

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Newnan McBain House

AND/OR COMMON

Newnan McBain House

2 LOCATION

S of Americus Ga

STREET & NUMBER

U. S. Highway 19

NOT FOR PUBLICATION

CITY, TOWN

CONGRESSIONAL DISTRICT

Americus Ga

VICINITY OF

third - Jack Brinkley

STATE

CODE

COUNTY

CODE

Georgia

013

Sumter

261

3 CLASSIFICATION

CATEGORY

OWNERSHIP

STATUS

PRESENT USE

DISTRICT

PUBLIC

OCCUPIED

AGRICULTURE

MUSEUM

BUILDING(S)

PRIVATE

UNOCCUPIED

COMMERCIAL

PARK

STRUCTURE

BOTH

WORK IN PROGRESS

EDUCATIONAL

PRIVATE RESIDENCE

SITE

PUBLIC ACQUISITION

ACCESSIBLE

ENTERTAINMENT

RELIGIOUS

OBJECT

IN PROCESS

YES: RESTRICTED

GOVERNMENT

SCIENTIFIC

BEING CONSIDERED

YES: UNRESTRICTED

INDUSTRIAL

TRANSPORTATION

NO

MILITARY

OTHER:

4 OWNER OF PROPERTY

NAME

A. Gatewood Dudley, M.D.

STREET & NUMBER

401 South Lee Street

CITY, TOWN

Americus

VICINITY OF

STATE

Georgia 31709

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Superior Court

STREET & NUMBER

Sumter County Courthouse

CITY, TOWN

Americus

STATE

Georgia

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

none

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" 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

Exterior

The Newman McBain House is 1-1/2 stories high and has a rectangular plan and gable roof. The house is elevated several feet above the ground on piers. The front (west side) of the house features an inset porch with five square-sectioned columns. The front facade itself is symmetric, with two doors and four windows. The rear (east side) of the house has been extended with a shed-roofed addition across the back and a gable-roofed ell projecting into the back yard. The sides (north, south) of the house have asymmetric arrangements of windows at both floor levels. The exterior walls are weatherboarded throughout except for the recessed front (west) wall which is sheathed with flush horizontal siding. Windows in the main house are nine-over-nine double sash; a variety of windows is found in the rear additions. Front doors are wood, with four panels each. Two brick chimneys rise on axis through the middle of the house. The foundation piers are brick. The roof is covered with channeled sheet metal. The structural system consists of heavy mortise-and-tenon timbers. The lumber in the house shows signs of having been cut with a circular saw, and the smaller pieces are fastened together with cut nails. Detailing on the exterior of the house is limited to simple architrave moldings around windows and doorways, a boxed front eave, corner boards, and a wide-board beltcourse between the first and second floors.

Interior

The ground floor of the main house is divided into four rooms, two wide rooms in front and two narrow rooms in back, in a mirror-image or back-to-back manner. Each pair of rooms is serviced by one of the two centrally located chimneys. Each of the two front rooms is entered by a door from the porch, and all four rooms are interconnected by interior doorways. The floors are laid with narrow boards, the walls are plastered and have simple baseboards and picture rails, and the ceilings are finished either with wide pine boards or boards and battens. Doorways and windows are trimmed with simple architrave molding. Fireplace mantels are made of wood and consist of plain, pilaster-like supports and entablature-like shelves. Interior doors contain two long, narrow panels. Windows are fitted with interior louvered shutters. A stairway rises along the inside north wall of a front ground-floor room. The stairway is a single straight open run. It is made of wide pine boards similar to those in the ceilings, and it features simple square-sectioned balusters (two to a step) and rail.

There are two upstairs rooms, slightly offset under the gable roof of the house. These two rooms are serviced by a common, centrally located chimney. The floors are laid with wide pine boards. Walls and ceilings are covered with

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a twentieth-century wallboard over original lath; wide, flat battens hide the seams between pieces of wallboard. The upstairs fireplaces are even simpler versions of those downstairs.

The gable- and shed-roofed rear additions contain several small rooms, including a bathroom, bedroom, kitchen, and porch. These rooms are finished with a variety of wood, plaster, and wallboard. Several different types of doors and windows are present. Unlike the main part of the house, the rear addition shows numerous signs of remodeling.

Grounds and Outbuildings

The Newnan McBain House is located on a slight rise of cleared ground just east of U.S. Highway 19 south of Americus. The front and side yards of the house consist of coarse lawn and shrubbery; the rear yard is a field, with several large trees. A more-or-less semi-circular dirt driveway encircles the house.

Associated with the house is one outbuilding, a long, narrow, wood-framed barn with a seamed metal gable roof and weatherboard siding. The location or even the existence of other outbuildings is not known.

Boundaries

The Newnan McBain House was originally associated with an entire land lot consisting of 202-1/2 acres. Through the years, this acreage has varied with different property owners. Presumably, this land was always farmed, although specific documentation to this effect has not been found. Today, the Newnan McBain House is associated with 51 of the original 202-1/2 acres of land. This property no longer constitutes a farmstead, and the house itself is rented. Much of the original land lot has been allowed to grow up in underbrush and woods; a portion of it is now cultivated as an orchard. Thus, there is little historical continuity to the original acreage, and the land surrounding the house has little environmental or functional relation to it. Boundaries, therefore, have been drawn to include only the house, barn, and immediate grounds. These boundaries are defined on one side (west) by the highway and on three sides by fences. The bounded property forms a square approximately 200 feet square with one corner (northeast) removed.

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 checked="" 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/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Newnan McBain House is significant primarily in the architectural history of Georgia as a distinct and rare type of antebellum folk house. As such, however, it has significant implications for the history of exploration and settlement in the southwest part of the state. Because the architectural history of the house is at present poorly documented and imperfectly understood, the archaeological potential of the property may be of considerable significance in yielding data that will further document and assist in interpreting the house and its grounds. Finally, because the major source of information about the house is the house itself, its preservation is of great importance to insure that future research and analysis may be carried out.

Architectural Significance

The Newnan McBain House is significant in the architectural history of Georgia. Built in ca. 1853 for Americus resident Newnan McBain, the house is a distinct and rare type of antebellum dwelling. According to the currently accepted cultural geographers' typology, the McBain house appears to be a Louisiana French or "Creole" type house. Henry Glassie, in Pattern in the Material Folk Culture of the Eastern United States (1968), observes that, "the Louisiana French house types ... are distinctly different from the English-derived Southern ones. The most typical of these is the Creole house with its inset porch, paired front doors, and central chimney..." (p. 118). Glassie also provides a photograph and floor plan of a typical Creole-type house in Louisiana (p. 121, attached), which is essentially identical to the Newnan McBain House. Milton B. Newton, in Louisiana House Types (1971), concurs with Glassie. "The core of the Creole house," Newton writes, "more complicated than the pen-tradition houses, includes, under a continuous-pitch gabled roof, a full gallery, two main rooms with one common chimney, and a back tier of ... rooms" (p. 13). The larger of these houses, with four or more main rooms, Newton calls "Creole raised cottages," and he provides a photograph of one which is virtually identical to the Newnan McBain House (p. 14). Eugene Wilson, in Alabama Folk Houses (1975), provides another illustration of a typical Creole-type house, this one located in Baldwin County, Alabama, but nevertheless "very similar to the Creole houses of southern Louisiana" (p. 94), and

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9 MAJOR BIBLIOGRAPHICAL REFERENCES

Chain of title research by James C. Gatewood. Crisp, Oxford, and Gatewood, P.A. Americus, Ga., Oct. 3, 1978.

Williford, William Bailey, Americus Through the Years. Atlanta: Cherokee Publishing Co., 1975.

**UTM NOT VERIFIED
ACREAGE NOT VERIFIED**

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY App. one

QUADRANGLE NAME Lake Collins, Ga.

QUADRANGLE SCALE 1:24,000

UTM REFERENCES

A 16 759350 3548250
 ZONE EASTING NORTHING

B
 ZONE EASTING NORTHING

C

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

The boundary of this nominated property is described by a heavy black dotted line following fence lines and the edge of U.S. Highway 19 on the attached "Sketch Map of Property/Sketch Plan of House," dated July, 1979.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
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STATE	CODE	COUNTY	CODE
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11 FORM PREPARED BY

NAME / TITLE a) David J. Brown, Historic Preservation Planner
 b) Richard Cloues, Architectural Historian

ORGANIZATION a) Middle Flint Area Planning & Dev. Commission DATE
 b) Historic Preservation Section, Ga. D.N.R. September, 1979

STREET & NUMBER a) P.O. Box 6 TELEPHONE
 b) 270 Washington St., S.W. a) 912/937-2561 b) 404/656-2840

CITY OR TOWN a) Ellaville STATE
 b) Atlanta Georgia

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE X 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 *Elizabeth A. Lyon*

TITLE Acting State Historic Preservation Officer DATE 11/29/79

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Tommy Stacy Goodin
 KEEPER OF THE NATIONAL REGISTER
 ATTEST: *Paul J. Davis*
 CLERK OF REGISTRATION

DATE 2/8/80
 DATE 2/4/80

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very similar to the Newnan McBain House. In all its salient aspects, then -- in terms of its floor plan, massing, roof line, chimney location, porch design, foundation, weatherboard siding, doorway and window location, and construction -- the Newnan McBain House fits the model of the Louisiana French or "Creole"-type house.

Reinforcing the Creole attribution is the fact that the Newnan McBain House does not meet the criteria of other, more typical types of rural houses in Georgia or elsewhere. The McBain house is clearly not a double-pen or dog-trot. Its four-room floor plan precludes it from being a saddlebag. More importantly, its peculiar floor plan also disqualifies it as a typical four-room-with-central-hall farmhouse, some of which have similar, though not identical inset porches, some of which have front doorways in addition to that leading into the central hall, and all of which derive from Anglo-Saxon precedents.

The Newnan McBain House defies stylistic classification as well, further strengthening the contention that it represents a type. Its floor plan, massing, and chimney location preclude it from being called a plain-style building, and its floor plan, general arrangement, proportions, and lack of period detailing preclude it from being termed Greek Revival. In rural Georgia at the time, these two stylistic options were the only ones available to country builders.

The Newnan McBain House is the first Creole-type house to be identified and nominated to the National Register in Georgia. Indications are that it is a relatively rare type of house in the state, and is restricted to the southwest coastal plain region (no other examples are known elsewhere in the state, and two or three examples have been tentatively identified in the region). Previously, the Creole-type house was most closely identified with Louisiana (Fred B. Kniffen, "Louisiana House Types," 1936) -- in fact, it is sometimes called the "Louisiana style" (Newton, 1971, p. 14) -- but more recently, it has been recognized in the Gulf Coastal regions of Mississippi (Glassie, 1968, pp. 105-106) and Alabama (Wilson, 1975, p. 94). Of more than just passing interest, Wilson noted that "this [type] is not common in the coastal settlement of Alabama, although it may have been more abundant fifty years ago." Supporting the appearance of the Creole-type house in Mississippi and Alabama (and Georgia) is a secondary cultural diffusion pattern, first

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identified by Kniffen in 1965 and seconded by Kniffen and Glassie in 1966, that shows how building methods and housing types may have spread historically in an east-west fashion across the Gulf Coastal region.

Exploration and Settlement

The architectural significance of the Newnan McBain House carries with it implications for the history of exploration and settlement in Georgia. Since the house appears to be derived from French rather than English building traditions, it may demonstrate previously unrecognized cultural influences shaping the early-nineteenth-century history of part of this state. This French influence seems to be confined to the southwest part of the state and might be dismissed as simply an aberration were it not for the secondary cultural diffusion pattern identified by Kniffen and Glassie that shows how building methods and housing types may have spread in an east-west manner across the Gulf Coastal region of the United States in the antebellum period. The Newnan McBain House may be the first recognized manifestation of this secondary cultural diffusion pattern in Georgia.

The actual agent of this secondary French cultural influence is not known at this time. Clearly, it is not the property owner who had the house built. The chain of title, plus census records, show that Newnan McBain (like earlier owners of the land and later owners of the house and grounds) was from the central part of the state and moved westward with the general migration as land was opened for settlement. His building traditions, like those of his fellow migrants, would have been English, most likely the plain style, four rooms with central hall, or Greek Revival. The builder himself, then, must have carried the French building tradition into this part of the state, either from experience in working in the Gulf Coastal region or through builders' guides and pattern books, and he must have had the liberty to build more or less as he pleased. The records allow for just such circumstances; according to the chain of title, this property seems to have been speculative in nature, having been sold four times in the five years between 1851 and 1856, rather than a stable owner-occupied farmstead. Under such circumstances, the builder may have been given greater latitude to build a "non-traditional" house. All of this is, of course, highly speculative, and efforts to document it further have not been fruitful. It is intended to suggest only that there are plausi-

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ble explanations by which the Newnan McBain House and its apparent cultural origins can be historically related.

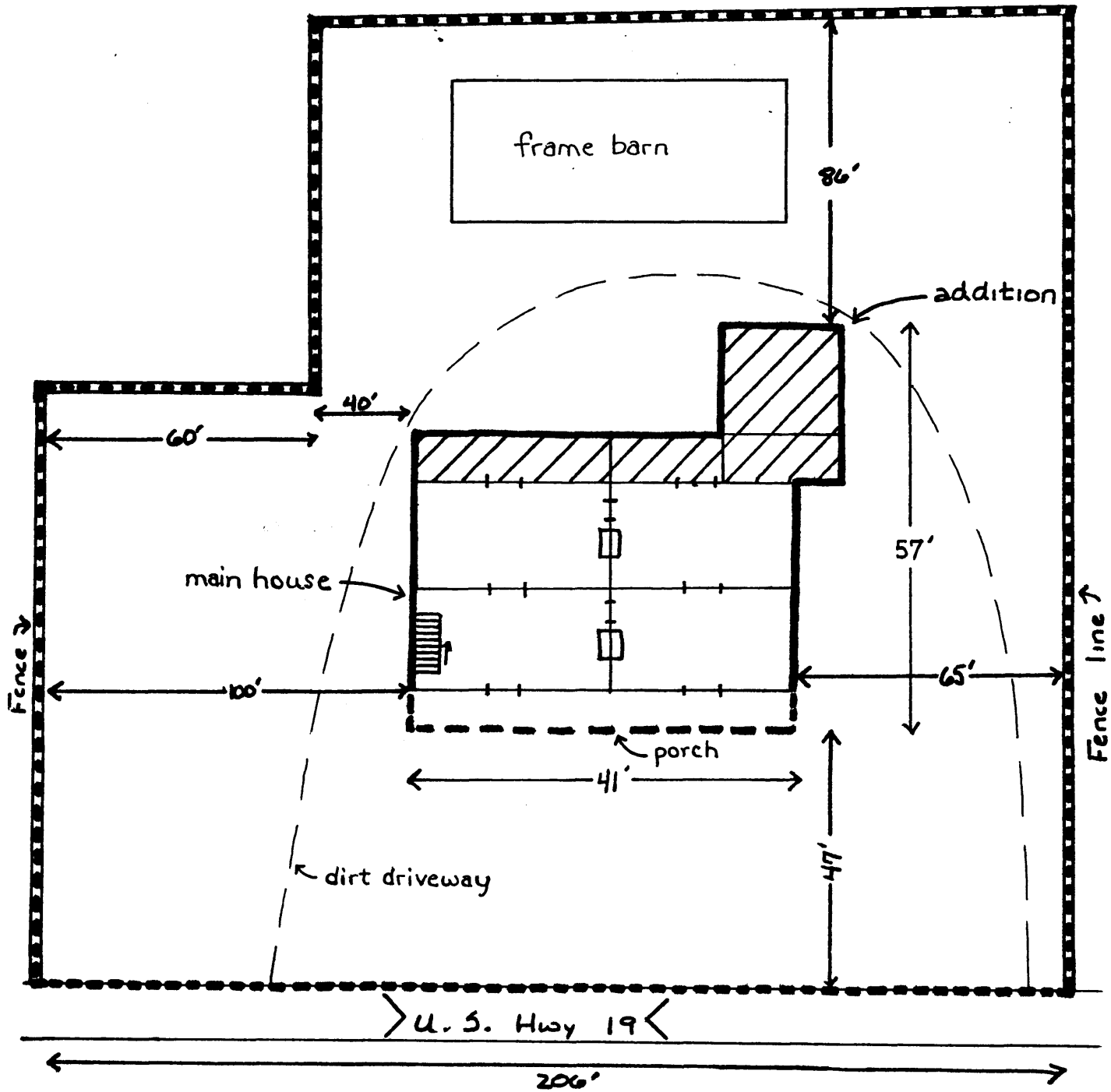
Historical Archaeology

No formal archaeology has been done at the Newnan McBain House. Because the architectural history of the house and its immediate surroundings is imperfectly understood, however, archaeological potential may be significant. If realized, this archaeology would add to our knowledge of the McBain house, its outbuildings, and grounds. In addition to providing concrete data, archaeology would help in determining the overall character of the place and might reinforce (or possibly contradict) its interpretation based on structural evidence.

Preservation Value

Although the architectural history of the Newnan McBain House is imperfectly understood, as an unusual type of dwelling the house is clearly significant in the history of Georgia architecture. In the absence of other data, or until its tentative historical significance is further confirmed (or denied), the survival of this house is of great importance because it represents the major identified source of information about itself and the movement of which it may be a part. Like the preservation of archaeological resources in the ground, the preservation of this house in situ will make possible future study and analysis along potentially rewarding avenues of inquiry. Listing on the National Register of Historic Places will play a direct role in the preservation of this house, not just through recognition and protection, but also from the anticipated benefits of the tax-reform act as applied to the house as rental property by an owner who is interested in seeing that the future of the house is ensured.

DEC 06 1979



Newnan McBain House
Americus vicinity, Sumter County, Georgia

SKETCH MAP OF PROPERTY/SKETCH PLAN OF HOUSE

not to scale
north: ←

boundary of nominated property:

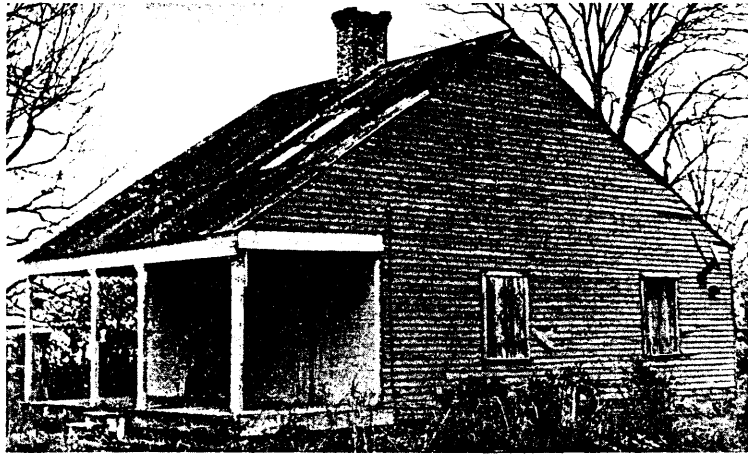
date: July 1979

source: David Brown, preservation planner

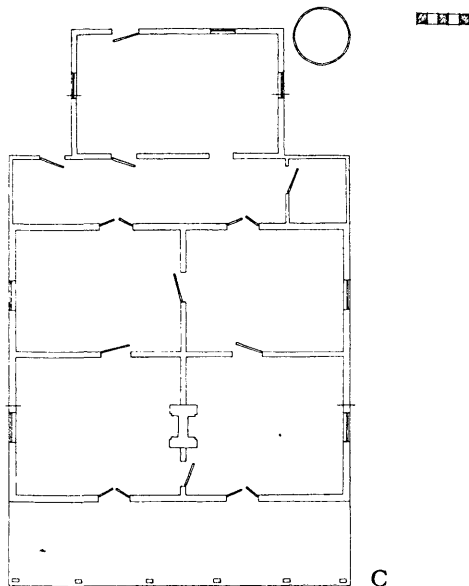
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121



B



A typical French Creole type house in Louisiana.
(from Henry Glassie, Pattern in the Material Folk Culture of the Eastern United States, 1968, p. 121)