

Circa 1875 Victorian Italianate Style Personal Estate, Wedding Venue, Bed & Breakfast

The Thomas Mills Sr. Historic Home & Smokehouse LISTED on the NATIONAL REGISTER of HISTORIC PLACES

1590 Carver Rd. Griffin, Spalding County, Georgia



Brookfield Plantation Property Link

The Potts Team and RE/MAX Southern are proud to offer this incredible opportunity to own a true piece of Ga history! Brookefield Plantation has been lovingly restored by its current owners to its present state of elegant grandeur.

Brookfield Plantation (c.1875) is an Exquisite Historic Victorian Estate situated on 17 meticulously maintained acres; located less than an hour south of Hartsfield Intl. Airport. No expense was spared in the renovations of this incredible property! The main home is a 4 bed/4.5 bath traditional four over four with upgrades and amenities galore! Various additional structures include: 2 completely remodeled 1 bed/1 bath cottages, party barn/carriage house, horse stables, original Old Mills smokehouse, modified schoolhouse and multiple outbuildings. Would make the perfect Gentleman/Hobby Farm or explore the income producing options as a wedding venue or Bed & Breakfast! *National Register of Historic Places and County Approval for Event Center/Wedding Venue/Bed & Breakfast.



Built in 1875, Brookfield Plantation is situated on 17 acres just under an hour from Atlanta Airport. Listed on 'The National Register of Historic Places'. Great as a Home, and approved by the County for Weddings, Events, or as a Bed & Breakfast. Come see this renovated - but fully Authentic - Southern treasure! Call The Potts Team to schedule a tour, office: (770) 227-5555 cell: (770) 880-5988

- 1st Floor BR w/ full bath (& sauna)
- 1st Floor Powder Rm
- 12-foot Ceilings
- Attic
- Bonus Room
- Breakfast Room
- Crawl Space
- Den
- Dining room
- Foyer
- Gourmet Kitchen
- Laundry Room
- Living room
- Utility Room
- Master bedroom upstairs
- Clawfoot Tub
- Carport

- Circular driveway
- Driveway gravel
- Garden
- 2 Guest Houses
- 6 Outbuildings
- Patio
- Front & Back Porches
- Restored exterior
- Storage Building
- Built-in Cabinets
- Ceramic Tile
- 5 Fireplaces
- Asphalt shingle Roof
- Wood floors
- Asphalt shingle roof
- Central air
- City water supply
- Dishwasher
- Disposal

- Range
- Refrigerator
- Septic Tank
- Butler's Pantry
- Carriage House/Party Barn
- Gourmet Appliances
- Horse Stable
- Old Mills Smokehouse
- secure gated entrance
- 10-foot wrought iron gate doors
- 3-tier fountain
- Outdoor furnace oven / BBQ shed
- Outdoor gas jets
- Park benches
- Split rail fences
- White picket fences
- Storage shed / utility room
- Rentable units

More About This House

Historic Brookfield was once the center of an 800-acre cotton plantation. Brookfield is rare for how many of its original buildings are still intact - giving it the feel of a thriving village.

The estate encompasses two Guest Cottages, a Carriage House 'Party Barn', a Horse Stable, an old School house office, and the original white stucco Mills Family Smokehouse (now a stone-lined dining room). The Main House is a beautiful two-story dwelling with tall ceilings, wide center halls, heart of pine floors, and an original staircase. Enjoy living in the renovated 4 Bed / 4.5-bath home, and the two renovated Guest Cottages (with their own bedrooms & kitchenettes).

Everywhere on these 17 acres, are park-like surroundings with mature gardens displaying classic Southern foliage including century-old Magnolia trees, Camellias and Azaleas. (Also, English Boxwood shrubs, climbing Roses, 100-foot Oaks, and Pecan trees).

Other features on the grounds include: a picnic or party pavilion, 2 "Out Houses" with new flushing toilets for "Ladies" and "Gentlemen", a wide playing field for lawn games (previously a 'trophy ring' for showing thoroughbred horses), a fire pit (made from stones found onsite), a formal garden with an obelisk monument, and an authentic sharecropper's cabin which has been preserved to show original mortar & lathe construction.

At the rear of the property is a nine-acre black-fenced pasture for farming, gardening, horses, or other livestock.



Brookfield would be ideal as a full-time estate home, or an exquisite Southern retreat (or second home). It could also be used as an Events facility, a Bed & Breakfast, (or as a live/work space where you could occupy the main house yet keep 2 "whole house" options rentable on Airbnb at all times). Conveniently located near Atlanta in Spalding County, Brookfield is like living in another world - yet only a 40-mile drive from the world's busiest Hartsfield-Jackson International Airport.

Main House

The Main House is a two-story weatherboard house, built in a four-over-four Federal design, with tall ceilings, wood floors and the original entrance staircase. (A "four-over-four" arrangement means four rooms on the top floor, directly placed over four on the lower floor, separated by a central hallway).

Each room is approximately sixteen feet square and twelve feet high, and the hall is eight feet wide by thirty-two feet long. Every bedroom is corner room, and each of the eight corner rooms are lighted by four large sash windows which bathe the home with natural light (all now fitted with custom plantation shutters). All rooms open onto the central hall. There and throughout the house the original wood flooring is made of random-width heart of pine.



The Main House contains:

- Four southern-style bedrooms with bathrooms (one on the main level)
- Formal Dining Room (with original Vermont-slate mantel & fireplace)
- Den/Breakfast room (with original Vermont-slate mantel & fireplace)
- Parlor / Library room
- Back entry foyer
- Butler's Pantry (with cove lighting)
- Large country Kitchen (with black slate floor and brick mantel & fireplace)

Brookfield is architecturally significant

as a rare example of the *Italianate architectural style* in Georgia. Italianate-style houses are unusual here because their popularity coincided with the Civil War and its aftermath. (The fact Brookfield's first owner, Thomas Mills, chose the style reveals his awareness of Victorian architectural trends in the 1870's).



The Italianate details (added to the square shaped Federal-style structure) are best seen on the front & back porches and the overall roofline. They appear as lintels over the windows, and the broad overhanging eaves of the roof highlighted by single-spaced scrolls and corner medallions with pendants.



Old time back and front porches span the width of the home. The immediate grounds host gardens, a patio with pergola, brick walkways and gates - all against the backdrop of white picket fences and an old schoolhouse.

Outside the kitchen, there is a unique Southern Barbecue shed (and furnace oven) which offers true opportunities for hospitality (as it can cook 15 Boston butts at once, providing enough pulled pork to feed an army).



Kitchen

The Country Kitchen has been totally updated with modern amenities, all tastefully designed in keeping with this Historic Home, and the brick fireplace, including:

- Thermador Professional stainless gas range (8 burners)
- Sub Zero Refrigerator (with matching wood paneling)
- Kenmore Double Ovens
- Bosch Stainless Dishwasher,
- KitchenAid Ice Maker
- Granite countertops
- Custom wood cabinetry throughout

Other features in the kitchen include; black slate floors and a wood burning arched fireplace with brick mantel. Electric outlet access in floor will allow possibility of adding cooking island, if desired. Supports for hanging rack are also still available in ceiling.





Outbuildings

Other living quarters on the property include two original Historic guest cottages.

The first is 'The Cooks Cottage". It was built in 1875 before the Main House and housed the kitchen which supplied food for the workers building the house and growing the crops. This cottage's most defining feature is the double-sided white stucco fireplace & chimney in the center of the main room. (It was constructed from lime made onsite). The floors are wooden plank and the walls traditional bead board.





The second guest house is "**The Overseer's Cabin**". It was also built in 1875 as the residence of the foreman supervising the building of the Main House. The floors are wooden plank and the walls are shiplap.

Both guest houses include bedrooms, fireplaces, kitchenettes, and bathrooms with showers. The cottages are tucked discreetly among the grounds along what appears to be an old plantation road. They are shaded by towering oaks with outreaching branches and massive twisted limbs.



There are numerous other plantation outbuildings: including a schoolhouse loft, horse stable, laundry room, tack room, horse training ring, and well houses. There are abundant storage areas, covered porches and large covered garage, separate tractor barn or tool shed, a grain silo, and an antique rustic sharecropper cabin. All intertwined with the nostalgia and integrity of the original plantation.

"The Old Mills Smoke House" is highly significant architecturally (and listed on the National Register of Historic Places) This rectangular building, with a hipped roof, features poured-in-place concrete-wall construction extremely unusual for its time in Georgia. The concrete walls are made from rubble stone, lime, and clay mud cast in linear wood forms. The roof is supported by heavy sawn timber rafters (highlighted by accent lighting which shows its beauty). Outside, it has a tin roof. The Smoke House is an elegant structure (with a white stucco facade) that more resembles a European turret than the log cabin smoke houses one expects to see. Inside it has exposed field stone walls that make it resemble a wine cellar. It runs 10 degrees cooler inside - and has been converted to a space for dining or entertaining (and a perfect place to cool down during summer parties).







Historical background

Brookfield was built by Thomas Mills from 1875-1877 as an 800-acre cotton plantation and summer estate.

Thomas Rowland. Mills, Sr. and his brother were important cotton merchants in Savannah during the mid-1800's and owned substantial interest in the Savannah Marine Bank. They were opposed to the Civil War for economic reasons, and in an effort to protect their investment during the War, they exchanged U.S. bank notes for British pounds. After the War, the Savannah Marine Bank was one of the few in the Confederacy able to pay its depositors back in gold.

In the mid-1870s, Thomas Mills, Sr., (and his wife Elizabeth) purchased a large plot of land south-west of Griffin on a high ridge and built this summer house. They named it

"Brookfield" (in remembrance of her father's home in Brookfield, Massachusetts). Generations of locals referred to the property simply as the "Mills House and Smoke House" (since smoking their meats on the property was the main way most interacted with this imposing estate). And this is still how the site is referred to in 'The National Register of Historic Places' today (Mills House & Smokehouse #80004308).

https://nationalregisterofhistoricplaces.com/ga/spalding/state.html

The size of the house, the number of outbuildings, and the amount of acreage associated with the house indicate the financial stability of the Mills. Few Georgia families survived the War financially intact, let alone were able to erect a home that reflects their continued prosperity during the Reconstruction era.

Mills built a racetrack and stables for the thoroughbred horses he began breeding, and he also introduced the first Guernsey cows to Spalding County. Although planted in cotton most of its agricultural history



Brookfield is thought to have been the first commercial scale pimento pepper farm in America. (So, Brookfield could arguably be called "Home of the Pimento Cheese Sandwich"!)

Mills and his wife would live 6 months of the year at Brookfield and return to Savannah in the winter. They are buried there in Laurel Grove Cemetery. Later generations of the Mills family made Brookfield their permanent home.

Today this Historic home still stands grandly at the end of a long cherry-tree lined drive (surrounded by all its parts). There is no mistaking, the magic of this place captures the Old South at every turn.















Seller Improvements (Jan. 2017 - Jan 2019

New usable spaces

- ~2 new full bathrooms installed in each main house upstairs guest rooms (in a manner that does not disrupt footprint of historic floor space
- ~Renovated Carriage House 'Party Barn'
- ~Renovated Smokehouse (as dining/entertaining space)
- ~Renovated Guest House (new bathroom & kitchenette)
- ~Renovated Schoolhouse (as loft home office)
- ~Rustic Fire Pit added

Infrastructure upgrades

- New roofing on all structures with shingles
 (main house, schoolhouse, well house,
 sharecropper cabin, small structure covering
 electrical service, cook's cottage, hay manger)
- ~New gravel driveway (previously sand) using top-grade gravel (total cost \$24,000).
- ~Newly installed "LiftMaster" gate closing mechanism (and keycode stand)
- ~New electric lights installed around the grounds (above smokehouse doorway, under Pavilion, outside Overseer's Cottage, on carriage house)
- ~New sink & toilets at Pavilion-side outhouse
- ~Newly repaired & painted (black) perimeter fencing
- ~Landscaping restored with use of current*
 landscaping service (with extra attention paid to proper pruning of all old-growth flowering/ornamental shrubs and rose bushes around the fountain)
- ~Matures trees restored and regularly pruned by arborist/tree service to maintain oaks, pecans, magnolias & cherry trees lining drive
- ~Installed rustic stones lining brick path outside
 Main house kitchen patio back door

Detail Improvements (by zone):

Gate:

- ~Gas lanterns (propane) refurbished and repaired to allow use (at least \$1,300 in cost)
- Upgraded gate opening mechanism with new Liftmaster system (including pressure sensitive mechanism to open/close as driver exits gate)
- -upgraded keypad system to allow driver to enter code upon request to open gate, and
- -remote buttons for 3 cars

Fountain:

- Water line brought to edge of fountain to allow easy filling, and to provide landscaping water access
- ~New fountain pump installed last year

Main house interior improvements:

- ~Interior new wall painting in all rooms
- ~2 new full bathrooms installed in closet/crawl space of each upstairs guest room (in a manner that does not disrupt footprint of floor space for historic purposes); can be modified if buyer chooses to enlarge to their taste
- Replaced all light fixtures in the home (previous fixtures were mostly old ceiling fans that did not work properly)
- ~Installed dehumidifier on downstairs A/C unit
- ~New logs installed in den gas fireplace
- ~Refurbished ice maker and is now like new
- ~Replaced seal on Sub Zero Fridge-side door
- Installed new 10-year battery life smoke alarms

Main House Improvements:

- ~Complete new roofing
- ~Painting and restoration work performed on 3 exterior walls following storm damage (2 L-shaped walls near pergola/brick patio area, outside kitchen wall near outdoor smoker)
- ~Replaced 6 shutters
- ~Painted and restored other shutters
- ~Replaced 3 storm windows
- ~Front porch floor painted
- ~Front porch roof painted sky blue
- ~Back porch floor painted
- ~Back porch ceiling painted sky blue
- Kitchen porch ceiling painted sky blue

Laundry Room:

- ~New toilet installed
- ~New vanity installed
- ~Walls freshly painted
- ~Ceiling freshly painted



Schoolhouse Loft:

 ~Renovated to provide "bonus room" which could serve as home office, work out room, overflow guest space, etc.; with access to half bath in laundry area downstairs.

Pergola:

 ~Complete restoration of pergola, including replacement of at least 80% of all wood using pressure-treated lumber and solid cedar posts.

Outdoor BBQ Smoker and Cooking Station:

- Refurbished under guidance of contractor, and it is marvelous.
- The smoker can also serve as an outdoor fireplace with covered seating area.
- ~The attached cooking station, which has burner for large pots/skillets, has also been refurbished; and has a new propane tank attached.
- There is a new electrical outlet under the roof. Also, we installed the outdoor chandelier under the roof.

Garage:

- ~New garage sink
- ~Installed faucets in two places
- ~Upgraded and repaired all outdoor lights and sockets

Sharecropper Cabin:

- ~Full restoration effort was performed in order to save it; with assistance of master carpenter from UGA-Griffin Extension
- ~replacement of many exterior boards using reclaimed/aged wood when possible
- ~added both large windows on side
- ~rebuilt both doors (both had fallen off)
- ~choice was made to do minimal "restoration" work on interior, and opt for "preservation" work, in order to retain historic state

Carriage House 'Party Barn':

- ~Installing water line
- ~Installed kitchenette (nothing was there)
- ~Improved electrical outlet access
- ~Installed all exterior lights
- ~all carriage house doors restored by carpenter
- ~wood floor treated and sealed
- ~added black chandelier with dimmer switch
- ~installed ceiling fan
- ~installed chandelier in kitchenette
- ~installed wood burning stove

Pump House:

~Repaired well pump, which serves 70'+ deep well

Outdoor Bathrooms (Pavilion-side Outhouse):

- ~installed new toilets
- ~installed new electrical wiring
- ~installed new exterior lights

Pavilion:

- ~installed electricity to area (previously had none)
- ~installed chandelier and outdoor socket

Rustic Fire Pit:

~Built using large fieldstones (found on the property)

Smokehouse:

- ~Extensive Restoration-Preservation work or exterior and interior.
- ~Consulted restoration expert to determine method to use on tabby exterior; resulting in application of elastomeric paint and filler material.
- Master carpenter hired to remove and restore original door using all original hardware.
- Electricity installed/replaced
- ~New outlet installed
- ~Chandelier with dimmer installed

Cook's Cottage: (Guest House 1)

Exterior:

- ~total exterior paint job
- ~installed rain diverter/drip guard

Interior:

- ~installed new water line (had no running water, cost: \$3,200)
- ~installed new bathroom sink and new toilet
- ~installed "kitchenette" in main room
- ~renovation of back room from old kitchen to bedroom (this was a lot of work)
- ~repainted all floors and walls
- ~installed light fixture in bedroom
- ~installed light fixture in bathroom
- ~installed all new shower plumbing fixtures
- ~installed new hot water heater
- ~dehumidifiers used daily during humid months to protect all interior air quality



Caretaker Cabin: (Guest House 2)

Exterior:

- ~heating/air unit serviced/refurbished
- ~metal roof with protective metallic paint
- ~painted and repaired entire wood exterior
- ~installed light post next to cottage
- ~extensive work to restore cabin porch was performed (due to old oak tree roots growing and pushing edge of porch/bricks up, causing it to buckle and break porch floor and rails), and this work includes:
 - *repair of porch boards
 - *replaced at least ½ porch railing
 - *repainted porch floor and rails
 - *brick mason hired to break apart and rebuild brick underpinning

Interior:

- ~wood floors refurbished in a preservation manner
- ~electrical wiring updated for heating/AC unit
- ~dehumidifiers used daily during humid months to protect all interior air quality
- ~gas fireplace logs replaced
- ~installed new light fixture in bedroom

Please Note: These outdoor lights (installed new) were wired to remain "on" at all times - but a switch can easily be added): ~Chandelier at outdoor BBQ shed area

- ~Pavilion Chandelier
- ~Outdoor Restroom Exterior lights
- ~Smokehouse Pendant Light
 - ~Light post beside Caretaker Cottage











Aerial Boundary Photo







MLS#: 8635603

Address:1590 Carver Rd Griffin, GA 30224

Property Type: Single Family / Event Center / Bed & Breakfast

Bedrooms: 6Full Baths: 9SqFt: 4,919

• Acreage: 17+/-

• **Price:** \$799,000

For More Information, please contact:

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