

United States Department of the Interior
National Park Service

MAR 8 1988

For NPS use only

National Register of Historic Places Inventory—Nomination Form

RECEIVED

received MAR 29 1988
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Brodbeck-Zundel Historic District

and or common

2. Location

street & number Junction Highway 98 Scenic Route & Old Marlow Road N/A not for publication

city, town Point Clear N/A vicinity of Congressional District 1

state Alabama code 01 county Baldwin code 003

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" 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 type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	N/A being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple Ownership (see attachment)

street & number

city, town _____ vicinity of _____ state

5. Location of Legal Description

courthouse, registry of deeds, etc. Probate Judge's Office, Baldwin County Courthouse

street & number P. O. Box 651

city, town Bay Minette state Alabama

6. Representation in Existing Surveys

title Baldwin County Historic Site Survey/ Alabama Inventory has this property been determined eligible? yes no

date 1986 / 1970-present federal state county local

depository for survey records Mobile Historic Development Commission/Alabama Historical Commission

city, town Mobile/Montgomery state Alabama

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Description

The Brodbeck-Zundel Historic District consists of six buildings clustered at the intersection of Highway 98 Scenic Route and Old Marlow Road, approximately one mile south of the Grand Hotel. Three of the buildings lie on the east side of the highway and three lie on the west side. These latter three are on one lot and serve as a candy kitchen and restaurant. Two of them are non-contributing buildings set behind an adaptively reused house (Brodbeck House-Punta Clara Kitchen). The other three contributing buildings lie on the east side of the highway and remain residential. All four of the contributing structures are one story, frame, vernacular Victorian cottages while the non-contributing structures are unobtrusive one story board and batten buildings.

The houses are surrounded by mature oak, pecan and magnolia trees and have grass lawns. The houses east of the highway are fronted by a white picket fence whereas the Brodbeck House-Punta Clara Kitchen is fronted by a wire fence. All of the properties have driveways and Brodbeck House-Punta Clara Kitchen has a small shell parking area on the north side.

Constructed by one extended family around the turn of the century as vernacular Victorian cottages, each house remains relatively unaltered. Though only a hundred yards from the bayfront, these houses have a character all their own and do not mimic the bay houses. Indeed, the bay houses were built as vacation cottages to be occupied during the summer whereas the Brodbeck-Zundel houses were constructed as year-round residences. The Brodbeck House-Punta Clara Kitchen exhibits an interesting change in orientation. It's facade is oriented towards the bay, but when a new general store and post office were constructed in 1905, the house had porches added on the south and east sides as its emphasis became inland. All four of these cottages exhibit a greater degree of architectural style than was common on the Eastern Shore. Their use of turned posts, brackets, decorative corner braces and finials are all rare elements within Baldwin County's architectural tradition. Yet these houses also share some similarities with the bayfront cottages, most notably the rain porch* which is present on two of them (lots 22 and 180).

The interior of Brodbeck House-Punta Clara Kitchen (lot 182) must be noted for its high integrity. The beaded board walls and ceilings, interior transoms and mantels are all present and unaltered. In addition, original curtains and rugs remain. The northeast wing of the house, originally a kitchen, has been adaptively reused as a modern candy kitchen.

Though the house on Lot 181 was once an antique shop (the sign is still present just north of the house), it is now a private home as are the other two houses east of Highway 98. Despite the adaptive commercial reuse of the Brodbeck House-Punta Clara Kitchen, the ambience of this enclave remains residential.

*The rain porch extends beyond a recessed gallery as an "extra" shed roof porch with posts meeting the ground. This provided further protection from sun and rain.

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/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1897-1900

Builder/Architect

Unknown/Various

Statement of Significance (in one paragraph)

Statement of Significance

Criterion C-Architecture:

The Brodbeck-Zundel Historic District is significant as the finest collection of Victorian cottages along the Eastern Shore, evidenced by the use of turned posts, brackets and finials. These houses are also significant for their use of a local architectural adaptation in response to climate called the rain porch, an attached shed roof porch extending beyond a recessed gallery with posts meeting the ground.

Historical Summary:

The four contributing properties in the Brodbeck-Zundel Historic District were all constructed by one extended family closely bound in commercial and personnel relations. In 1873 a German immigrant named Edward Brodbeck arrived in Point Clear. Brodbeck married a local woman, Rosina Yenne, herself a German immigrant, in 1876. He formed a partnership with his brother-in-law, Charles F. Zundel and their operation was known as Charles F. Zundel and Company. The company ran a general store and post office and was headquartered at Zundel's Wharf, a popular bayboat landing in Point Clear.

In 1896 Brodbeck and his wife took in the nine Zundel children after the death of their father, Charles. In order to make room for his expanded family, Brodbeck built a new house in 1897. Though the building faced west, it was set back from the shoreline close to the general store. A few short years later, Otto C. Zundel and Louis T. Zundel constructed houses of their own (Lots 181 and 180) across the dirt road that ran behind Brodbeck's house. These houses all differed from those along the bay in that they served as year-round residences and not vacation cottages. They also exhibit a greater degree of architectural style than the bay cottages (turned posts, brackets, finials).

A new store was built in 1905 and as the little crossroads became more active the Brodbeck house was reoriented inland by the addition of porches on the south and east elevations.

The company averaged \$15,000 in business a year and owned over a thousand acres of land, tenant houses, the general store and the adjoining residences. Much of the land was planted in fruit trees and a cotton gin was also in operation, though it later converted to a sawmill.

9. Major Bibliographical References

Scott, F. D. Battles Wharf & Point Clear. Mobile, Al. Lithographed by Interstate 2, 1971.
Interview with Dorothy Pacey, February 15, 1986.

10. Geographical Data

Acreeage of nominated property Approximately 4.6

Quadrangle name Point Clear

Quadrangle scale 1:24000

UTM References

A	<u>1</u> <u>6</u>	<u>4</u> <u>1</u> <u>1</u> <u>8</u> <u>0</u> <u>0</u>	<u>3</u> <u>3</u> <u>7</u> <u>1</u> <u>5</u> <u>6</u> <u>0</u>	B	<u>1</u> <u>6</u>	<u>4</u> <u>7</u> <u>1</u> <u>8</u> <u>5</u> <u>0</u>	<u>3</u> <u>3</u> <u>7</u> <u>1</u> <u>4</u> <u>3</u> <u>0</u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u>1</u> <u>6</u>	<u>4</u> <u>1</u> <u>1</u> <u>6</u> <u>9</u> <u>0</u>	<u>3</u> <u>3</u> <u>7</u> <u>1</u> <u>4</u> <u>9</u> <u>0</u>	D			
E				F			
G				H			

Verbal boundary description and justification The Brodbeck-Zundel Historic District consists of three lots bounded on the west by Highway 98 Scenic Route and south by Old Marlow Road and one lot on the west side of Highway 98 and 179 feet north of Old Marlow Road.

List all states and counties for properties overlapping state or county boundaries

state	<u>N/A</u>	code	<u>N/A</u>	county	<u>N/A</u>	code	<u>N/A</u>
state	<u>N/A</u>	code	<u>N/A</u>	county	<u>N/A</u>	code	<u>N/A</u>

11. Form Prepared By

name/title John Sledge/Architectural Historian
organization Mobile Historic Development Commission date December 16, 1987
street & number P. O. Box 1827 telephone (205) 438-7281
city or town Mobile state Alabama

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 *Therese Ober*

title State Historic Preservation Officer date March 23, 1988

For NPS use only

I hereby certify that this property is included in the National Register

Alvina Byer
Keeper of the National Register

Entered in the
National Register

date 4-28-88

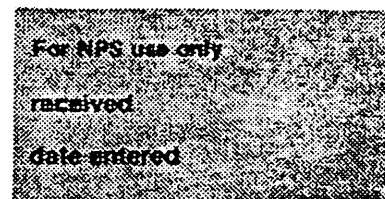
Attest:

Chief of Registration

date

United States Department of the Interior
National Park Service

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Continuation sheet

Item number 4

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Property Ownership

Lot 22
Thelma B. Miller
P. O. Box 163
Point Clear, Al. 36564

Lot 180
John Y. Metzger
Point Clear, Al. 36564

Lot 181
George E. DuBrock
Point Clear, Al. 36564

Lot 182
Paul G. Pacey, Sr.
Point Clear, Al. 36564

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Contributing buildings (4)

Lot 22, 1898

BA-45-32

One story; clapboarded; gable roof sides with slightly off-center projecting gable porch, filled and screened; gable has pent and shingled; grouped 1/1 windows; interior brick chimney with cap; attached shed roof rain porch meets front gable and wraps around south side, square posts and brackets; shed roof screened porch attached north side gable.

Lot 180, c. 1900

BA-45-30

Louis T. Zundel House; one story; miscellaneous Victorian; brick piers; high hip roof with gabled bay northwest corner facade; recessed porch meets gabled bay and wraps around south side, turned posts, brackets, balusters; attached shed roof rain porch wraps around two sides, square posts with brackets; double wood doors with glass, transom; 2/2 windows, shutters; gabled bay has corner eave brackets, 2/2 windows; boxed cornice; interior brick chimney with corbeled cap.

Lot 181, c. 1900

BA-45-26

Otto E. Zundel House; one story; miscellaneous Victorian; high hip roof with finial; 5x4 bays; central hall, wood front door with window, side lights, transom; recessed porch covers full facade, turned posts, brackets, balusters; 2/2 windows; hip roof wings 1x2 bays north and south sides; interior brick chimney, corbeled cap; brick piers.

Lot 182, 1897

BA-45-25

Brodbeck House—Punta Clara Kitchen; orientation was originally towards the bay, but changed to an inland focus in 1905; one story; frame; original facade faces the west and is five bays with a recessed front porch, turned posts and balusters, and decorative brackets; central hall with wooden door, side lights, transom; shuttered 6/6 windows; shuttered, gable dormer above; low hip roof; two interior brick chimneys; attached shed roof porch wraps around south and east sides (1905 addition), turned posts and brackets are present; entrances with transoms east elevation and east end of south elevation; shuttered, gabled dormers all around; one story hip roof wing northeast corner (presently utilized as a candy kitchen); beaded board interior; interior transoms over four panel doors; original mantels and hardware throughout.

Non-contributing buildings (2)

Lot 182, 1980

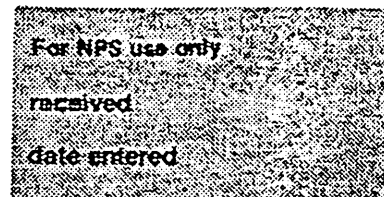
The Washhouse Restaurant; one story; ell shape; board and batten; attached shed roof porch covers building and ell; gable roof sides; ell comes out to east.

Lot 182, 1980

Storage; one story; board and batten; gambrel roof; no porch.

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Survey Methodology

The Brodbeck-Zundel Historic District is a direct outgrowth of the Baldwin County Architectural Site Survey. This survey was conducted from October 1985 to October 1986 by John Sledge, Architectural Historian with the Mobile Historic Development Commission. The survey consists of photographs and architectural descriptions of over 1300 buildings over fifty years of age in Baldwin County all referenced with U. S. Geological Survey maps.

The cluster of vernacular Victorian cottages at the junction of Highway 98 and Old Marlow Road is a particularly interesting enclave. The four houses are the product of one extended family and served as year-round residences, as opposed to the nearby vacation cottages along the bay. These houses also exhibit a greater degree of style than any other Victorian houses along the Eastern Shore, yet utilize some features common to the bay houses, like the rain porch. Because of these factors, nomination of these four houses as a small district proved particularly attractive.

Historical information was gathered from Dorothy Pacey, a descendant of the original owners, and from Francis Scotts' sketch of the area in Point Clear and Battles Wharf.

Buildings in the district are categorized as follows:

Contributing	4
Non-contributing	<u>2</u>
Total	6

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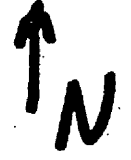
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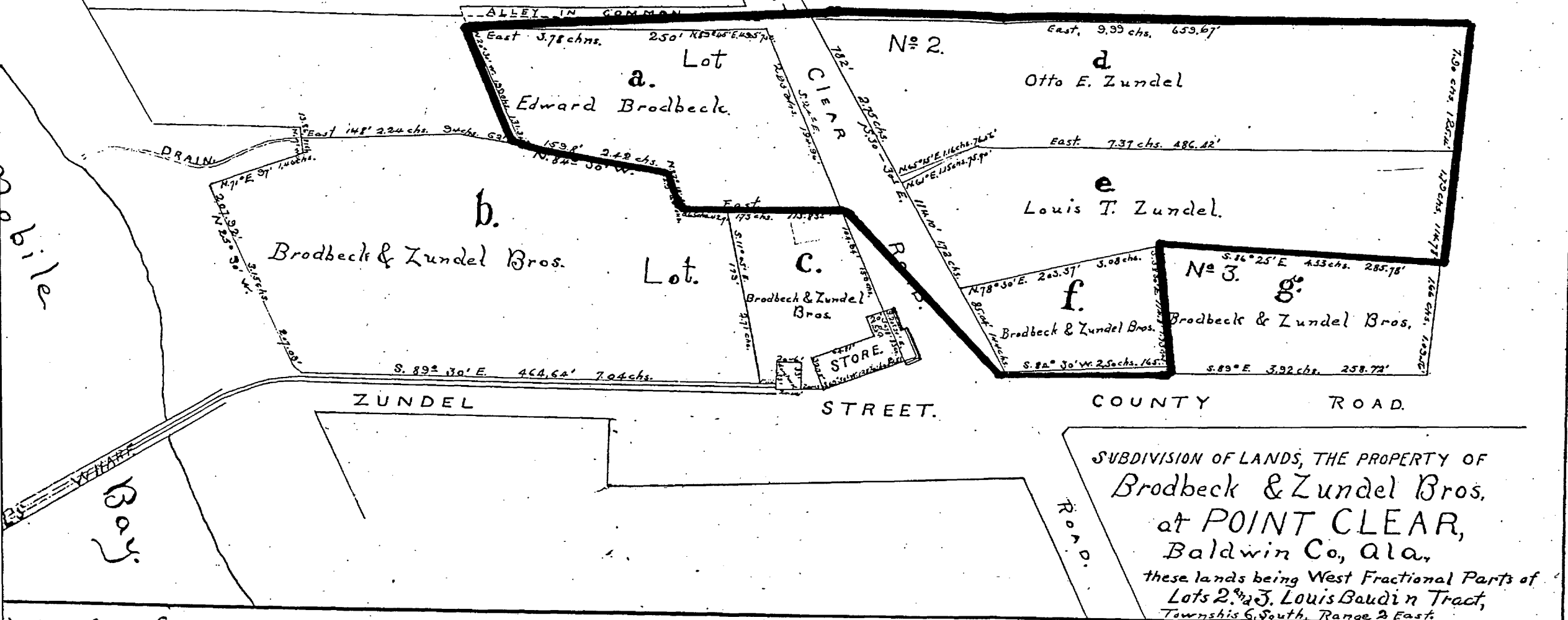
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Brodbeck died in 1932 and the Zundel Brothers sold the company in 1944. The store burned shortly thereafter. The Brodbeck house has remained in the family and one of the descendents has adaptively reused it as a candy kitchen. The other three houses remain residential.



T. 6. S. R. 2. E. Section 38.



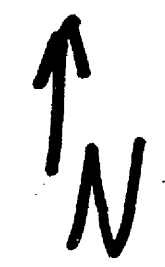
SUBDIVISION OF LANDS, THE PROPERTY OF Brodbeck & Zundel Bros. at POINT CLEAR, Baldwin Co., Ala., these lands being West Fractional Parts of Lots 2 & 3, Louis Baudin Tract, Township 6 South, Range 2 East. Scale, 1 inch = 120 ft. Paul C. Boudousquier, County Surveyor, 1909.

in Office for Record January 20th, 1909, and January 25th, 1909. J. H. H. Smith, Probate Judge.

Map Book 1 247

Brodbeck-Zundel Historic District
Point Clear, Baldwin County, Alabama

Scale: 1"=400'



1810
1855
1898
1866
1830
1895
1910
1895
1856
1922
1846
1900
1906
1835
1895
1876
1870
INDICATES DATES OF HISTORIC HOUSE SITES

Key

Contributing building

Noncontributing building

