



Prepared by: LK Preservation
Specialists

147 26th St NW 2115

Atlanta, GA 30309

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The Bradwell-Patterson House

*300 Milledge Circle,
Athens, GA*



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Introduction

What is a Building History?



A building history provides a chronological timeline of residents, an architectural description of the building, and a context in which to evaluate the building's historic significance. Building histories are used to identify former residents, the context in which they lived, and the development of a property over time.



Athens, Ga, 1918

This document presents the evolution of 300 Milledge Circle, the residents who lived within this home, and how this house fits into the greater narrative of the Milledge Circle Neighborhood in Athens, GA.

Methodology

Multiple archival resources are used to establish a date of construction and chain of title for a particular building. The history of the something-something house was developed through analysis of Athens City Directories, historic Sanborn Maps, US Census records, and deed records.

Additionally, a comprehensive analysis of primary and secondary resources was used to establish a historic context to evaluate the property within its period of significance. This contextual analysis provides the framework for this document and provides insight into how the Bradwell-Patterson House contributes to the developmental history of Athens.

When You Want to Know:

- where a person lives.
- what his occupation is.
- who lives at a certain number on a street.
- where a street is located.
- the correct spelling of a name.
- the officers of a corporation.
- the partners in a firm.
- the solution to any of scores of problems that pop up unexpectedly to annoy and baffle you.
- you can quickly find the answer in the City Directory.

Athens City Directory Excerpt, 1935

Overview



300 Milledge Circle, Location Map



300 Milledge Circle, 1918 Athens, GA Sanborn Map

Located on Milledge Circle between Cherokee Avenue and Westview Drive within the Five Points neighborhood, the Bradwell-Patterson House is one of the earliest residential structures built along Milledge Circle as development progressed west from Lumpkin Street.

The Athens-Clarke County Tax Assessor lists the date of construction of the Bradwell-Patterson House as 1916. The house first appears on the 1918 Athens, Ga Sanborn Map and its earliest identification is in the 1920 Athens City Directory. Designed by architect Fred J. Orr, the two-story Georgian house has Craftsman features which were popular at the time of construction and present on other early residences of the area. The following sections contain a developmental history of the Milledge Circle neighborhood an overview of Fred J. Orr and his contributions to the architectural history of Athens, a timeline of former residents, and a comprehensive architectural description of the Bradwell-Patterson House.



The Neighborhood

Milledge Circle

The Milledge Circle Neighborhood is located to the southwest of the larger Five Points Neighborhood and the University of Georgia. The neighborhood is primarily residential in nature and contains approximately 60 single family residences dating to the 1910s-1950s. Many of the extant buildings were designed by famed Georgia architects and engineers including Fred J. Orr, E.L. Griggs, and Lelia Ross Wilburn. Three 1920s apartment buildings - which include the Milledge Circle Apartments, the Milledge Park Apartment, and the Henrietta Apartments - are located at the Five Points intersection of Milledge Circle and South Lumpkin Street.

The neighborhood has long been identified as one of historic and architectural significance to the developmental history of Athens. The neighborhood was first documented and listed in the National Register of Historic Places in 1985 for its contributions to the architecture, landscape architecture, and community planning and development of Athens. More recently, the neighborhood was granted Local Historic District status by the Athens-Clarke County Planning Commission in 2018.

History

Originally an antebellum homestead, the area that would become the Milledge Circle Neighborhood was purchased by the Georgia Development Company in 1913 for the express purpose of building homes for Athens' burgeoning middle class. A newly created streetcar line on Lumpkin Street allowed access to Downtown and North Campus which attracted residents to the neighborhood. As one of Athens' first planned communities, the Milledge Circle Neighborhood employed design features which were prevalent in the 1910s and 1920s, including curvilinear streets, expansive yards, and shared green space.

The population of the neighborhood steadily increased during the 1920s and 1930s. The earliest residents were primarily middle- or upper-class Athenians and included lawyers, judges, doctors, and university professors. The streetcar system was discontinued in the 1930s in favor of buses and personal automobiles. Nevertheless, the neighborhood continued to develop into the 1950s as parcels were subdivided for new construction. Many extant buildings are representative of architectural styles which were prevalent during the first half of the 20th century, including Colonial Revival, Craftsman, and Mediterranean Revival.

The Architect

Fred J. Orr



Fredrick J. Orr

The difficulty in identifying an Orr building lies in the fact that he left behind no correspondence or office files, and only a few architectural plans and renderings. While based primarily out of Athens which maintains several his extant buildings, he had few in other Georgia cities, and his reach extended into Florida.

Orr's buildings tell the story and history of Athens in the 20th century. Where other architects were solely drawing inspiration from classical themes and styles from Ancient Greece, Orr created a truly original American architectural style that combined modern and sophisticated aesthetics with timeless classical proportions.

According to the Athens Clarke County Planning Department's *Local Designation Report*, the Bradwell-Patterson House was designed by famed Athenian architect Fredrick J. Orr. Orr was responsible for some of the most sophisticated architectural masterpieces which remain extant in Athens to this day.

Frederick Joseph Orr was born in Athens, Georgia in 1874. His family home was in the neighborhood now known as Boulevard Historic District. It was from this neighborhood that he was exposed to the Greek Revival and Folk Victorian architecture which inspired his own later works and sense of design style.

He attended the University of Georgia (UGA) and graduated with a Bachelor of Engineering degree in 1895. Orr taught drafting at UGA for a period before taking a job teaching manual arts at the State Normal School in Athens.

In 1925, the famous landscape architect and environmental planner, Warren Manning, was hired by the City of Athens to develop the city's Master Plan. Orr assisted Manning in developing ideas for public spaces and contributed to infrastructure design like road redevelopment.

Orr's buildings tell the story and history of Athens in the 20th century. Where other architects were solely drawing inspiration from classical themes and styles from Ancient Greece, Orr created a truly original American architectural style that combined modern and sophisticated aesthetics with timeless classical proportions.

Rites for F. J. Orr Set for Athens Today

ATHENS, Ga., March 21.—Funeral services for F. J. Orr, 60, widely known Georgia architect who died at Gainesville, Fla., Wednesday, will be held here tomorrow afternoon at 4 o'clock at the First Presbyterian church.

Mr. Orr was a native of Athens but in recent years resided in Atlanta. He was a former member of the faculty of the University of Georgia and the former State Normal school here. He was one of the charter members of the Athens Rotary Club, and a former deacon and elder in the Presbyterian church here. He was a member of one of the leading families of this section.

Mr. Orr died here unexpectedly of a heart attack. He was in Gainesville on an assignment for the federal government.

Orr made his home with his daughter, Mrs. Frances Parker, in Atlanta. He is survived also by his widow; another daughter, Miss Elizabeth Orr, of Tifton, Ga.; and three sons, Fritz Orr, of Atlanta; Donald Orr, of Cornelia, and Douglas Orr, of Washington, D. C.

Fredrick J. Orr Obituary, 1934.

Significant Events

300 Milledge Circle

Milledge Circle
Neighborhood
begins
development

First listing in
Athens City
Directory

James
Bradwell dies,
Julia Bradwell
becomes Head
of Household

McElhaney
family begins
residency

Rice Family
begins
residency

Begin
Contemporary
Period

1913 1916 1918 1920 1924 1940 1966 1970 1972 1975 1981 1990 1995 2018

First appearance
of 300 Milledge
Circle on
Sanborn Maps

300 Milledge
Circle constructed

Bradwell Family
begins residency

Second story
porch removed
southern
elevation

Mustoe Family
begins residency

Cook Family
begins residency

Simmonds
Family begins
residency

First floor porch
enclosed

Patterson Family
begins residency



The Residents

The following section outlines the former residents of the Bradwell-Patterson House from 1916-2022. All information presented is based on available archival materials and includes only those who were documented for the historical record; therefore, omissions may exist. City directories, U.S. Census data, deed records, and other primary sources were used to create the most robust narrative of the former occupants as possible. The following pages contain biographical and personal information of identified people who owned, resided in, and contributed to the story of 300 Milledge Circle.

The Bradwell Family

1916-1966

The first and longest occupants of 300 Milledge Circle, the Bradwell Family, began their residency in ca. 1916 and remained in the home until 1966. James Dowse Bradwell was born to Samuel Dowse Bradwell, the President of the State Normal School in Athens, and Elizabeth Clifton of Tattnall, GA in 1877 in Hinesville, GA. James married Julia Price on October 28, 1903, and at the ages of 27 and 20.

By the time the couple moved into 300 Milledge Circle in ca. 1916, they had four children: Katherine (b. 1904), Samuel (b. 1906), Julia (b. 1909), and Martha (b. 1912). Additionally, Mrs. Katie Price, the widowed mother of Julia Price Bradwell is also listed as a resident; Athens City Directories and US Census records indicate that she remained in the home until her death in 1935.

By 1930, Katherine E Mercke (b. 1924) the Bradwell's granddaughter by Katherine Bradwell-Mercke, was also a resident. At this time, Samuel Bradwell had left the home and was living in Montgomery, Alabama.

Professionally, James D. Bradwell served as an attorney for the city of Athens located in the Southern Mutual Building on College Avenue until his death in 1940.

REGISTRATION CARD

SERIAL NUMBER 1675 OR NUMBER 16789

1 JAMES DOWSE BRADWELL

2 PERMANENT HOME ADDRESS: 300 MILLEDGE CIRCLE, ATHENS, GEORGIA

Age in Years 40 Date of Birth Dec 23 1877

RACE: White

10 Native Born 11 Naturalized 12 Citizen by Father's Naturalization Before Acquisitor's Majority 13 Declared 14 Non-declarant

15 If not a citizen of the U. S., of what nation are you a citizen or subject?

16 PRESENT OCCUPATION: Lawyer making from home EMPLOYER'S NAME: self

17 PLACE OF EMPLOYMENT OR BUSINESS: 503 S. Milledge Ave. Athens, Georgia

18 NEAREST RELATIVE: Mrs. Julia P. Bradwell (wife)

19 I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE

JAMES D. BRADWELL

James D. Bradwell's World War I Draft Card



Southern Mutual Insurance Building

Following James' death, Julia became Head of Household and, along with her daughter and granddaughter, took in several boarders including UGA professionals, clerks, and students.

In 1942, the remaining Bradwells consisted of Julia, Katherine, and Katherine Mercke. By this time, Katherine Bradwell-Mercke was the Department Head of Retail Dry Goods at Michael Brothers. The Mercke family vacated the home ca. 1958, leaving Julia the sole resident. Julia remained at 300 Milledge Circle until 1966.

James D. Bradwell
(1877-1940)

Julia Price Bradwell
(1883-1971)

Katherine E Bradwell
(1904-1974)

Samuel D. Bradwell
(1906-1972)

Julia P. Bradwell
(1909-1995)

Martha L Bradwell
b. 1912

Mrs. Katie Price
1859-1935
Julia Bradwell's mother

300 57 66	Bradwell James D.	Head	10	F	M	W	42	M	yes	yes	Georgia	Georgia
	Julia	Wife			F	W	36	M	yes	yes	Georgia	Georgia
	Katherine E	Daughter			F	W	15	S	yes	yes	Georgia	Georgia
	Samuel D.	Son			M	W	12	S	yes	yes	Georgia	Georgia
	Julia P.	Daughter			F	W	10	S	yes	yes	Georgia	Georgia
	Martha L	Daughter			F	W	8	S	yes	yes	Georgia	Georgia
	Price, Katie	Mother-in-law			F	W	61	W	yes	yes	Georgia	Georgia



Simmonds Family

1981-1995

Interim Years

1966-1981

Following the departure of the original residents, the period from 1966-1981 saw a variety of homeowners and tenants occupying 300 Milledge Circle. The first couple to move into the home were the Mustoe Family, who resided here from 1966-1970. James L. Mustoe, a graduate assistant in Biological Sciences at the University of Georgia's Department of Botany married Lurllia Joann Morey, a telephone operation for SBT & T Co. in 1964. The couple remained in residence until 1972 when Linda C. Cook, a library assistant at the University of Georgia

became Head of Household. Linda remained in the home until the house was occupied by Peter M Rice, an instructor at UGA, and his wife Berry P. Rice, a substitute teacher for ACC public schools in 1975.



James L. Mustoe, ca. 1964

The Rice Family remained at 300 Milledge Circle until ca. 1979, where the Athens City Directory indicates the house was either vacant or the Rice Family was not listed. Beginning in 1981, William Andy Simmonds, a teacher at Athens Academy, is listed as the Head of Household, living with his wife Heidi, a librarian at Athens Academy. Also listed as living with the couple was William's father James, who remained in the residence until ca. 1982. By 1986, William had been promoted to the Director of the Upper School at Athens Academy.

In 1994, the Dillard Realty & Development Group is listed at this address. As the Simmonds Family is still listed as the owner of the house in 1995, this likely indicates that the house was managed by the Dillard Group to provide temporary housing. This theory is supported by the quick succession of residents listed in the Athens City Directories and on the subsequent pages, as occupants of the house. The Simmonds family final notation of association at this address is 1995; however, deed records indicate ownership of 300 Milledge Circle until 2016.

The Contemporary Period Residents

Below is a listing of residents during the 'Contemporary Period,' 1995-present. This chart is reflective of available archival materials and lists only those residents who are listed as part of the historical record.



1996-1997	"No listing"
1998	Maggie McLaughlin
2000	Emily Brunk Jesalyn Parham
2001	Brooke Beavers Whitney Fletcher Trenton Smith
2002	Heidi A Holtzman
2003-2005	Laura Henry
2006	Melissa D Schondelmayer
2008-2009	"No listing"
2010	Lana Greer
2011	Margaret Nunn
2012	Tracey Lawhon
2013	Margaret Champagne
2014-2015	"No listing"
2016	Elle Saunders
2017	Christopher L. Jackson
2018-present	Douglas & Marketia Patterson



Architectural Description

Built ca. 1916, 300 Milledge Circle is a Georgian House with Craftsman-style architectural details. The 3-bay asymmetrical façade contains paired, tripartite, and ribbon 3/1 double hung sash windows¹, and a Craftsman-style entry door with four vertically orientated inset lights². The house is clad with historic stucco on the entry level and drop shingles on the second story.³

A corbelled brick chimney is located within the roof surface on the southern corner of the primary elevation.⁴ The original open-air porch along the southern elevation was enclosed ca. 1990 based on materials and design.⁵ The building is set back from Milledge Circle approximately forty feet; the manicured lawn is bisected by a brick paved walkway which connects the house to the main thoroughfare.⁶



Architectural Description

The southern elevation contains a single story non-historic enclosed porch, clad with stucco containing multiple casement windows beneath rounded arch fanlights.¹ A non-historic shed roof single-story enclosed verandah extends from the southern elevation to the southwest.²

The second story contains two sets of paired 3/1 double hung sash windows and a French door with three inset lights which lead to the formerly extant second story porch.³ Paired 3/1 double hung sash windows are located beneath wide over-hanging eaves under the clipped gable roof and indicate an attic space.⁴



Architectural Description

The northern elevation contains an original wooden, flat roof porte cochere supported by simple square post porch supports and over a stucco and brick foundation.¹ A wooden side entry door is located beneath the porte cochere and is reached by stairs with a simple square post balustrade.² A shed projection extends from the façade and contains paired and tripartite 3/1 double hung sash windows which sit atop fixed square basement windows.³

The original single-story rear projecting wing is clad in stucco and contains the same 3/1 double hung sash windows found on other elevations.⁴ A brick chimney is located on the ridgeline within the asphalt shingled roof.⁵ Like the southern elevation, the second story contains paired and tripartite 3/1 double hung sash windows; paired windows are located under the overhanging eaves of the clipped gable roof.⁶

KEY

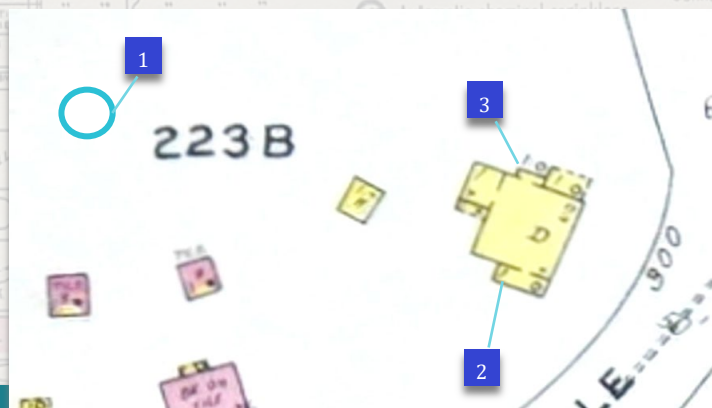
Fire proof construction.
(OR FIRE RESISTIVE CONSTR.)

MANHOLE, REEF,
GOTS REPRESENT OPENINGS.

Window opening in first story.



1918 Athens, Ga Sanborn Map



1926 Athens, Ga Sanborn Map

1918 Sanborn Map

First appearing on the 1918 Athens Sanborn Map, 300 Milledge Circle is depicted as a two-story wood framed building with two flanking open air porches and a shingle roof.¹ The southwestern facing porch originally had two stories; both porches had a tine roof.² A northwestern facing wing projects from the primary massing,³ and an enclosed porch extends to the south.⁴

The Sanborn Map shows two outbuildings; an enclosed, single-story auto garage,⁵ and a single-story storage building with a tin roof.⁶

1926 Sanborn Map

The final available Sanborn Map of Athens shows 300 Milledge Circle with few alterations. The original tin roof storage building is no longer extant,¹ and the second story of the two-story porch had been removed.² A single enclosed addition is present on the northern elevation, to the rear of the open-air porch.³

1990s

The original open-air porch on the southern elevation was enclosed ca. 1990s based on design and materials. The porch contains a single entry door and paired, rounded arch casement windows. A non-historic shed enclosed verandah extends to the northwest.



Evolution of the Property

Conclusion

The Bradwell- Patterson House is a significant historic resource. Not only for its architectural integrity, design, and association with a famous architect, but for the rich historical significance the residents of this home contributed to building the City of Athens. This building saw multiple generations of attorneys, students, and educators and served as home to nearly 50 people since its construction. It is the aim of this publication to provide the foundational history of 300 Milledge Avenue, so that its importance can be recognized in perpetuity.



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The Bradwell-Patterson House

300 Milledge Circle, Athens GA 30606

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LK Preservation Specialists, 2022