

0117
1977



United States Department of the Interior
National Park Service

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 Samuel H. Brodnax House

and/or common

2. Location

GA 81

street & number Georgia Highway 81 just south of Georgia Highway 138 N/A not for publication

city, town Walnut Grove N/A vicinity of congressional district

state Georgia code 013 county Walton code 297

3. Classification

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

4. Owner of Property

name Lt. Colonel and Mrs. William Patterson

street & number 4 Christian Drive

city, town Nashua N/A vicinity of state New Hampshire 03063

5. Location of Legal Description

courthouse, registry of deeds, etc. Superior Court

street & number Walton County Courthouse

city, town Monroe state Georgia

6. Representation in Existing Surveys

title Historic Structures Field Survey: Walton County, Georgia has this property been determined eligible? yes no

date 1977 federal state county local

depository for survey records Historic Preservation Section
Georgia Department of Natural Resources

city, town Atlanta state Georgia

7. Description

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

Describe the present and original (if known) physical appearance

The Samuel H. Brodnax House, built in 1881, is a two-story brick house located in Walnut Grove, Walton County, Georgia. A number of historic outbuildings are associated with the house, including a garden house, garage, smokehouse and cook's house. The nearly three acre property is all that remains of an approximately two hundred acre farm.

The Brodnax House is a substantial house, simple yet refined in plan and detail. The house is rectangular in plan with a projecting front wing on the south side, a one-story front veranda, sheltering the main entrance, that nestles in the front "L", and a rear, one-story kitchen ell and porch. The roof-line is somewhat unusual: a gable roof on the front wing meets and merges with a flat-topped mansard roof on the main part of the house. At the rear, the kitchen ell has a gable roof, the porch, a shed roof. All are covered with a crimped sheet metal roofing, and the front gable is topped with low cresting. Two double, paneled interior chimneys rise up through the main section of the house, and two additional chimneys are located in the rear ell. The house is constructed of brick, laid in common bond. A noticeable change in the color of the brick occurs all around the house at a uniform level between the first and second story windows. This color change is probably not an intentional design element, but the result of the bricks being prepared and fired on the property in two batches. Windows are two-over-two double hung sash with shutters and stone lintels. Exterior decoration is used sparingly, yet sensitively. Window surrounds are segmentally arched with starts and keystones highlighted in contrasting concrete. The projecting cornice is supported by scroll brackets. The porches, both front and back, originally featured a handsome sawnwork frieze, brackets, supports and railings, some of which have been removed from the back porch. The front porch supports and the front door surrounds are sand painted to resemble stone. The front porch has been screened in, masking the original design, but the original elements all remain in place behind the screen. The rear porch has been enclosed with weatherboarding, but the roof brackets and frieze are still in place. A small screened shed-roofed porch has been added to the south side of the rear ell. The original plans, which are still in the hands of the owner, indicate additional decorative elements in the front gable, which may, or may not, have ever existed. For example, a small sawn bargeboard high in the angle of the gable, highlighted by a finial immediately above, is shown in the plans but does not now exist on the house.

The Brodnax house interior is a variation on the traditional four-over-four room with central stairhall plan, with a one-story rear kitchen/porch ell. A parlor, dining room, family room and bedroom make up the first floor; three bedrooms and a bathroom, the second. This bathroom, located in what used to be the northeast bedroom, and a first floor bathroom located in the northeast corner of the enclosed rear porch, were installed about 1900 and still retain their original plumbing. Interior detailing, like exterior detailing, is restrained yet refined. Walls and ceilings are finely plastered; walls have a simple wide baseboard and a picture rail. Floors are of four inch pine boards. Doors and windows have simple wide architrave trim. The open, single-run stairway in the stairhall has a handsome newel post and turned balusters of walnut. Handsome mantels located in nearly every room feature a Tudor arch supported on pilasters. Those on the second floor, along with the second floor doors, still retain their original "oak graining".

(continued)

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

For HCERS use only

received

date entered

Continuation sheet

Description

Item number

7

Page

2

The Brodnax House property is landscaped with lawn, a number of shade trees and a few foundation shrubs. A low granite retaining wall runs along the front and north side of the house separating it from the highway and the driveway. Most of the historic outbuildings associated with the house are still situated on the property to the rear of the house. Some may date to the 1871 house which was located on the property before the present structure. To the northeast of the house, at the end of the driveway, is a garage, a wood-framed, gable-roofed structure with an open shed-roofed area to the south. To the southwest of the house are a smokehouse and cook's house. Both are gable-roofed, wood-frame structures sheathed with weatherboarding. Both rest on a stone pier foundation and have sawn stone sills. The cook's house has an exterior end fieldstone chimney. To the southwest of the main house is a "garden house", a combination well house and greenhouse, where a Delco generator was also housed for many years. The well house section at the east end is surrounded by a lattice enclosure; the green house is stuccoed brick with glass lights in the ceiling and a sunken floor. The sites of two barns are located near the east edge of the property behind the smokehouse.

The property is located on Georgia Highway 81 just south of its intersection with Georgia Highway 138 in Walnut Grove, originally a small community centered around this crossroads. Suburban tract housing is encroaching on the open farming land in the area. To the south of the Brodnax property are a number of tract houses, and a ranch house is located across Highway 81 to the west. An historic two-story, two-over-two Plantation Plain style house is located across Highway 81 to the northwest.

PHOTOGRAPHS

The Historic Preservation Section has determined that the photographs taken in February, 1981 still represent the character and appearance of the property. No significant changes have been made since that date.

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/ 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 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 checked="" type="checkbox"/> other (specify) local history
Specific dates	1881	Builder/Architect	Bruce and Morgan, architects	

Statement of Significance (in one paragraph)

The Samuel H. Brodnax House, built in 1881, is historically significant in the areas of architecture and local history. Architecturally, the house is a fine and unusual example of a Georgia country residence built of brick. It is one of a very few extant residences designed by Bruce and Morgan, one of Atlanta's most important architectural firms during the late nineteenth century. The existence of the original plans and specifications for the house increase its architectural significance. In the area of local history, the house is important as the home of Samuel H. Brodnax (1844–1932), a Civil War veteran who played an important role in the history of Walnut Grove as merchant, banker, postmaster, and mayor. The above areas of significance support property eligibility under National Register criteria B and C.

The Brodnax House is a simple yet refined brick house of no specific style. The form and detailing of the design, in particular the projecting front gable and the placement and decoration of the front veranda, hark back to the mid-nineteenth century country houses of A.J. Downing and Calvert Vaux. The window treatment, the mansard-type roof and the high "Victorian" ceiling are more consistent with late-Victorian styles. What is particularly significant about the house is the elegant simplicity of all the details and materials used. The handsome exterior window surrounds (a design solution found in several other of the architects' buildings), the fine pine floors, wide baseboards, elegant mantels, and wood-grained doors all bespeak the quality of the architectural design. The presence of many of the original outbuildings also adds to the architectural significance of the property.

The use of brick for country house construction in Georgia was rare until the 1950's, probably because of the widespread availability and relative inexpense of high quality timber. Its use in the Brodnax House is explained by Samuel Brodnax's documented concern for building a fireproof house, his earlier wood-framed house on the same site having burned to the ground. The fact that the bricks were made and fired on the property suggest the inavailability of commercially made bricks in this rural part of the state. The change in the brick color between the first and second stories of the house is the only awkward design element in an otherwise very sophisticated structure.

The architects of the Brodnax House were Bruce and Morgan of Atlanta, two of Georgia's leading late-nineteenth century architects. Alexander Bruce arrived in Atlanta from Tennessee in 1879 to form a partnership with W.H. Parkins, already a prestigious Atlanta architect. With him came his young draftsman, Thomas Henry Morgan, who, in 1882, became Bruce's partner. The Brodnax House, built during 1881, may very well be the first commission of the new partnership. A label on the extant house specifications shows the printed name of Parkins in "Parkins and Bruce, Architects" scratched out and Morgan printed in. Bruce and Morgan were both tremendously important to the architectural history of Atlanta and the state of Georgia. Bruce was the first Atlanta architect to become a member of the AIA (Associate member in 1873). Morgan, in 1889, founded

(continued)

UWM NOT VERIFIED
PACKAGE NOT VERIFIED

9. Major Bibliographical References

See Attached Sheet

10. Geographical Data

Acreege of nominated property 2.86 acres

Quadrangle name Jersey, Georgia

Quadrangle scale 1:24000

UMT References

A

1	7	2	3	5	7	5	5	3	7	3	6	8	6	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification The property, outlined with a heavy black line on the enclosed surveyor's map, is all the property presently associated with the Brodnax House. It contains all the known historic outbuildings and outbuilding sites associated with the house.

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

state N/A code county code

state N/A code county code

11. Form Prepared By

name/title Carolyn Brooks, National Register Researcher

Historic Preservation Section

organization Georgia Department of Natural Resources

date April 15, 1982

street & number 270 Washington Street, SW

telephone 404/656-2840

city or town Atlanta

state Georgia

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

Elizabeth A. Lyon
Elizabeth A. Lyon

date 5/10/82

title State Historic Preservation Officer

For NPS use only

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

Entered in the
National Register

date 6/17/82

Keeper of the National Register

Attest:

date

Chief of Registration

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

For HCRS use only

received

date entered

Continuation sheet

Significance

Item number

8

Page 2

and edited an important monthly architectural journal, The Southern Architect. In 1906, he was the founding president of the Atlanta Chapter of the American Institute of Architects. Bruce and Morgan designed many commercial buildings, churches and courthouses in a variety of late-Victorian styles. Among their buildings listed on the National Register in Georgia are the Georgia Institute of Technology Administration Building and North Avenue Presbyterian Church in Atlanta, the J.R. Carmichael House in Jackson, Butts County, and about ten historic Georgia courthouses. The Walton County Courthouse in nearby Monroe, built in 1883-1884, is among them, and interestingly, Samuel Brodnax is said to have been responsible for persuading the county officials to select Bruce and Morgan to design the structure. The bracketed cornice and banded segmentally arched window surrounds of the courthouse show a close relationship to the Brodnax House.

Samuel H. Brodnax (1844-1932) was an important citizen of Walnut Grove, a tiny Walton County community that grew up at an important crossroads, around a little store that had been established there sometime before 1850. Brodnax, a native of Newton County and a Civil War veteran, arrived in Walnut Grove in 1866 to enter into the mercantile business with his brother -in-law, John Thompson. Banks, credit and goods were almost non-existent in the South following the Civil War, but Brodnax had the enterprise and good business sense to travel to New York City to arrange for a large shipment of merchandise to Walnut Grove. Surprisingly his first credit in New York seems to have been obtained through the sympathy of the wholesale merchants for "a poor crippled confederate boy", as he described himself. The desperate local need for the goods obtained from New York insured the success of the store, and the business thrived. Ten years later Brodnax sold his interest to Thompson and concentrated on farming his land. Brodnax played a major role in Walnut Grove and Walton County throughout his life there. He served as postmaster of Walnut Grove from 1867-1877 and after the town was incorporated in 1905 served for a time as mayor. Brodnax also represented Walton County in the State Legislature during 1890-1891, and during this period was responsible for obtaining a charter for the Bank of Monroe, the first bank in the county. He and his son Joel C. Brodnax together, in 1904, established the Brodnax Banking Company which prospered into the 1920's. The bank occupied one of the five granite commercial buildings which were located in the center of Walnut Grove by 1907. Their presence gives some indication of the tiny town's role as a rural commercial center. Unquestionably, the Brodnax family, and particularly Samuel Brodnax, contributed greatly to its prosperity. Members of the Brodnax family continue to live in the community; the house is presently owned by Samuel Brodnax's great granddaughter.

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

For HCRS use only

received

date entered

Continuation sheet

Bibliography

Item number

9

Page

2

Broadnax, Samuel H., "Facts Concerning the Brodnax Family." September 1, 1923. No further identification. On file at Historic Preservation Section, Georgia Department of Natural Resources, Atlanta.

Bruce and Morgan, Architects. Original plans and specifications for the Samuel Brodnax House. Copy on file at Historic Preservation Section, Georgia Department of Natural Resources.

Patterson, Jane Brodnax. "Structural and Site Survey Form: Brodnax House." December, 1978. On file at Historic Preservation Section, Georgia Department of Natural Resources, Atlanta.

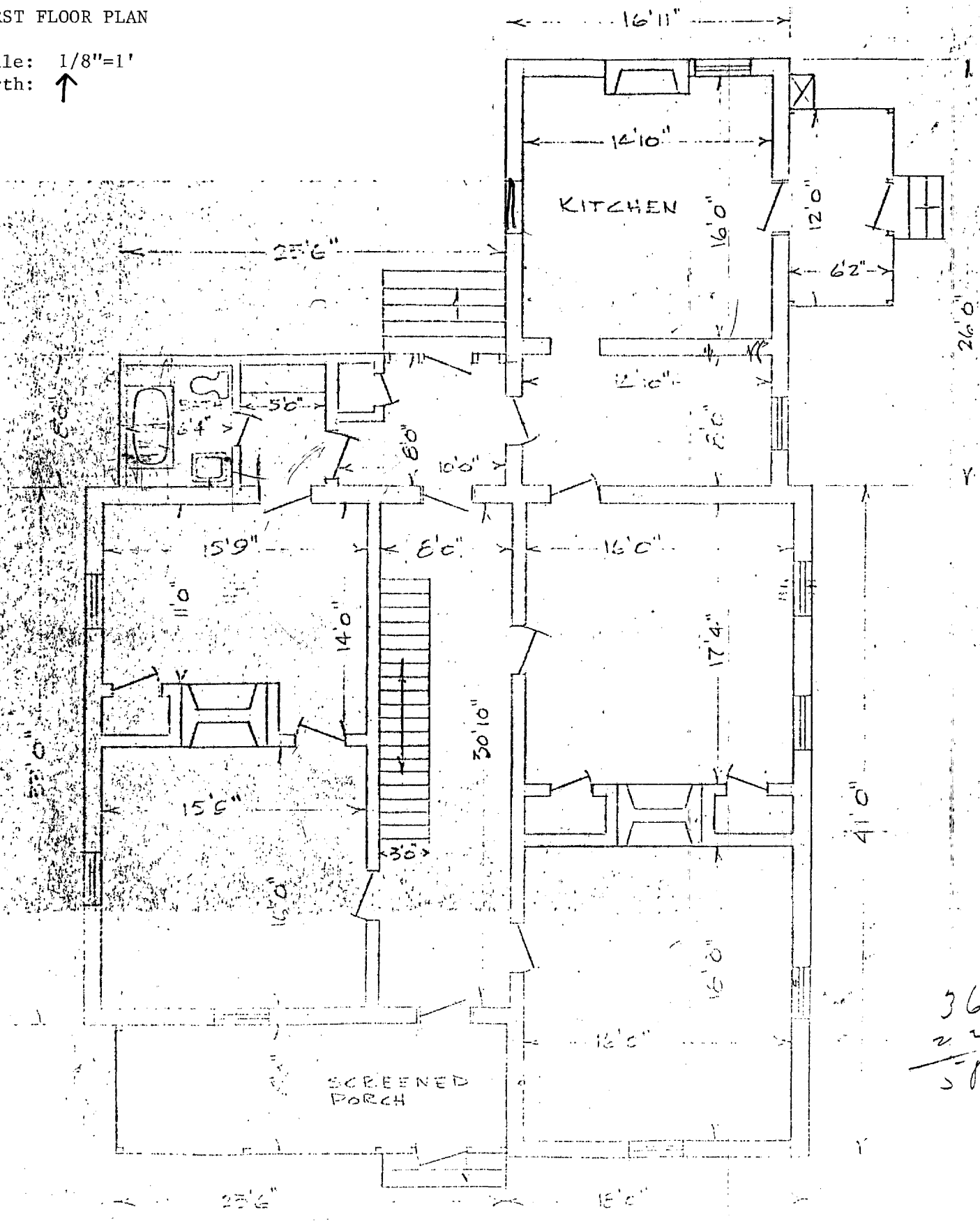
Sams, Anita B. Wayfarers in Walton: A History of Walton County, Georgia 1818-1967. Monroe, Georgia: The General Charitable Foundation of Monroe, Georgia, Inc., 1967.

The Walton Tribune, December 10, 1909.

SAMUEL BRODNAX HOUSE
Walnut Grove, Walton County, Georgia

FIRST FLOOR PLAN

Scale: 1/8"=1'
North: ↑



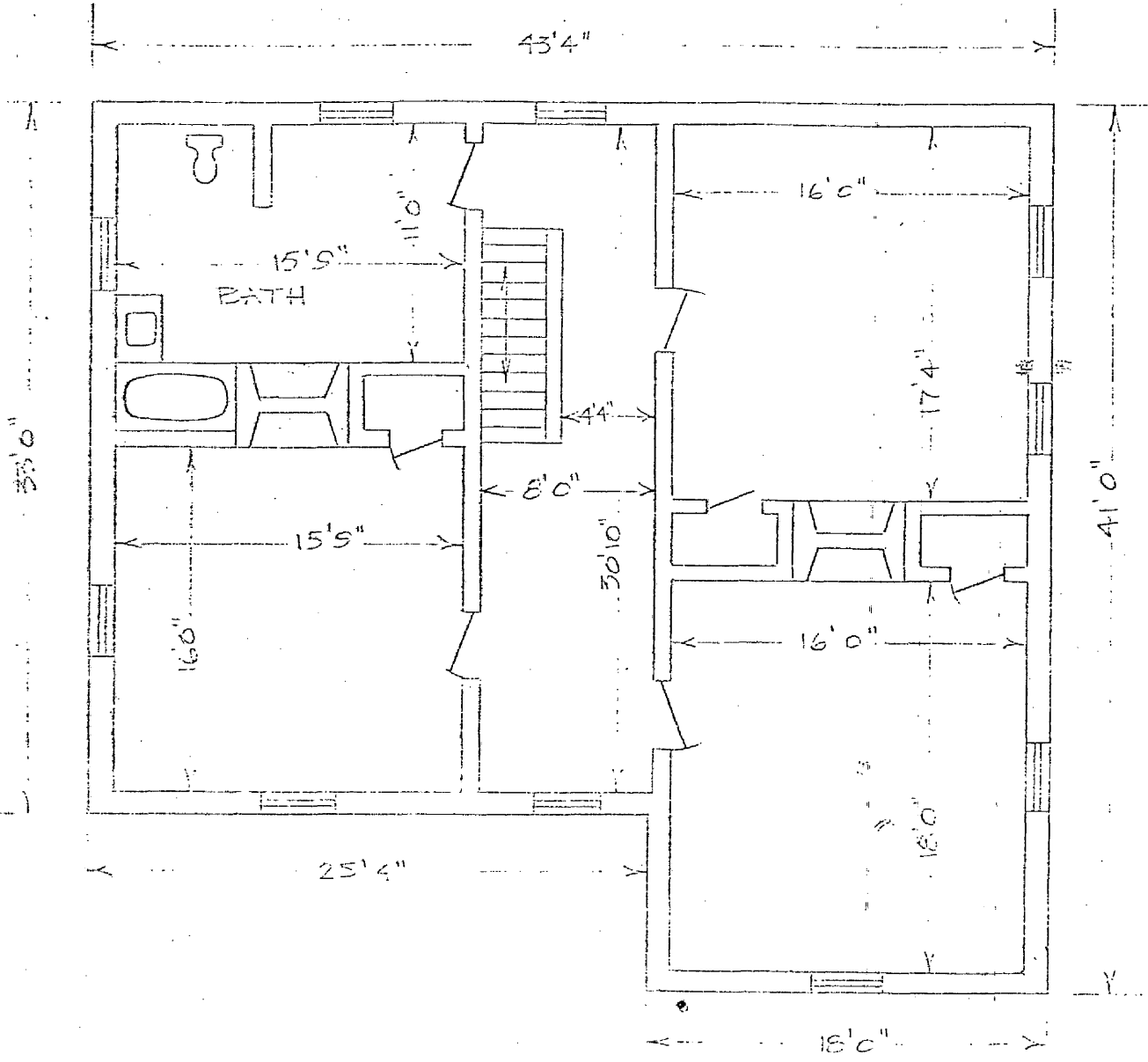
36
22
58

SAMUEL BRODNAX HOUSE
Walnut Grove, Walton County, Georgia

SECOND FLOOR PLAN

Scale: 1/8"=1'

North: ↑



SAMUEL BRODNAX HOUSE
Walnut Grove, Walton County, Georgia

ESTATE, 2.86 ACRES

DISTRICT

EXHIBIT "C"

PROPERTY/ SKETCH MAP

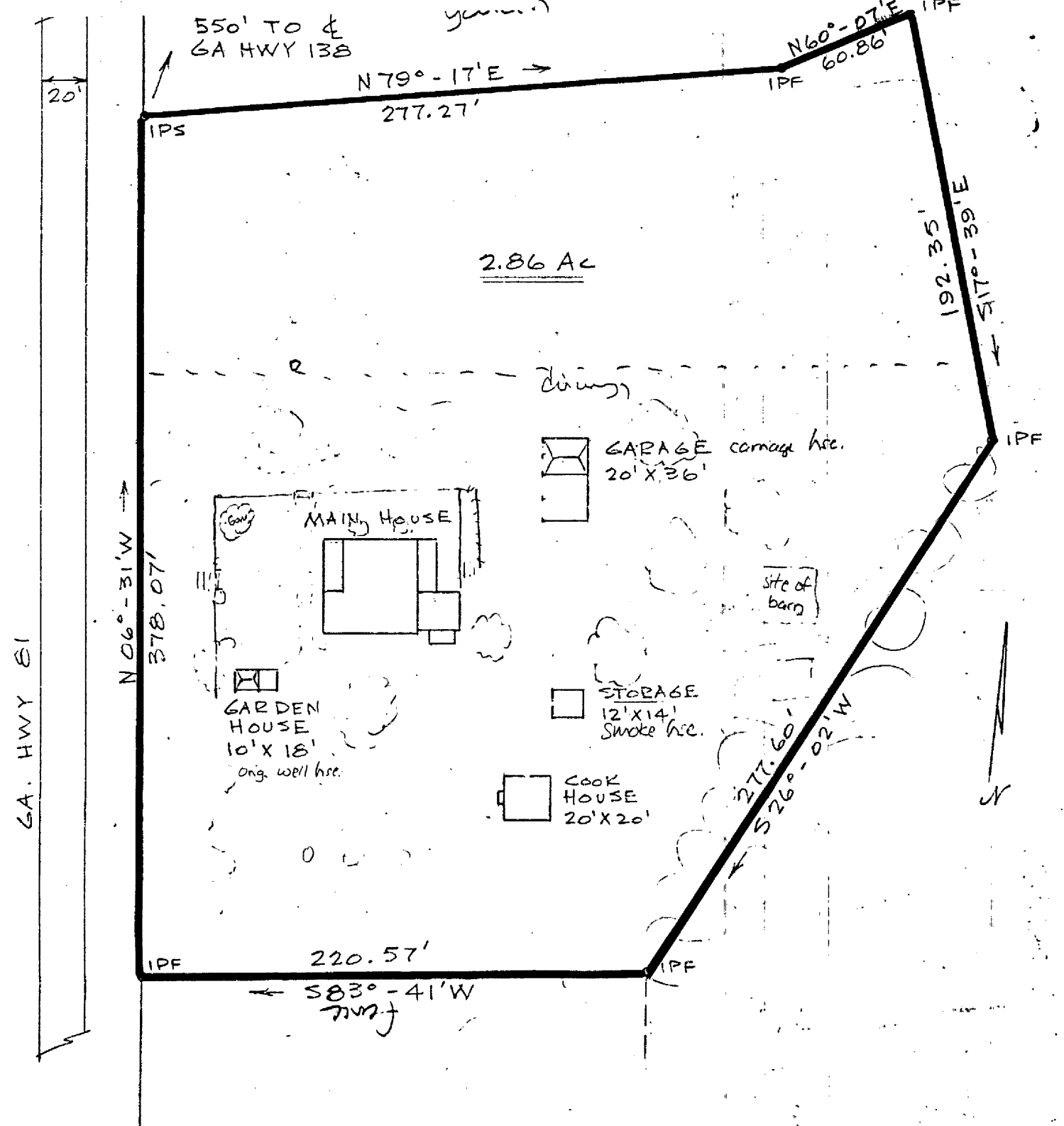
IA

Source: Surveyor's Map

Scale: 1"=60'

North: ↑

Property Boundary: ———



NOTE: OUTBUILDINGS ARE TO SCALE, BUT NOT PLOTTED TO SCALE ON PROPERTY.