

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 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 the National Register criteria. () See continuation sheet.

Elizabeth A. Lyon

Signature of certifying official

9/4/92

Date

Elizabeth A. Lyon
State Historic Preservation Officer,
Georgia Department of Natural Resources

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 or bureau

5. National Park Service Certification

**Entered in the
National Register**

I, hereby, certify that this property is:

entered in the National Register

Aelous Byer _____ *10/29/92*

determined eligible for the National Register _____

determined not eligible for the National Register _____

removed from the National Register _____

other, explain: _____

see continuation sheet _____

Signature, Keeper of the National Register Date

6. Function or Use

Historic Functions:

DOMESTIC/single dwelling
DOMESTIC/secondary structure
AGRICULTURE/processing; animal facility; agricultural outbuilding

Current Functions:

DOMESTIC/single dwelling

7. Description

Architectural Classification:

MID-19TH CENTURY/Greek Revival

Materials:

foundation	brick
walls	wood
roof	asphalt shingles
other	n/a

Description of present and historic physical appearance:

The Goodwyn-Bailey House and outbuildings are located in Coweta County, some thirty-five miles southwest of Atlanta, in a very rural setting. The property consists of a main house with a modern kitchen ell and a number of outbuildings, most of which are historic.

The main house is a two-story, frame, Greek Revival style house with end chimneys on the central block and a two-story central pedimented portico with balcony. The central block is only one room deep, with a central hall.

The house is situated on a slight rise with pastures sloping away to either side. Old oak trees shade the front yard.

On the exterior, the heavy timber framing is covered by pine clapboards. The wood is rough sawn on the back and planed on the exterior with a hand-planed bevel. Flush tongue-and-groove siding can be found under the central portico and other covered porches. The exterior chimneys are of hand-made brick with penciled stucco. The windows are 9/9 on the first floor, and 6/9 on the second story. The original roof was of heart pine shingles, samples of which have been saved; the current roof is of textured asphalt shingles.

The front facade has a central pedimented portico over a cantilevered second-floor balcony. The portico is supported by two square columns with doric capitals and two pilasters of the same order. The single-raised-panel double doors on the first and second floors are surrounded by multipaned sidelights and door surrounds with a carved attenuated Greek-key motif.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7

The rear door is surrounded by sidelights with simpler trim, and open to a covered porch which connects that door with the rear ell and kitchen wing. The front door has the original mortise lock with a brown ceramic knob. Shutter hinges remain on the exterior window trim. The balcony double doors have the original cast-iron rim lock.

The house plan is two-over-two rooms with a central hall and a three-level rear ell on the southwest side. The ell has a full summer kitchen in a basement which is accessed from both the exterior and interior. The central hall has a back-to-front stair. A second stair is located in the rear ell. A new kitchen wing has been added directly behind the central block, accessed by the ell porch and a second door from inside the ell. The ground floor ceilings are twelve feet and the second story, ten feet high.

The first floor interior has heart pine wainscoting with raised panels. Hand-plane marks are visible on much of the woodwork. The halls are horse-hair plaster on hand-split lath. The finished coat shows trowel marks. Doors are double-panel heart pine. The woodwork shows evidence of being grained on all the main floor rooms (small samples have been saved). Two of the upstairs rooms were grained, the other one was either left natural or varnished. All of the plaster was painted white with the exception of the parlor which was cream. The floors are tongue-and-groove random width heart-pine boards.

The interior details of the house are simple with the exception of the parlor which has a Greek Revival mantle with massive fluted doric pilasters. All parlor woodwork is more elaborate with 6" fluted surrounds and a massive dog-eared door surround. The staircase has new simple square balusters, and a hand-planed banister rail. The newel post is a recent addition, the original being long gone. Original hardware remaining consists of a cast-iron rim lock, brown ceramic knob and cast-iron interlocking hinges.

The house was constructed with a heavy timber frame with mortise-and-tenon hand-hewn oak sills. The foundation piers are brick with some original penciled stucco.

All seven wood-burning fireplaces remain. There is evidence of old post-and-tube electrical wiring but no evidence of gas fixtures. There is an unsubstantiated claim that this was the first house to have electricity in the county. The original hand-dug stone-lined well still provides the house with water.

The house sits on a slight rise above the flood plain of White Oak Creek. Old oaks, stone walls, and early bulb patterns are all that remain of the original landscaping. An enormous catalpa tree and several smaller catalpas are between the house and a dammed pond. The

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 7

dam was built between 1956 and 1960. Beyond the pond is the foundation rubble of what may have been slave houses which once surrounded the massive oak still standing on the now-overgrown knoll. This oak and the large catalpa are thought to hold possible state records by the Forestry Department. The stacked fieldstone retaining walls still remain around the front yard, along with bulbs in a circular design.

The historic outbuildings include two barns, northwest of the house, and a buggy shed to the west of the house. The outhouse is also considered historic. All that remain of the once-extant historic smokehouse, grain shed and well-house are the stone piers still visible between the house and barns. A 1930s photograph shows a corner of the original cookhouse in the original location. An aerial photograph taken in 1948 shows a change in the location of the cookhouse but the location of all other visible outbuildings remains the same. The barns are currently used for storage. A 1950s addition to the house was removed and moved to the back of the southwest pasture for storage. The new outbuildings include the cookhouse wing, the new smokehouse, and carriage house, as well as the wellhouse and grain crib.

Changes to the property have been made throughout its history. Before 1900, there was a porch floor which extended the full width of the front facade, but it was removed, and a doorway turned into a window. Around 1913 the stairway was changed from "back to front" to "front to back". At about this same time the owners closed in some second floor windows on the south facade and east ell and added a rear room and enclosed the ell porch to turn the house into a four-over-four room house. They also added a bath and enclosed a dog trot/breezeway to the cookhouse. A "plant room" was added to the east facade. In 1949 the owners, the Emmett Johnsons, removed the original cookhouse, and added a modern kitchen. During the 1988-1989 restoration by the current owners, based on historical documentation and photographs, they removed the deteriorated plant room, removed the dining room ell, porch, and 1954 kitchen due to advanced decay of sills, plaster, and framing caused by broken water pipes when the house was vacant. The rotten staircase was dismantled and returned to its original position. They opened up the closed-in windows on the second floor south and east facades using the original framing which was still in place. They added a bath in the upstairs hallway; repaired the original plaster and duplicated missing woodwork. They restored the chimneys and added the new detached kitchen/cookhouse based on photographic evidence. They added a partially enclosed dog trot (rear ell porch connector) to house bath and laundry and put in a new HVAC system in the attic. They also restored the interior stairs to the summer kitchen and re-stuccoed and scored the chimneys.

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): N/A

A B C D E F G

Areas of Significance (enter categories from instructions):

AGRICULTURE
ARCHITECTURE

Period of Significance:

ca. 1835-1942

Significant Dates:

ca. 1835-1840

Significant Person(s):

N/A

Cultural Affiliation:

N/A

Architect(s)/Builder(s):

Unknown

National Register of Historic Places
Continuation Sheet

Section 8

Significance of property, justification of criteria, criteria considerations, and areas and periods of significance noted above:

Narrative statement of significance (areas of significance)

The Goodwyn-Bailey House is significant in agriculture because it was built as the main house of a cotton plantation and survives with several historic agricultural outbuildings. It was from this house that the farm/plantation was managed. It is also significant in architecture because it is a fine example of a rural Greek Revival style house built within the first decade of Georgia's westernmost frontier being opened for official settlement. The house contains fine design and workmanship exemplified by the Doric columns supporting the front central portico, the original mantels, chimneys, and other details. Its heavy timber frame construction, using mortise and tenon joints, exemplifies the major type of construction available at that time. The plantation was established by Thomas D. Goodwyn (d. 1866); owned and occupied later by his son-in-law John L. Bailey, and in the Bailey family until 1949.

National Register Criteria

The Goodwyn-Bailey House meets National Register criterion A because its surviving agricultural outbuildings and main plantation house exemplify events which have made significant contribution to the broad patterns of American history. The antebellum farm was the basic unit of life for many Georgians; later in post-bellum times, farming continued on being the major occupation of Georgians until the 1930s. Thus this farm, whose significance covers the century from its construction in the 1830s until the 1930s, reflects the type of place one would find scattered all over Georgia. The main house on this farm is a much more substantially built house than those often found. The remaining historic outbuildings are vestiges of a much larger, self-sufficient complex.

This house also meets National Register Criterion C because due to its Greek Revival architectural style embodies distinctive characteristics of a style and method of construction. The Greek Revival style had just been introduced in America at about the time this house is believed to have been built. Its Doric columns, symmetrical form, and massive appearance belie its being only one room deep. The house retains many other important details from original mantels, and chimneys, to wainscotting, graining, sidelights, and

**National Register of Historic Places
Continuation Sheet**

Section 8

moldings. The central hall type of floorplan was also an important element in this era as well.

No formal archaeology has been done on this property. However, the potential for archaeological resources is evidenced by the numerous foundations of former outbuildings and landscape features.

Criteria Considerations (if applicable)

N/A

Period of significance (justification)

The period of significance is from the construction of this house to the end of the historic period, roughly a century of use and growth. It operated as the main house on a farm/plantation during this time.

Developmental history/historic context (if applicable)

The Goodwyn-Bailey House is situated in Coweta County, an area that was opened for settlement in 1825, on lands formerly owned by the Lower Creek Indians. The name Coweta was derived from the Indian name Cowita or Kawita. In 1827, a land lottery was held to distribute land for the entire region that had formerly been Creek territory. Land Lot 16 was drawn by Joseph Vann of Upson County.

Families and individuals particularly from Virginia and South Carolina migrated into this new territory over the next twenty years or so, often settling areas according to family or religious groups. Many of the South Carolina migrants were Presbyterians from the up country.

A Virginian, Mrs. Burwell Goodwyn (Nancy/Anne Dance) left Dinwiddie County with her oldest son, Thomas Dance, sometime after her husband's death in 1834, bound for Coweta County, Georgia. Thomas Dance Goodwyn married Mary A. C. Griffin of Coweta County in 1838.

According to the Coweta County Grantee/Grantor Index and Deeds, by 1845 the mother, Nancy/Anne Dance Goodwyn owned land lots 1 and 17. It is not clearly documented as to how Thomas D. Goodwyn acquired land lot 16 from Elijah Bailey (see chronology) but it occurred sometime between 1832 and 1840, for according to the 1840 Tax Digest of Coweta County, Thomas D. Goodwyn was listed as owning land lot 16, 202.5

National Register of Historic Places
Continuation Sheet

Section 8

acres, 7 slaves, and a four-wheeled carriage. His mother, living on adjacent land lot 32, had 24 slaves and a four-wheeled carriage at that time. There is no record of the existing plantation house at this time, but then the Georgia records neither taxed rural houses nor mentioned them specifically in deeds during this time, making it difficult to know whether a house had been built or not. This fine Greek Revival house is believed to have been built for Thomas D. Goodwyn around 1835. This fact is substantiated by the signature of his mother, A.D. Goodwyn, found on one of the main beams. The Goodwyn family remembers that the home took two years to build which coincides with the marriage of Thomas and Mary in 1838. They were married in Coweta County and their first child John Burwell, was born in Virginia in 1839. Their second child, Thomas Dance, Jr., was born in Georgia in 1841. So Mrs. Goodwyn could have returned to Virginia to have her first child while the home was being built.

The 1840 census listed the elder Goodwyns, one child under 5 and another male age 20 - 30. By 1850 the county was on its way to becoming a prosperous cotton economy. The railroad had come to Newnan, the county seat, and a girls' college, College Temple, had opened there as well. By 1852 a cotton warehouse was built in Newnan and the emphasis on cotton increased. The plantations continued to prosper into the late 1850s when signs of war were gathering.

Thomas and Mary Goodwyn, and their four children, John Burwell, Thomas Dance, Jr., Sarah Virginia and Mary Louisa, appeared together in the 1850 census. John Burwell, the oldest son, fought in the Civil War and many of the letters he sent to his family survive today. The old homeplace clearly survived the Civil War intact. Although at least one battle, Brown Ridge, was fought in Coweta County, most of the large plantation homes in the county and Newnan as well were little damaged because they were used as makeshift hospitals for both Confederate and Union wounded. Legend has it that the Goodwyn Plantation was one of these hospitals, although this has not been documented.

Less than a mile down the road from the Goodwyn Plantation was (and still is) the Bailey home. The Bailey family came into Georgia from Virginia also and settled in Coweta County in 1836. John Lundie Bailey married Virginia Goodwyn when he returned from the Civil War in 1865. He was in Company A of the 7th Georgia Regiment and was wounded at the second battle of Manassas. He was taken prisoner in August 1864 and imprisoned at Fort Delaware until March 1865, when he reportedly walked home from Maryland. His paternal grandmother, Sally Jackson Bailey, is said to have been an aunt of Confederate General Stonewall Jackson.

National Register of Historic Places
Continuation Sheet

Section 8

Not too long after Thomas D. Goodwyn died in 1866, John Lundie and Virginia married and moved into the Goodwyn Plantation. Mrs. Mary A.C. Goodwyn died during the following year. Before her death, John Burwell Goodwyn became the administrator of Thomas Goodwyn's estate and at that time, 135 acres (100 of land lot 17 and 35 acres of land lot 16) were set aside as dower lands for Mrs. Goodwyn. This acreage probably contained the homeplace and was the working plantation. According to the Coweta County deed records, it appears that the children and grand-children retained 1/9th interest in land lots 16 and 17, presumably the same 135 acres of dower lands.

After Thomas D. Goodwyn's death, an inventory of perishable goods was taken for sale, as was required by law and logic. This inventory was four pages long and along with the expected livestock and hardware the following were also included: several volumes of history books, as well as books on agriculture, the State Laws of Georgia; 1500 bricks and 325 bushels of cotton; 400 bushels of corn; 100 bushels of cotton seed. Livestock included horses, mules, hogs, cattle and sheep. He also owned a single bore gun, a double bore gun, and a colt revolver, many blacksmithing tools and woodworking tools.

The sum of twelve hundred dollars was designated for the support and maintenance of the widow and son Thomas, Jr. She also received livestock.

After Mary Goodwyn's death in 1867, the dower lands were sold to John Lundie Bailey and his wife "Miss Jennie", by the oldest son John Burwell Goodwyn. The home remained in the Goodwyn and Bailey family until 1900 when the 135 acres of land lots 16 and 17 were auctioned to H. C. Arnall by Thomas Dance Goodwyn, Jr. (another brother-in-law of John Lundie Bailey) who must have been caretaker of the property since the death of the Baileys.

H.C. Arnall, in turn, sold this same acreage to Annie Kate Parks on the very same day. After six years, Annie Kate Parks sold this parcel back to the Bailey family.

In 1906 there were a number of outbuildings remaining on the property, having apparently survived the Civil War, upon which A. K. Parks retained the rights. As stated in the Coweta County deeds, she retained the rights to "maintain, operate, control and use at her own expense in any way she saw proper a certain gin, saw mill, grist mill, wagon & wood yard on that part of said lands...."

The Bailey family remained on the property from this time through 1949. The property remained a flourishing farm until 1956 when the property was bought by Marjorie Shores. She allowed the property to deteriorate badly and it became virtually uninhabited. The current

National Register of Historic Places
Continuation Sheet

Section 8

owners, Rodney and Renae Smith, purchased the home from Mrs. Shores in 1986 and began their restoration, saving the home from 25 years of abuse and disuse.

The success of the Smiths' restoration was recently recognized when they were awarded the Georgia Trust for Historic Preservation Award of Merit in 1991 at its annual meeting. They also won the National Trust for Historic Preservation's Second Prize for Craftsmanship, also in 1991.

Attribution of the House to William Yarbrough:

This is one of several houses in the Coweta and Meriwether County, Georgia region which have been recently attributed to William Yarbrough, a regional carpenter builder/architect. Unfortunately, the factual information on the life of Mr. Yarbrough, as outlined below, does not fit into the time that the Goodwyn-Bailey House was built, ca. 1835-1840, during the height of the Greek Revival movement in Georgia.

The recent History of Coweta County, Georgia (1988) names William Yarbrough as the architect/builder of many houses in Coweta and Meriwether Counties due to stylistic similarities as well as due to hearsay information from the Yarbrough family. The Goodwyn-Bailey House is not mentioned in the county history in the section on houses by Yarbrough, nor is this house featured in the history in the historic homes section. But the owners have attributed this house to Yarbrough due to stylistic details.

This final nomination makes no such claim, since no proof has yet surfaced and the biographical facts of William Yarbrough's life do not confirm that he was able to construct a house in Coweta County as early as 1835. The William Yarbrough whose life and children are discussed in the county history (p. 387-388) was born in 1827 and died in 1890, thus he was too young to have done anything substantial in 1835-40. Further research may shed light on another generation of Yarbroughs who may have been involved.

9. Major Bibliographic References

Smith, Renae and Ellen Ehrenhard. "Goodwyn Plantation..." Historic Property Information Form, May, 1990. On file at the Office of Historic Preservation, Department of Natural Resources, Atlanta, Georgia.

Previous documentation on file (NPS): (X) N/A

- () 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:

- (X) State historic preservation office
- () Other State Agency
- () Federal agency
- () Local government
- () University
- () Other, Specify Repository:

Georgia Historic Resources Survey Number (if assigned):

10. Geographical Data

Acreage of Property 100 acres.

UTM References

- A) Zone 16 Easting 713240 Northing 3692820
- B) Zone 16 E 713780 N 3692620
- C) Zone 16 E 713780 N 3692080
- D) Zone 16 E 713140 N 3692080

Verbal Boundary Description

The nominated property is marked on the enclosed plat map.

Boundary Justification

The nominated property is all the land which remains associated with the historic house. It includes the house, its landscaped setting, outbuildings, and known sites of former outbuildings as well as representative rural acreage.

11. Form Prepared By

name/title Kenneth H. Thomas, Jr., Historian
organization Office of Historic Preservation, Georgia Department of Natural Resources
street & number 205 Butler Street, S.E., Suite 1462
city or town Atlanta **state** Georgia **zip code** 30334
telephone (404) 656-2840 **date** July 14, 1992

(HPS form version 10-29-91)

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Photographs

Name of Property: GOODWYN-BAILEY HOUSE
City or Vicinity: NEWNAN
County: COWETA
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: December, 1991

Description of Photograph(s):

1 of 14: Front facade with new cook house wing and well house; photographer facing southwest.

2 of 14: Rear facade showing cook house wing and well house; photographer facing northwest.

3 of 14: Rear facade, well house on right, cook house and rear ell in center; photographer facing northeast.

4 of 14: Outbuildings, from left to right: barns, buggy shed, and storage facility; photographer facing southwest.

5 of 14: Interior view of original chimney in rear porch breezeway outside of dining room rear wall; photographer facing northwest.

6 of 14: Front door/front entrance; photographer facing south.

7 of 14: Interior, first floor, entrance hall stairway; photographer facing northeast.

8 of 14: Interior, first floor, parlor/living room (on left as one enters the front door); photographer facing northwest.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Photographs

9 of 14: Interior, first floor, parlor (on right as one enters front door); photographer facing northeast.

10 of 14: Interior, first floor, dining room; photographer facing northeast.

11 of 14: Interior, first floor, bathroom with exposed joists in the wall; photographer facing northwest.

12 of 14: Interior, second floor, master bedroom; photographer facing northeast.

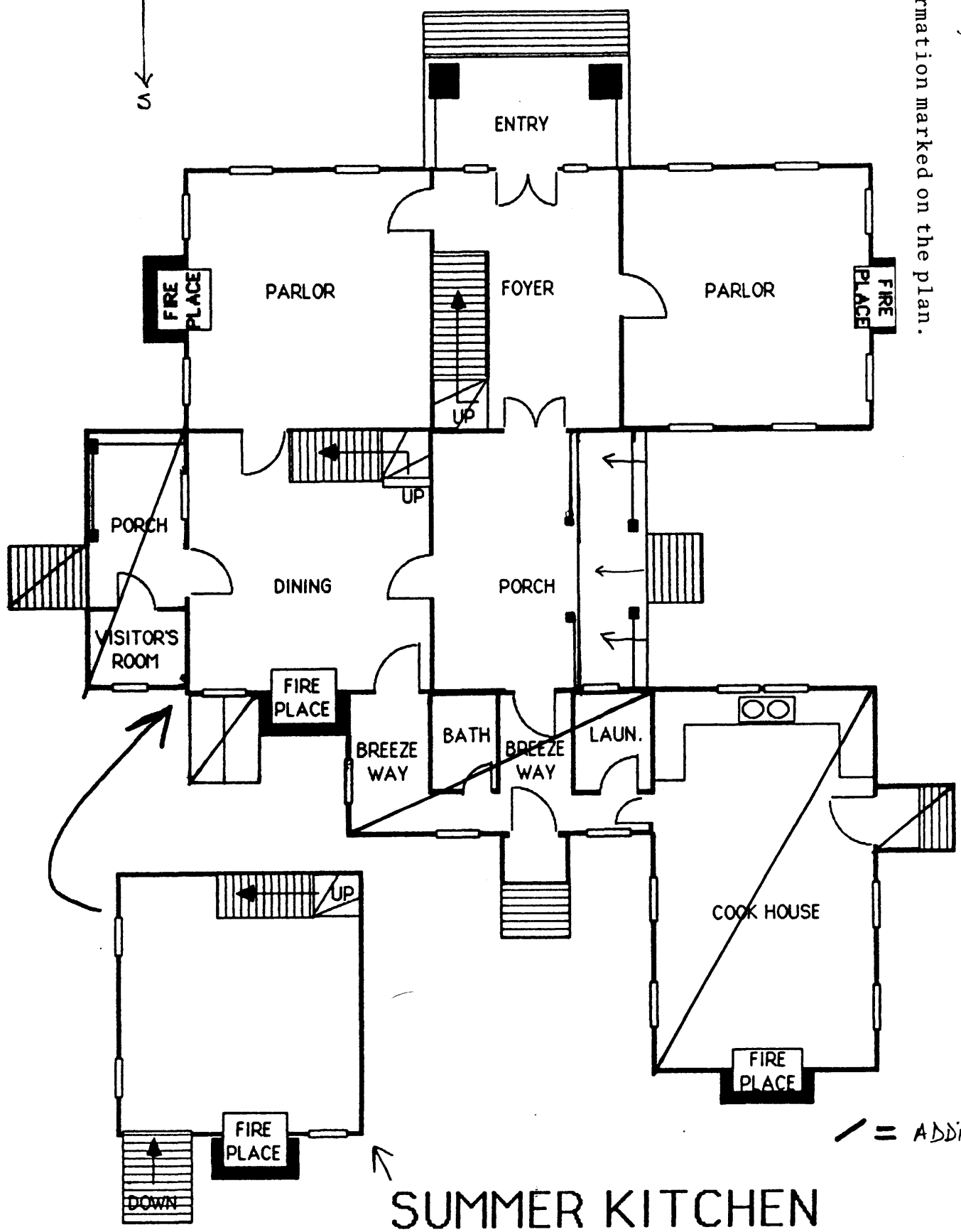
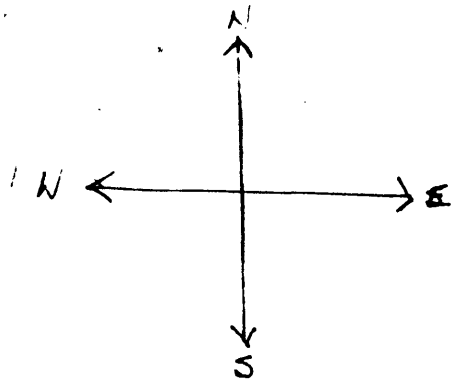
13 of 14: Interior, basement, summer kitchen (below the dining room); photographer facing northwest.

14 of 14: View of the house and outbuildings from the back of the property above the new lake; photographer facing north.

APRIL 4, 1
CATALPA PL

First Floor Plan
Goodwyn-Bailey House
Newman, Coweta County, Georgia
Scale: Not to scale
Source: Drawn by consultant
Date: 1990
Key: All information marked on the plan.

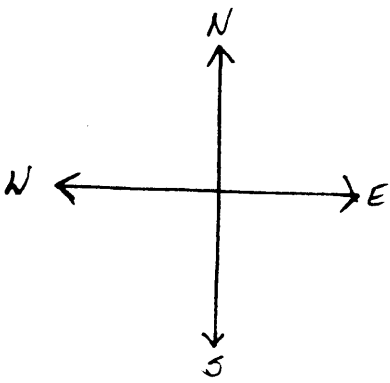
MAIN FLOOR



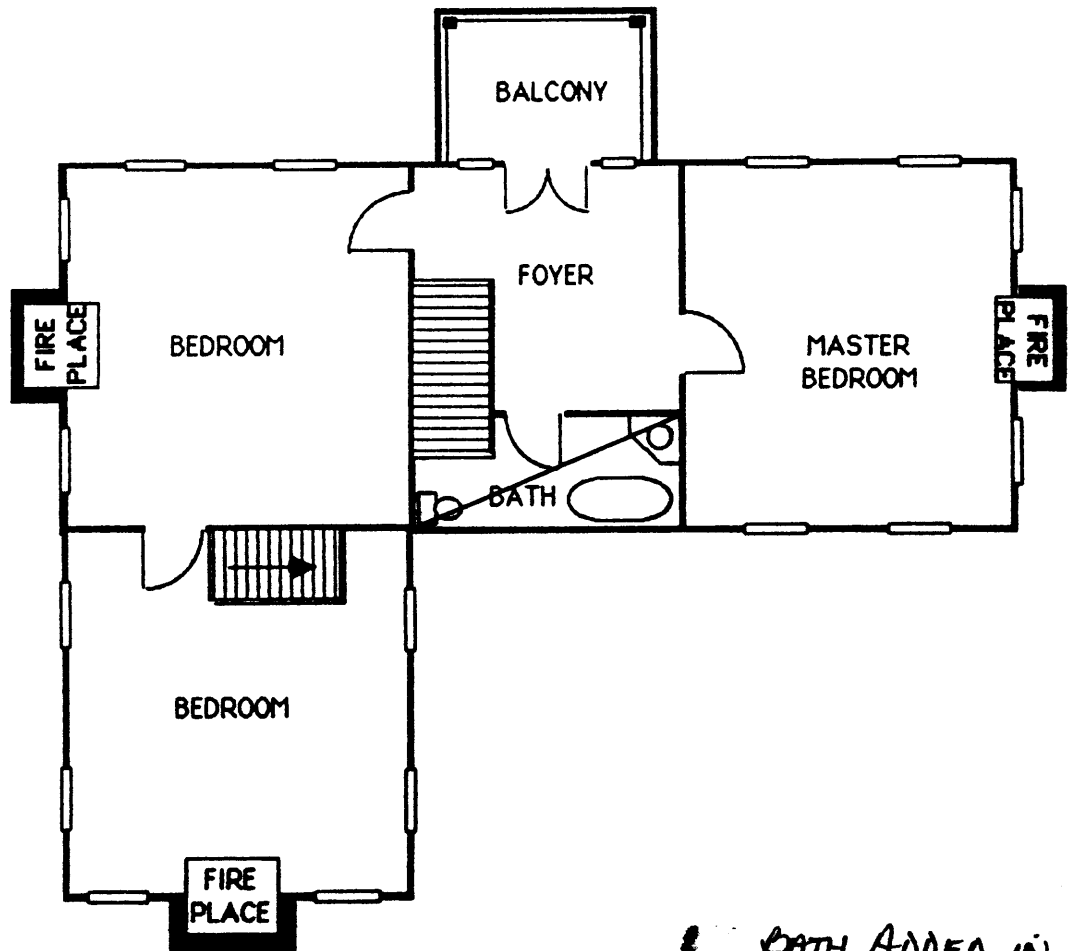
/ = ADDITIONS
89/60

SUMMER KITCHEN

April 9, 1990
CATALPA PLANTATION



SECOND FLOOR



*BATH ADDED IN ORIGINAL
STRUCTURE 6/89*

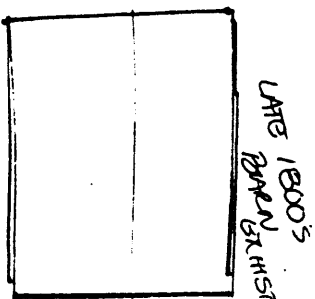
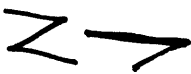
/ = Additions 6/89

Second Floor Plan
Goodwyn-Bailey House
Newnan, Coweta County, Georgia
Scale: Not to scale
Source: Drawn by consultant
Date: 1990
Key: All information marked on the plan.

Sketch Map (Site Plan)

Goodwyn-Bailey House
 Newnan, Coweta County, Georgia
 Scale: Not to scale
 Source: Drawn by Rodney Smith
 Date: 1990

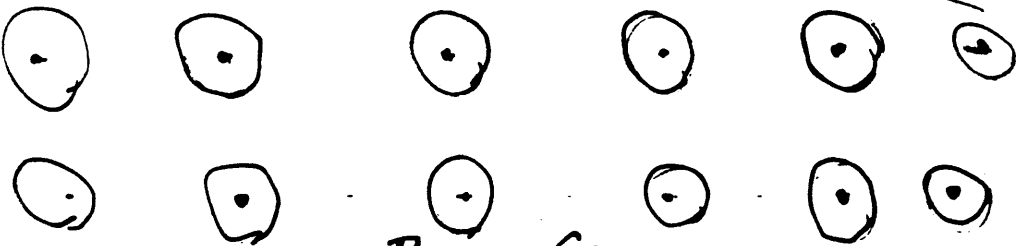
Key: As marked directly on the plan.



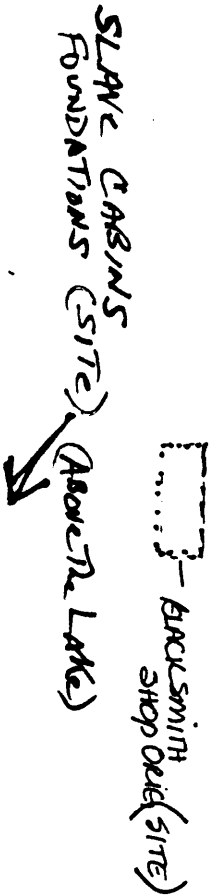
LATE 1800'S
 OPEN KITCHENS
 (Historic)



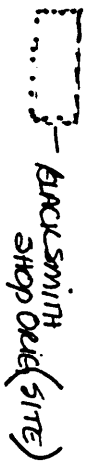
LATE 1800'S
 SHED KITCHENS
 (Historic)
 SMALL BARN



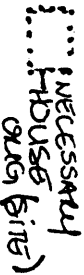
Pecan Grove



SLAVE CABIN'S
 FOUNDATIONS (SITE)
 (Above the Lake)



BACKSMITH
 SHOP (SITE)



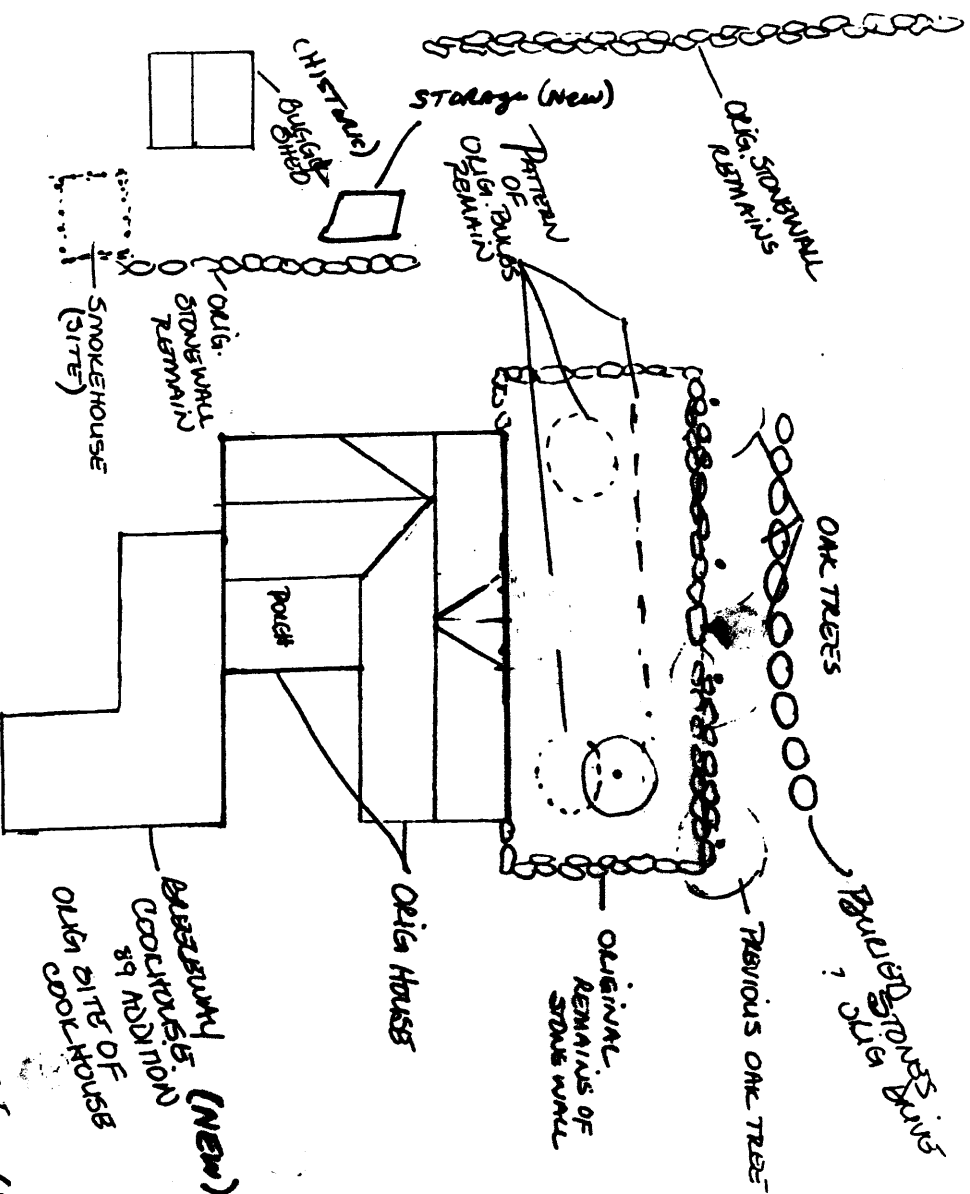
NECESSARY
 KITCHENS
 (SITE)



(NEW)
 OAK RIDGE
 House



NEW ORIG. FOUNDATION
 (NEW)



OAK TREES

PREVIOUS OAK TREE

ORIGINAL REMAINS OF SIDE WALL

ORIGINAL REMAINS OF SIDE WALL

STORAGE (NEW)

CHICKEN QUARTER

ORIG. SIDEWALL REMAINS

SMOKEHOUSE (SITE)

GRAIN SHED (SITE)

LARGE ANTHRA

LATE 1800'S SHED KITCHENS (Historic) SMALL BARN

SLAVE CABIN'S FOUNDATIONS (SITE) (Above the Lake)

BACKSMITH SHOP (SITE)

NECESSARY KITCHENS (SITE)

(NEW) OAK RIDGE House

NEW ORIG. FOUNDATION (NEW)

NEW ADDITION COOLHOUSE 89 ORIG. COOLHOUSE

ORIG. HOUSES

PARTIAL OF BARRICADE

CHAIN

STORAGE (NEW)

CHICKEN QUARTER

ORIG. SIDEWALL REMAINS

SMOKEHOUSE (SITE)

GRAIN SHED (SITE)

LARGE ANTHRA

LATE 1800'S SHED KITCHENS (Historic) SMALL BARN

SLAVE CABIN'S FOUNDATIONS (SITE) (Above the Lake)

BACKSMITH SHOP (SITE)

NECESSARY KITCHENS (SITE)

(NEW) OAK RIDGE House

NEW ORIG. FOUNDATION (NEW)

NEW ADDITION COOLHOUSE 89 ORIG. COOLHOUSE

ORIG. HOUSES

PARTIAL OF BARRICADE

CHAIN

Plat
 Goodwyn-Bailey House
 Newnan, Coweta County, Georgia
 Scale: 1" = 300'
 Source: Coweta County Georgia Deed Book
 470, p. 88

Date: 1991

Key: The nominated property is
 marked with a heavy black line.
 It consists of parcels 4, 5, 6, 7 & 8

