, still reasonably solid and intact, survives to the southeast of the Brand house. (See photo #18.) Several of the tenant houses may date from the late 19th or early 20th centuries, but family members do not have records of building construction. A 20th century set of tenant houses (see photos # 14,15,) and the two modern homes built in the 1970s and 1980s (see photos # 10,11,) are the latest additions to the district. According to the rating system for properties in historic districts, 81 percent qualify as Contributing, 19 percent as Non-contributing.

The buildings in the Brandtown Gin District are listed and numbered in order of location beginning at the west side, on John Brand Road, and continuing east to Highway 47 and north to the John A. Brand House. They are evaluated individually.

 See continuation sheet

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Brandtown Gin Historic District, Clay County, Mississippi

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HISTORIC DISTRICT PROPERTY LIST AND RATINGS

The buildings in the Brandtown Gin Historic District are listed and numbered in order of survey. They are evaluated individually as either Contributing or Non-contributing to the district.

- C Contributing buildings promote the district's historic identity through their architecture and associations, adding to its "sense of place." Contributing buildings are representatives of the age, the styles and materials used during the district's peak growth and development era.
- N Non-contributing buildings are those which are, by age, style, or materials, not compatible with district resources, or which, though compatible, were built outside the period of significance. This designation includes both buildings that are similar in scale and materials but are not 50 years old, and buildings which are dissimilar and intrude on district identity.

Brandtown Gin Historic District

1. C Westernmost cabin on south side of John Brand Road: one story log cabin with side gabled roof, frame additions to east, shed addition on rear. Built c. 1890, original section has brick chimney with corbelled top, quarter turn stairs to sleeping area/attic. Additions are mid 20th century. Interior surfaces are paneling and wallboard.
2. C Second house to east on south side of John Brand Road: one story, frame massed dog trot with central opening partially infilled at rear. Interior has beadboard walls, simple moldings. Porch has been removed on north. Built c. 1900.
3. C Third house to east on south side of John Brand Road: one story, frame, shotgun style house with extended shed over front porch. Board and batten siding, plank single-leafed entry, plain surrounds. Built c. 1915.
4. C Fourth house to east on south side of John Brand Road: one story, frame, saddlebag cabin has failed shed roofed front porch, two bay facade (plank doors). Gable roofed addition from mid 20th century deteriorating at rear. Built c. 1920. Interior not visible.
5. C Second house to east on north side of John Brand Road: one story, frame, dog trot house with rear ell to northwest. Passage is still open. Exterior partially covered by roll siding. Flue replaces end chimney at west. Interior not visible. Built c. 1900.

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Brandtown Gin Historic District, Clay County, Mississippi

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Historic District Listing, continued

6. C Brand Store, northwest corner John Brand Road and State Highway 47: one story, rectangularly massed, frame commercial building with gable front configuration and shed roofed porch. Built c. 1905 as the company commissary for the Brand Cotton Gin community, it has been moved across the road from in front of the old gin. The interior still has original flooring, walls, some old fixtures. Straight run stairs at the rear lead to a loft storage area. Building is pivotal in importance to district.
7. C Brand Cotton Gin, northeast corner Brand-Una Road and Highway 47; Old gin has two story wooden frame, corrugated metal exterior. Much of old equipment remains, as does dirt floor. Shed addition on north side now used for vehicle storage, repair. Built c. 1905. Building is pivotal in importance to district.
8. N Brand Cotton Gin (New): Concrete floor and metal exterior on , updated gin (built c. 1945). Several one story shed extensions have been made to two and a half story building. Machinery intact. Gin quit operating c. 1979. Non-contributing by age.
9. N First house north of Brand Store on west side of Highway 47: late 20th century one story frame, post-ranch-house rectangular box. Non-contributing by age. Built c. 1980.
10. N First house north of Brand Gins on east side of Highway 47: late 20th century brick veneered one story ranch style house with Classical Revival details, on slab foundation, with attached carport. Non-contributing by age. Built c. 1970.
11. C Second house north of Brand Store on west side of highway: one story frame house with three bay facade in plain Victorian Vernacular style. Weatherboarded exterior now covered by roll siding, porch missing. Rear ell at southwest corner. Brand family house. Built c. 1890.
12. C Third house north of Brand Store on west side of highway: one and a half story, Craftsman style frame house with side gabled roof, integral front porch, covered with vinyl siding. Built about 1920 by present owner's father. Marginally contributing element because of synthetic siding.

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Brandtown Gin Historic District, Clay County, Mississippi

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Historic District Listing, continued

13. C Fourth house north of Brand Store on west side of highway: one story frame, rectangularly massed tenant house with shed roofed porch. Original four room cabin has been extended to south, covered on exterior with shingles. End chimney on north. Interior has flush board walls, paneling. Built c. 1920.
14. C Fifth house north of Brand Store on west side of highway: one story, massed, frame cabin partially covered with composition siding. With #13, one of the early 20th century worker's houses associated with Brand Gin's operation.
15. C Second house north of Brand Gin on east side of Highway 47: one story frame, hipped roof house in the Victorian Vernacular style. Replacement porch details are Classical Revival, but interior plan and massing are similar to Greek Revival Charles Jordan House at Tibbee. Nineteenth century photograph shows house with cutwork decorative detail. Interior has flush board walls, simple board mantels, tongue-and-groove floors, wide hall. A kitchen ell was added at northeast and the rear porch has been enclosed. Vinyl siding covers original weatherboarding. This house built by John A. Brand, community founder.
16. C Barn on west side of Highway 47, associated with Brand house: built c. 1915, the wide, gable front, two story barn retains most of its original materials. Barn may date from same era as classical updating of main Brand house. Family has no written records.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)

Commerce  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance

1905-1940  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

N/A  
\_\_\_\_\_

Architect/Builder

Unknown  
\_\_\_\_\_

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Brandtown is significant as a rare surviving Clay County example of a cotton gin village exemplifying the early 20th century cotton-fueled agricultural/industrial life of rural Mississippi. The years between 1905 and 1940 were those in which the surviving community took shape. The "new" gin and commissary built in 1905 were the focus of activity for the people living in nearby houses. New homes were added and the community stayed actively engaged in growing and ginning cotton up until the Second World War, c. 1940.

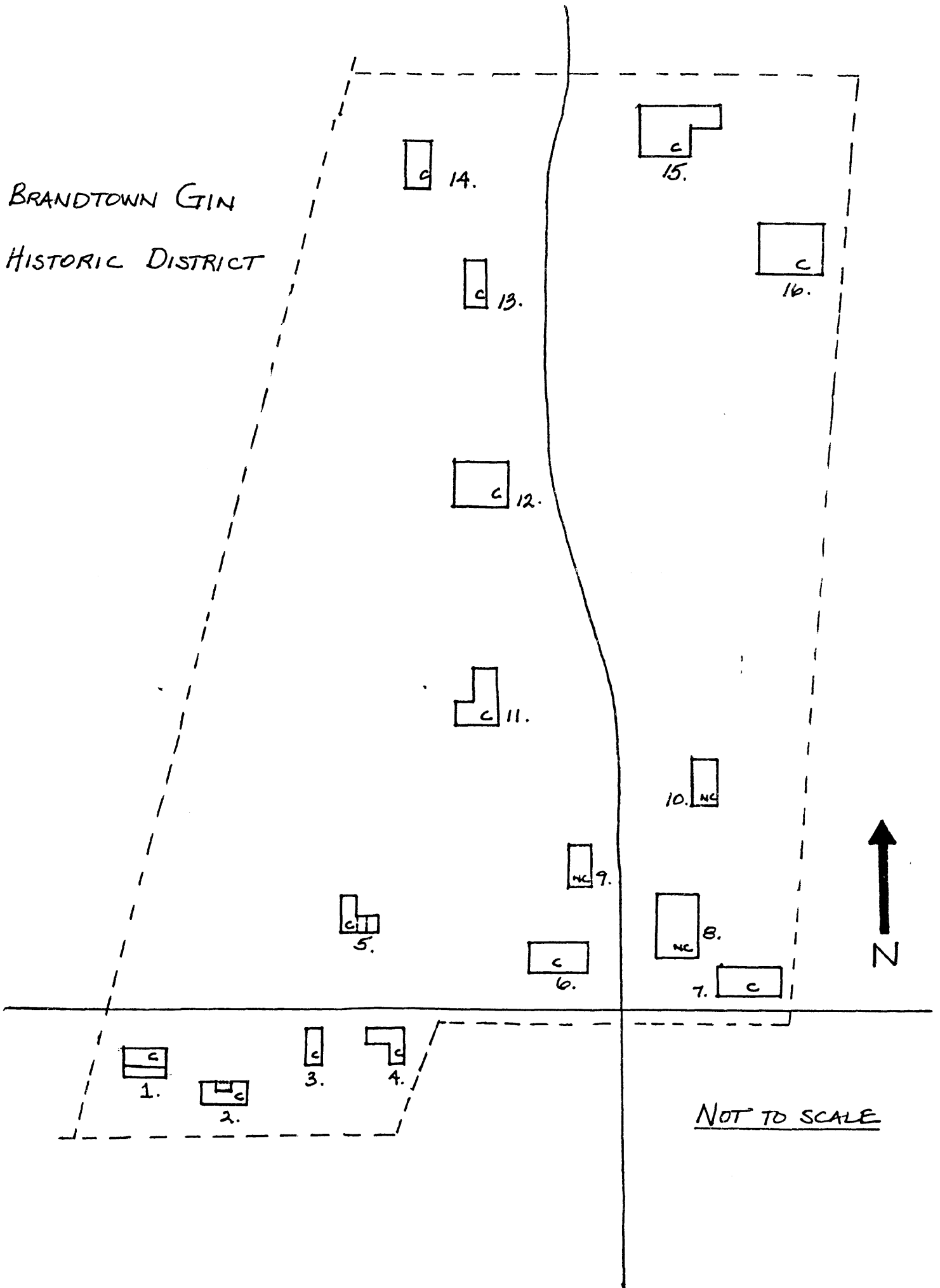
Brandtown is an example of the the type of community which was the rural South's equivalent of the mill villages and company towns provided by northern industrialists. Bought or built, and then owned and operated by one family during the course of more than 100 years, the Brand holdings expanded plot by plot after the Civil War to become the gin community. Its founder, J.A. Brand, enlisted for Confederate duty from Chickasaw County and returned to farm after the war. He operated a horse gin, which was superceded by a steam gin run by his sons John and Jim. That gin burned in 1895. The Brands set up J.T. Brand & Company in 1905 and built the commissary and gin that survive for nomination to the National Register.

J.A. Brand's house and the houses of some of his children and many of the tenant workers who made his cotton crops in the years between the Civil War and the Second World War testify to a rural dependence on this single crop. As late as 1941, there were about 40 families dependent on the cotton, the gin, and the commissary that were the local economy.

Cotton was superceded by other crops after World War II, and the families of the owners and the workers moved on to other crops, other towns, other jobs. The buildings nominated describe the particular kind of Southern agricultural life that has disappeared with the cotton market.

See continuation sheet

BRANDTOWN GIN  
HISTORIC DISTRICT



NOT TO SCALE



