

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

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street & number State Highway 47 at Brandtown N/A  not for publication  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	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>10</u>	<u>6</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	<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 A. P. Paul 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:)

\_\_\_\_\_  
Signature of the Keeper Date of Action

## 6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: single dwelling

Commerce/Trade: department store

Industry/Processing: manufacturing facility

Current Functions (enter categories from instructions)

Domestic: single dwelling

Commerce/Trade: department store

Vacant/Not in use

## 7. Description

Architectural Classification

(enter categories from instructions)

Other: Industrial

Other: Victorian Vernacular

Other: Shotgun

Materials (enter categories from instructions)

foundation brick

walls weatherboard

brick

roof asphalt

other metal roofing

### 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

**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)

Period of Significance

Significant Dates

Commerce

1905-1940

N/A

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Cultural Affiliation

\_\_\_\_\_

N/A

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Significant Person

Architect/Builder

N/A

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 village 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

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Brandtown Gin Historic District, Clay County, Mississippi

Section number 10 Page 1

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Verbal Boundary Description

The boundaries for the Brandtown Gin Historic District include the land are arbitrary lines drawn in a trapezoidal figure to include properties along John Brand Road and Highway 47. The attached district map and the U.S.G.S. map included with the Multiple Resource Area nomination show the locations of these arbitrary lines. The lines are drawn to within 25 feet of the westernmost, southernmost, and northernmost properties. Eastern and western lines are drawn to include relevant resources but exclude others.

**9. Major Bibliographical References**

See Historic Context bibliography.

See continuation sheet

Previous documentation on file (NPS):

- 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:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Miss. Dept. of Archives & History

**10. Geographical Data**

Acreage of property Approximately 122 acres

UTM References

A	<u>1</u> <u>6</u>	<u>3</u> <u>2</u> <u>8</u> <u>8</u> <u>0</u> <u>0</u>	<u>3</u> <u>7</u> <u>4</u> <u>1</u> <u>9</u> <u>4</u> <u>0</u>
	Zone	Easting	Northing
C	<u>1</u> <u>6</u>	<u>3</u> <u>2</u> <u>8</u> <u>1</u> <u>0</u> <u>0</u>	<u>3</u> <u>7</u> <u>4</u> <u>0</u> <u>9</u> <u>4</u> <u>0</u>

B	<u>1</u> <u>6</u>	<u>3</u> <u>2</u> <u>8</u> <u>6</u> <u>6</u> <u>0</u>	<u>3</u> <u>7</u> <u>4</u> <u>1</u> <u>0</u> <u>0</u> <u>0</u>
	Zone	Easting	Northing
D	<u>1</u> <u>6</u>	<u>3</u> <u>2</u> <u>8</u> <u>4</u> <u>6</u> <u>0</u>	<u>3</u> <u>7</u> <u>4</u> <u>2</u> <u>0</u> <u>0</u> <u>0</u>

See continuation sheet

Verbal Boundary Description

See continuation sheet.

See continuation sheet

Boundary Justification

The boundaries include the important commercial and residential properties which best embody Brandtown's identity as an early 20th century "company town."

See continuation sheet

**11. Form Prepared By**

name/title Joan Embree  
organization Preservation Consultant date 8/1/89  
street & number 20 Lake Valley Road telephone (601) 324-0410  
city or town Starkville state MS zip code 39759  
Owners: Christine Brand & Mildred Brand Walley, Box 185, Rt. 1, Prairie MS 39756

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Brandtown Gin Historic District, Clay County, Mississippi

Section number 7 Page 1

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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Continuation Sheet

Brandtown Gin Historic District, Clay County, Mississippi

Section number 7 Page 2

## 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. 1973. 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.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Brandtown Gin Historic District, Clay County, Mississippi

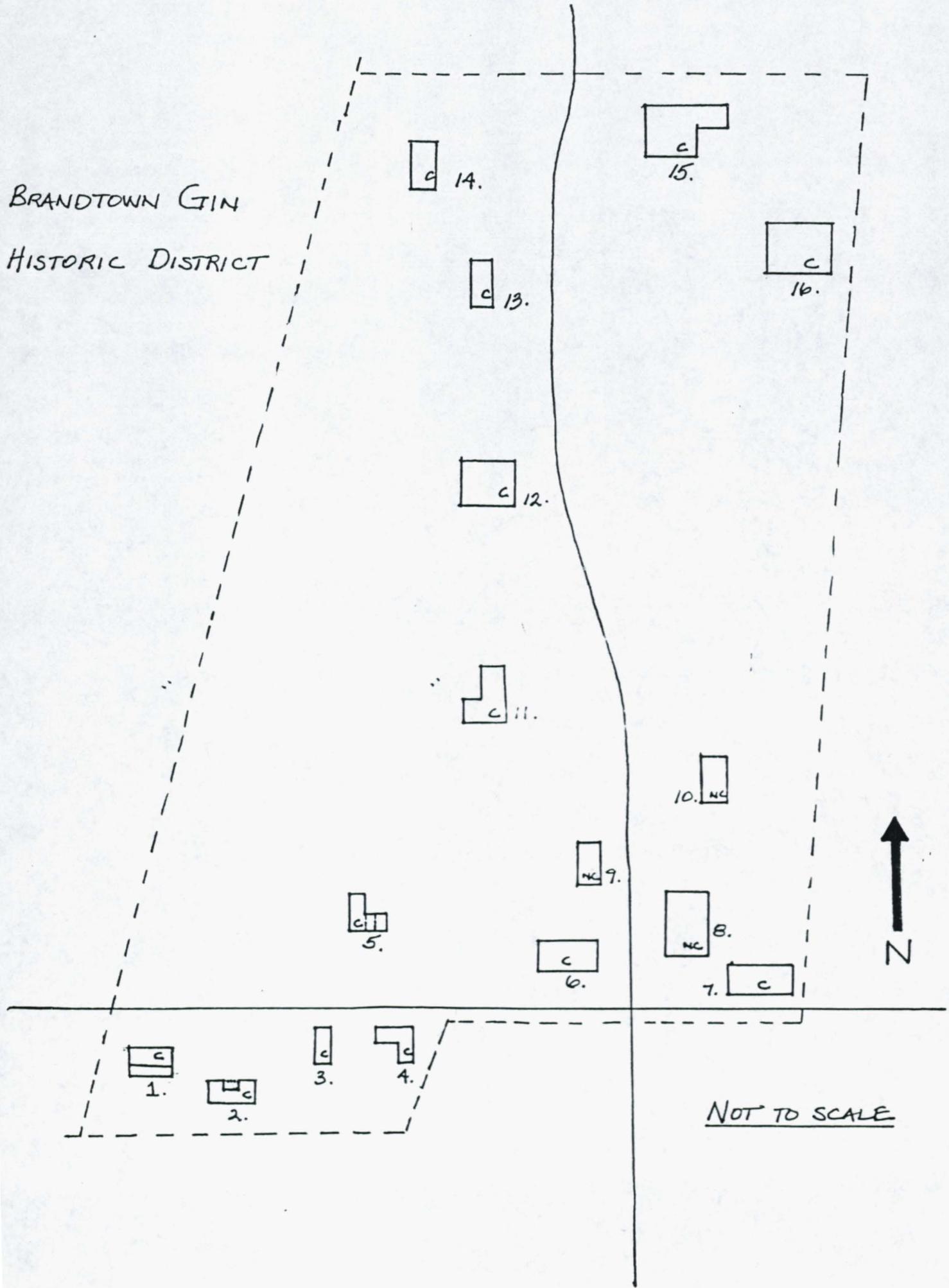
Section number 7 Page 3

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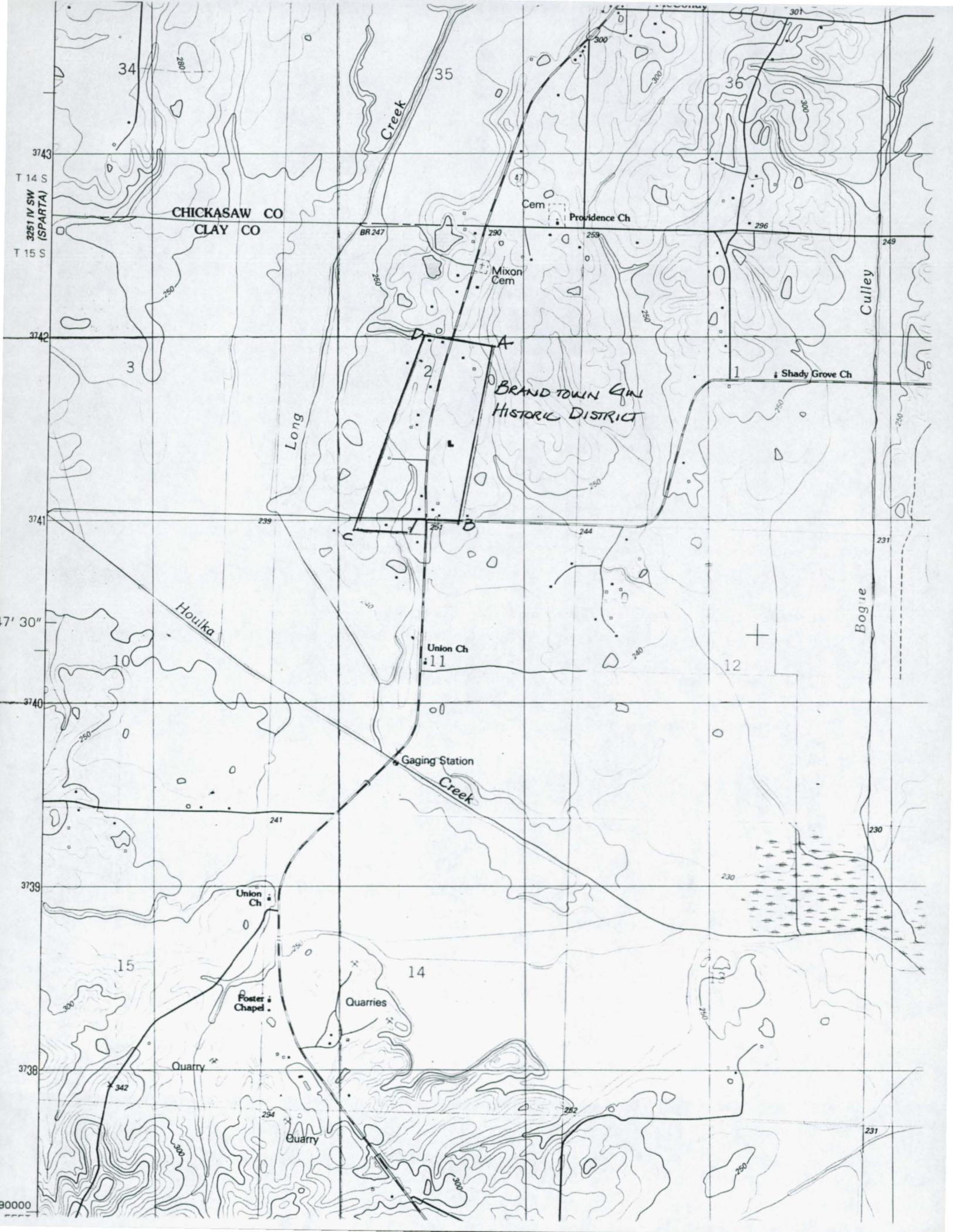
Historic District Listing, continued

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.

BRANDTOWN CTIN  
HISTORIC DISTRICT



NOT TO SCALE



CHICKASAW CO  
CLAY CO

34  
35  
Creek

Cem Providence Ch

Mixon Cem

Culley

BRANDTOWN GMA  
HISTORIC DISTRICT

Long

Shady Grove Ch

Houlika

Union Ch

Bogie

Gaging Station

Creek

Union Ch

Foster Chapel

Quarries

Quarry

Quarry



BRANTOWN GIN DISTRICT, ~~CLAY~~  
BRANTOWN, CLAY COUNTY, MS  
EMBREE

MAY, 19 89

MISS.

DEPT OF ARCHIVES & HISTORY  
ELEVATION, VIEW TO SOUTH

FRONT

OF 18



BRANDTOWN GIN DISTRICT, ELEMENTS #  
BRANDTOWN, CLAY COUNTY, MS

EMBREE

MAY, 1989

MISS. DEPT. OF ARCHIVES & HISTORY

FRONT ELEVATION  
PHOTO #2 OF 18 VIEW TO SOUTH



BRANTOWN GN DISTRICT, House # 3  
BRANTOWN, CLAY County, MS

EMBLEE

MAY, 1989

MISS. DEPT OF ARCHIVES & HISTORY

FRONT ELEVATION, VIEW TO SOUTHEAST

PHOTO # 3 OF 18



BRANDTOWN GIN DISTRICT, HOUSE # 7  
BRANDTOWN, CLAY COUNTY, MS

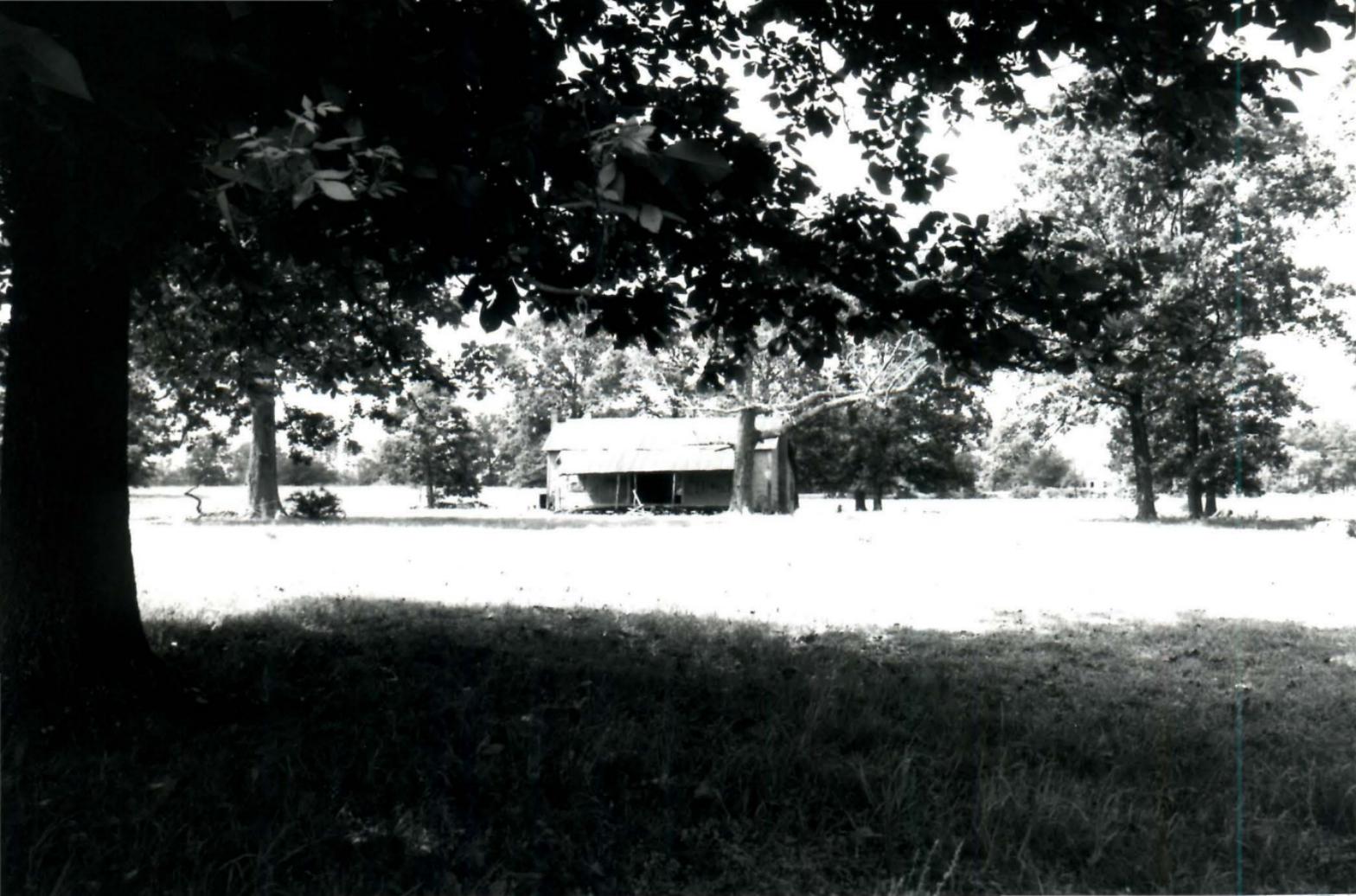
EMBREE

MAY, 1999

MISS. DEPT. OF ARCHIVES & HISTORY

FRONT & WESTERN ELEVATIONS VIEW TO SOUTHEAST

PHOTO # 4 OF 18



BRANDTOWN SIN DISTRICT, MISSISSIPPI  
BRANDTOWN, CLAY COUNTY, MS

EMBREE

MAY, 1989

MISS.

DEPT OF ARCHIVES & HISTORY

FRONT

ELEVATION, VIEW TO NORTH  
# 5 OF 18

PHOTO



J.T. BRAND  
& COMPANY  
AUTHORIZED DEALER

RAINBOW  
PLANT FOOD

OPEN  
DAYS 9-12 IN MORNING

BRANDTOWN  
BRANDTOWN, GIN DISTRICT,  
CLAY COUNTY, MS

EMBREE  
MAY, 1989

MISS. DEPT. OF ARCHIVES & HISTORY  
FRONT ELEVATION, VIEW TO WEST

PHOTO #6 OF 18



BRANDTOWN GIN DISTRICT, ELEMENTS # 7 ;  
BRANDTOWN, CLAY COUNTY, MS  
EMBREE  
MAY, 1989

MISS. DEPT OF ARCHIVES & HISTORY  
FRONT ELEVATIONS, VIEW TO EAST  
PHOTO # 7 OF 18



BRANDTOWN S.W. DISTRICT, ELEMENTARY  
BRANDTOWN, CLAY COUNTY, MS

EMBREE  
MAY, 1989

MISS. DEPT OF ARCHIVES & HISTORY

FRONT ELEVATION, VIEW TO EAST

PHOTO # 8 OF 18



BRANTOWN GIN DISTRICT  
BRANTOWN, CLAY COUNTY, MS  
EMBREE

MAY, 1989

MISS. DEPT OF ARCHIVES & HISTORY

VIEW OF DISTRICT FROM SOUTHEAST  
Photo # 9 OF 18



BRANDTOWN 514 DISTRICT, ELEMENT # 9

BRANDTOWN, CLAY COUNTY, MS

EMBREE

MAY, 1989

MISS. DEPT OF ARCHIVE & HISTORY

FRONT ELEVATION, VIEW TO EAST

PHOTO # 10 OF 18



BRANDTOWN GUN DISTRICT, LEWIS  
BRANDTOWN, CLAY COUNTY, MS

EMBREE

MAY, 1989

MISS. DEPT. OF ARCHIVES & HISTORY  
FRONT ELEVATION, VIEW TO WEST

# 11 OF 18



BRANDTOWN 5th DISTRICT, ELEVATION  
BRANDTOWN, GLAY COUNTY, MS

EMBREE  
MAY, 1987

MISS. DEPT. OF ARCHIVES & HISTORY  
FRONT ELEVATION, VIEW TO WEST

DWG # 2 OF 18



BRANDTOWN  
BRANDTOWN, GIN DISTRICT, ELEVATION  
CLAY COUNTY, MS

EMBREE

MAY, 1989

MISS

DEPT

OF ARCHIVES & HISTORY

FRONT ELEVATION, VIEW TO WEST

DRAWN # 13

OF 18



BRANDTOWN GIN DISTRICT, ELEMENT # 13  
BRANDTOWN, CLAY COUNTY, MS  
EMBLEE

MAY, 1989

MISS DEPT. OF ARCHIVES & HISTORY  
FRONT & NORTH ELEVATIONS, VIEW TO SOUTHWEST  
PHOTO # 14 OF 18





BRANDTOWN GIN DISTRICT, ELEMENT # 14

BRANDTOWN CLAY COUNTY, MS

EMBREE

MAY, 1989

MISS DEPT OF ARCHIVES & HISTORY

FRONT ELEVATION, VIEW TO WEST

PHOTO # 15 OF 18



JOHN BRAND HOUSE ELEMENT # 15 BRANDTOWN GIN DISTRICT  
BRANDTOWN, CLAY COUNTY, MS  
EMPLOYEE

MAY, 1989

MISS DEPT. OF ARCHIVES & HISTORY  
FRONT ELEVATION, VIEW TO EAST

PHOTO# 16 OF 18



BRANDTOWN GIN DISTRICT ELEMENT # 15

BRANDTOWN, CLAY COUNTY, MS

EMBREE

MAY, 1989

MISS. DEPT. OF ARCHIVES & HISTORY

REAR ELEVATION, VIEW TO NORTHWEST

PHOTO # 17 OF 18



BRANTOWN GIN DISTRICT ELEMENT # 16  
BRANTOWN, CLAY COUNTY, MS  
EMBREE

OCT, 1989

MS. DEPT OF ARCHIVES & HISTORY  
FRONT ELEVATION, VIEW TO EAST  
PHOTO # 18 OF 18