



Join us on a tour of the northwestern portion of Morgan County. Seats on the bus for the Conservancy-guided tour are available for just \$5. These buses will leave from the Avado Parking Deck promptly at 2 p.m. Bus space is limited.

Anyone interested in taking a self-guided ramble along the '09 Greenprint Ramble route should do so on Saturday, Oct. 24, 2009, when the Madison-Morgan Conservancy has erected signs to help guide the tour.

We recommend car pooling, or at least two persons per car—one person to drive and one person to read aloud from the Ramble Guide. Be sure to fill your tank with gas. Self-guided vehicles should plan to leave the Avado Parking Deck between 1:00 - 3:00 p.m. The tour will take two to three hours, depending on how much talking and sight-seeing folks choose to do.

Please call the Madison-Morgan Conservancy at (706)342-9252 to make your reservation for the bus tour.

We look forward to seeing you there.

Ramble Guide



Bicentennial GREENPRINT Ramble

Saturday
Oct. 24, '09

Sponsored by The Madison-Morgan Conservancy, Inc.

A NORTHWESTERN SLICE OF MORGAN COUNTY

Enjoy the history of Morgan County as it was told to us.

Before we drive the first mile of the Greenprint Ramble, the Board of the Madison-Morgan Conservancy wants to acknowledge with gratitude the extraordinary work of Co-chairs Elizabeth Branch and Emily Buck, and the hours of hard work dedicated to this project by Becky Sherwood, Chair of the Tour, and Christy Friesen, Chair of the Supper.

The hours of research and countless interviews it took to gather the following oral histories along this 40-mile Tour has produced an invaluable record of Morgan County's Heritage. The Conservancy owes a debt of gratitude to Morgan County's Resource Preservation Advisory Board and Planning Department for their work in collecting oral histories, promoting Morgan County's heritage, and for sharing with us their technology and knowledge.

The Madison-Morgan Conservancy supports Morgan County's agricultural industry by linking producers with restaurants in an effort to move fresh, local food from farm to table. Morgan County food on your table ensures profits for our farmers which in turn enables those landowners to keep their land in agriculture, perpetuating our environmental health and our quality of life.

Today you will see a variety of agricultural, natural, and historic resources, many of which are listed on the Morgan County Greenprint and the Madison Green Print Addendum. We hope you will recognize their value as well as the value of the Greenprint process in identifying Morgan County's many valuable resources.

Start your engines!!! Set your trip-o-meter; mileage numbers starting with "0.0" will appear to help you confirm your location with the accompanying site description.

0.0 Leave the Avado Parking Deck behind the Chop House and adjacent to the Creamery.

0.05 Turn Right onto Hancock Street

The commercial structure on your right, known to most as the **Creamery** (150 East Washington Street), tells the same story of adaptation we will hear over and over today. Built between 1910 and 1920 as the Penick Cotton Warehouse, the building was converted to the Morgan County Creamery in 1947 after the boll weevil destroyed the cotton industry in the county. The building is now used for the Morgan County Administrative Offices.

0.1 Turn Left onto Washington Street

Madison was "the commercial center of an agricultural economy, and teemed with businesses serving the needs of cotton planters, small farmers, and townspeople alike... [Incorporated in 1809 and rebuilt after the Fire of 1869,] the City of Madison's central business district remains the nexus of today's commercial and civic life building on the foundation of the past two centuries."ⁱ

You are in Madison's historic district, which is one of the largest protected historic districts in Georgia. Historic preservation ensures that Madison will continue to serve as a charming home for its residents, as a unique place to conduct business, and as a delightful destination for tourists.

MADISON BICENTENNIAL MARKER

Named in honor of U.S. President James Madison, the Town of Madison was established as the permanent seat of Morgan County and incorporated December 12, 1809. Surveyor Lewis McLane laid out the community using a typical Washington-type plan, characterized by a central public square defined by four principal streets—Monroe (now Main), Jefferson, Washington, and Hancock.

Madison prospered as the site of government, transportation, and commerce. The previous Morgan County Courthouse (c. 1845; lost to fire 1916) was erected here on the Town Square. The bustling community's location also proved advantageous: first, as a stop along the main stagecoach route from Philadelphia via Charleston to New Orleans; later, as the crossroads of two major railroad lines; and now, as the intersection of an Interstate and three State highways.

As the commercial center of an agricultural economy, Downtown Madison teemed with businesses serving the needs of cotton planters, small farmers, and townspeople alike. Wood frame storefronts dotted the downtown and mixed with dwellings until the devastating Fire of 1869 destroyed forty-two structures and all but one business. The downtown area recovered slowly and redeveloped in the present brick commercial pattern. The City of Madison's central business district remains the nexus of today's commercial and civic life, building on the foundation of the past two centuries.



Above top to bottom: Horse sale in Downtown Madison, 1901; The Creamery as it appeared c. 1950; Downtown Madison with old theatre; First courthouse in Madison's Town Square built c. 1845



Madison Bicentennial Marker

Turn Left
Turn Right
Turn Left

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o.1 Turn Left onto Main Street

O.3 Turn Right onto West Central Avenue

O.4 Turn Left onto Old Post Road

Welcome to Madison's first subdivision. These lots were laid out in 1837 as the first subdivision of property since the original platting of lots around the Courthouse Square. As we travel along Old Post Road and then Dixie Highway, we will see a number of **Historic Landmarks** that are listed on the **Madison Greenprint Addendum** and a few resources that are also listed on the **Morgan County Greenprint**.

Old Post Road was on the stagecoach route from Charleston to New Orleans. The older houses on your left were built to face Old Post Road. When Main Street became the main road through town, many of the landowners reoriented the facades of their houses to face Main Street. As a result, some of the houses have what appear to be two front facades.

On the right is a house, **Boxwood** (357 Academy Street), originally built with two facades each facing what were at the time the major streets. Boxwood was built by the planter Wilds B. Kolb, one of the wealthiest planters in the Georgia Piedmont, in the early 1850s and is notable for its architecture and distinctive landscape. You are seeing the Greek Revival façade, but from Academy Street side, you would see the Italianate facade. Leading up to each of these façades is an elaborate boxwood parterre garden, lending the house its name, Boxwood. The house, gardens and outbuildings remain essentially unchanged since they were built over 150 years ago.

Current owners, the Newton Family, tell the story of the day Margaret Mitchell came to visit Madison. While sitting on the rococo revival rosewood furniture in the Academy Street side parlor, then current owner Kittie Newton and her mother talked about the house and the original fabrics. At the time, drapes hung on only one side of each window because the drapes on the other side had been taken down and used to reupholster the sofa and chairs. Later when *Gone with the Wind* was published, Kittie and her mother supposed that they gave Margaret Mitchell the idea for Scarlet pulling the drapes off the wall to make a dress so she could go to Atlanta to see Rhett Butler and not look like a field hand. Who knows if it's true, but it's a good story.

On your right, you will see **Broughton Hall** (411 Academy Street). Built c. 1837 Broughton Hall is "an interesting blend of features from several stylistic periods."ⁱⁱ Notice the Greek Revival style unadorned corner pilasters and entrance door surround with transom and sidelights; the Italianate style wide, overhanging eaves and supporting brackets; and the characteristically Victorian front porch with delicate support, frieze, and balustrade. The two side wings of this house were added in 1995, and inside one of those wings hangs a massive presidential crystal chandelier that once hung in the White House during Eisenhower's administration.

To your left you will notice a house (**458 Old Post Road**) that has never faced Main Street. The house has only one front facade, and it faces Old Post Road. From Main Street, you see the back of this house. In contrast, the next house (**507 South Main Street**) on your left has the double facade treatment. The facade we see was the original front facade, but from Main Street you also see what appears to be a front facade.

On your right you will see the **Joshua Hill House** (485 Old Post Road). Prominent among a minority of anti-secessionists in Madison, Joshua Hill was elected to the United States Senate in 1868 and is credited for keeping Sherman's army from destroying the antebellum homes you see in Madison's historic district.

This house illustrates the changing taste in style that occurred in the late 19th and early 20th centuries - originally built in 1842 as an I-House (a very early form of house one room deep and two stories high), this house was remodeled in 1917 in the neoclassical style.

This property is also a reminder of the "working landscape" that was required in the 19th century in order to feed a family and run a household. You can see the remnants of a landscape where livestock were kept and where plants that were useful (not just ornamental) were planted. This open landscape with its fig trees and scuppernong vines is a reminder today of the working landscapes of the past.

This greenspace was once a racetrack! The area also functioned as the muster ground to muster the militia until the 1840s. Now a pecan grove, it is listed on both the Morgan County and Madison Greenprints as a greenspace resource worthy of protection.

On your right you will see the **Stagecoach House** (549 Old Post Road). This house was built as an I-House prior to 1837 and was moved to this location and eventually expanded some time after 1837. This was the first place ladies and gentlemen would gather after arriving in Madison on the stagecoach. The small building to the left of the house was constructed by joining the two front parlors of the Stagecoach House. These parlors were removed from the main house and joined together on this current site in the early 1900s.

In 2004, before selling what was known by many as the Vason Homeplace, Wayne Vason placed a conservation



View of Main Street



Historic Subdivision Plat, dated 1837



Boxwood Gardens, HABS photo taken c. 1930



Parlor at Boxwood, HABS photo taken c. 1930



The Stagecoach House with parlors attached to front facade.

Green text denotes resources listed on the Morgan County Greenprint or Madison Greenprint Addendum.

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easement on the garden in the back of this house in order to retain the landscape in which this house has existed for so many years. The conservation easement removed the right to develop on that part of the lot and will forever protect the historic integrity of the Stagecoach House.

Also protected by the conservation easement is one of the two boxwood gardens planted by Dorothy Vason in the mid-1900s. Mrs. Vason inherited the boxwoods from her aunt, Mrs. Atwater, from Thomasville, GA, and because the individual plants had grown together over the years in the Thomasville garden, the plants had to be replanted here exactly as they had been planted in Thomasville. Dorothy planted those boxwoods behind the Vason house in an area that had served as the badminton court. The design and arrangement of the individual plants in that garden is identical to the garden in Thomasville.

This half-acre conservation easement was the first of its kind in Morgan County. Today there are 11 conservation easements protecting in perpetuity almost 1,000 acres in the county, some of which you will see today.

On your right you will see **La Flora** (601 Old Post Road), the site of the meetings of one of the first garden clubs in the United States. Organized in 1893 and originally known as The Madison Garden Club, La Flora Garden Club reorganized in 1932 after a decade of inactivity and was an affiliated chapter of the Garden Club of Georgia based in Athens. Miss Kittie Newton didn't have far to walk to serve as president of La Flora in 1950, did she?

On your right you will see the **Trammell-Newton House**, now known as Oak House (617 Dixie Ave.) This c. 1890 house was built on the site of a previous house after the first house burned. Notice that the portico's round fluted columns have ornate Composite capitals, which combine the iconic volutes with Corinthian acanthus leaves—a typical Classical Revival detail. Additions are obvious and include the garden and pool to the left and interior space in the rear.

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On your left you will see the **Stokes-Barnett Cottage**. "Built around 1830, this house is a splendid example of the raised cottage that was so popular during this era. Until recently it was the home of a descendant of the original owners, Miss Fannin Stokes.ⁱⁱⁱ" Current owners Shandon and David Land write, "There is evidence that the home began as a Federal Style raised cottage and later was changed to Greek Revival. Raised cottages have been a popular coastal style of building but as the old stagecoach route (now Dixie Avenue) ran from Charleston to New Orleans, it is not surprising that we would find coastal influences in Madison."^{iv}

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On your right you will see **Thurleston** (847 Dixie Ave.). The interior of Thurleston was built c. 1818 and allegedly moved from the Butler Plantation in southwest Morgan County to this site in 1841. After the house was used for a short time as a "select school for boys," Dr. Elijah Jones built the current front façade in 1848.

The Butler family occupied this house for nearly 100 years, and Miss Daisy Butler left Thurleston to Virginia Walton Butler Nicholson, the grand-daughter of Joshua Hill.

Carefully restored by the current owners, this nationally documented home (Historic American Building Survey, 1936) is significant for its unique architecture and its landscape, including the magnificent long boxwood and grass allee leading to the entrance. The boxwoods were transplanted from Louise and Ed Hannah's House, Magnolia Hall, on Main Street in Madison along what was earlier a driveway.

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On your left, you will see what is known today as **Bonar Hall** (962 Dixie Ave.) built in 1839 in 15 short months by John Byne Walker. Bonar Hall is one of the few brick houses built in Madison before the Civil War and still retains his-and-her brick outhouses and brick orangery and tea house. Can you tell what John Byne Walker did for a living? He made bricks! His bricks were used in the First Baptist Church in Madison built c. 1859 and in the train depot built c. 1839.

Walker's "bride, Eliza Saffold Fannin, was an heiress, whose dowry, [Walker] noted in the plantation book, included some sixteen hundred acres and fifty-one slaves as well as, among numerous other items, 'a side board, 1 clock, 1 Book case, 1 Bureau, a lot of Books...& Stock of chickens Ducks Turkey.'^v" The nucleus for his vast Morgan County Plantation, this house is an important survivor of Georgia plantation life.

William T. Bacon, who owned the Madisonian Newspaper, purchased the house in 1920. His wife, who was previously married to a Newton, named the house Bonar Hall after her earliest ancestors. Her grandson currently owns the house and is conducting an extensive restoration.

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Across Dixie Avenue, to the left of the horse pasture, is the **Ainslie House** (1016 Dixie Ave.). This house has a Georgian plan with a Greek Revival style entrance, a hipped roof, and symmetrical chimneys. The porch, dormer, and porte-cochere are indicative of 20th century additions. The adjacent pecan grove was planted c. 1940, and you can see again in this historic working landscape the remnants of the need for open space and agricultural land within a more urban setting.

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On your right you will see the **Mason House** (1041 Dixie Ave.), built c. 1820. The first record of the Mason House



The Trammell-Newton House before it burned and was replaced with Oak House



Thurleston, HABS photo taken c. 1930

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Turn Left

appears in 1821 when John Robson purchased this lot which contained the main house and a slave house. Originally the main house was two stories, but the second story of the house burned in 1941 and was never rebuilt. Interestingly, you can still see where Alma Maddox, a previous owner, scratched her initials into a window pane.

On your left is the **Bennett House** (1170 Dixie Avenue), built in 1850. Amanda Cardwell inherited the house from her father after she married Junius Smith. Unfortunately for Amanda, her new husband lost the house in a poker game in 1863. According to Georgia law at the time, Amanda's husband could legally administer the building as he pleased despite his wife's wishes, even though it was she who had inherited the house. When the new owner attempted to take possession of the house, a controversy ensued, and in 1869 the laws concerning land ownership in Georgia were changed. Under the new Married Woman's Property Act, women could own property in their own name. Unfortunately, this law appeared too late to affect Amanda—she lost her daddy's house.

1.5 Turn left into driveway, but simply turn around and get back onto Dixie Highway going back the way you came

As we leave historic Dixie Highway, know that this road is part of the original "National Highway", the old Dixie Highway that ran from Florida to Michigan. This stretch between Madison and Rutledge was the first paved road in Morgan County, and one of the first paved roads in the state. It took seven years to pave this 10-mile stretch and was completed in 1921 for \$3,000/mile.

Dixie Highway is listed on the Morgan County Greenprint as a preservation opportunity and is designated as worthy of protection.

1.6 Turn Left onto Pennington Road

On your left you will see a complex of **historic warehouses**. According to current owner Candler Hunt, this was a cotton seed oil plant built in 1911 by Southern Cotton Oil Company. Owned by Caldwell and Company and then Charles Candler, it produced oil, meal, seed, and hulls. It was strategically located between the Georgia Railroad (an east - west line) and the Central Line (a north - south line) and the old Atlanta Highway. Due to diminished cotton production, it closed in 1960 and the machinery was sold. Today Candler Hunt, Whitey Hunt, Sue Ellen Hendrix, and Frances Shumway own and maintain these structures in their historic context.

Before C.L. Mason, Sr. founded the Mason Gin-Fertilizer Company in 1934, he leased the cotton gin here from Southern Cotton Oil Company. Eventually, the Masons owned a number of cotton gins in Madison and Bostwick, and they co-owned the peach packing shed ahead.

Don't blink! You are at the edge of where **town meets country**. And one of the most beautiful vistas in Morgan County is right around the corner! Take a look to your right, first, though and see an abandoned **historic bridge** crossing the railroad. Once a vehicular bridge, this historic structure is a defining characteristic of this area, and is valued by the community as important to protect.

This defined edge between town and country is listed on the Madison Greenprint Addendum as one of the three most important resources in Madison.

Fruit orchards were the backbone of Morgan County's agricultural industry after the boll weevil devastated the cotton crop in the 1920s, and the Masons and the Nolans were the two biggest peach growers in the county. They jointly built and ran a peach packing shed here in 1940, and built this structure in 1982 after the first building burned. If you know any Madison natives, you probably know someone who worked at this packing shed.

1.9 Turn Left onto Oil Mill Road

There were two other **peach packing sheds** here, too, evidence of the robust peach industry in Morgan County. Rail spurs were built to service each of the packing houses. The Mason/Nolan shed, the Newton shed, and the Baldwin and Chambers shed all packed and transported peaches from here in the mid-1900s.

The Pritchards bought this peach orchard and packing plant from the Masons in 1982 and ran it until 1986 when they converted the orchards to the current tree farm.

1.9 Pause for a moment at the railroad tracks.

Legend has it that from **this vantage point** during the early to mid 1900s, peach trees were all you could see.

So what is this Greenprint you've heard about? In its simplest form, a Greenprint is a map of resources and a plan to protect those resources. Imagine a blueprint for the construction of a house, and then think Greenprint for the protection of natural, agricultural, and historic resources.

In 2003 the Madison-Morgan Conservancy initiated this Greenprint process, and in 2004 Morgan County adopted

How to Date a House

According to Marshall "Woody" Williams it's not always simple to date the construction of a house due to alterations made over the years. "You can't just open a book and say this house was built in so & so."^{vi} When determining the age of a structure there are two structural details that are trusted in dating the building materials: the saw cut on the lumber and the type of nail. A circular saw leaves a circular cut mark in the wood. Morgan County didn't have circular saws until about 1850, although they were being used east of Morgan County by the 1830s. In structures built before that time, the lumber would have either been hand hewn or cut with a cross cut (or straight) saw, leaving straight (not circular) saw marks in the wood. Also, nails can determine the age of construction. Cut nails, which were rectangular on the ends, were used from the 1820s to the 1880s, and before that nails were hand wrought. It wasn't until early 1890's that round nails were used. Saw marks and nails are clues to the age of the materials but not always the age of the structure, because people salvaged materials and reuse them.



An orchard in Morgan County.

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Turn Left

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as part of its Comprehensive Plan the Morgan County Greenprint—a map of Morgan County’s natural, historic, and cultural resources and policies and procedures for the protection of those resources. Following up on preliminary data gathered through that county-wide process, the City of Madison adopted their own Greenprint just last February which includes information specific to the City of Madison.

Along this Greenprint Ramble tour you will be exposed to many of the resources identified on these two Greenprints, including the Historic Landmarks in Madison we’ve already passed, the Groundwater Recharge Area we are about to enter, scenic roads, scenic views, and important natural and agricultural resources.

*“If we do not permit the Earth to produce beauty and joy,
it will in the end not produce food either.”*

—Joseph Wood Krutch

The Pritchard businesses have contributed substantially to the economy in Morgan County over the years. The **Pritchard’s wholesale nursery** grows oaks, maples, hollies, crepe myrtles, and cryptomeria. This year for the first time, the Pritchards decided to utilize the fallow land to raise another cash crop—soybeans. Harvested in the fall, the soybeans are transported to Gainesville, GA, where they are processed and/or distributed elsewhere.

In 2004, to support the creation of Madison’s new Town Park, Bill Pritchard made a very generous contribution of trees to Town Park. The Pritchard’s gift was significant for the park and will also be significant in contributing to Madison’s urban forest. You can identify those trees as the trees that surround Town Park.

3.3 You are now entering a **Groundwater Recharge Area**.

Do you know where the water from your kitchen faucet comes from? It comes from either a well or the city, most likely. If you’re drinking well water at home, then you’ll be interested to know that this area here is where your water supply gets replenished. This Groundwater Recharge Area is where water percolates through the soil into the aquifers below. It is from those aquifers that folks like you get your drinking water at home.

Interestingly, the cities of Rutledge and Bostwick use groundwater to supply their residents with drinking water, too, unlike the City of Madison which draws its water from the surface water in Lake Oconee and Hard Labor Creek.

Groundwater and streams are directly connected though. Groundwater bubbles up through the earth through what we know as springs. These springs provide the base flow for our streams and rivers. Without that base flow, our rivers would run intermittently, only when we have rain, and in a drought like this one, we see how important our groundwater is to our water supply in general.

Groundwater Recharge Areas are very important in sustaining the groundwater supplies. If this groundwater recharge area were paved over, all the water that would percolate into the ground to refill the aquifers would run off into the rivers and rush downstream, eventually to the ocean. Folks that depend on groundwater for their drinking supply, including many of you and all of Bostwick and Rutledge, should be extraordinarily concerned about the quantity and quality of Morgan County’s groundwater.

3.8 **Turn Right** onto Crawley Road

What’s that behind the cedars ahead? This **Plantation Plain style house** was built circa 1813 by Burnell Russell after purchasing the entire Land Lot 177 (202.5 acres) from Frederick Roberts in 1813. By the time of his death in 1830, Russell owned nearly a thousand acres and 32 slaves.

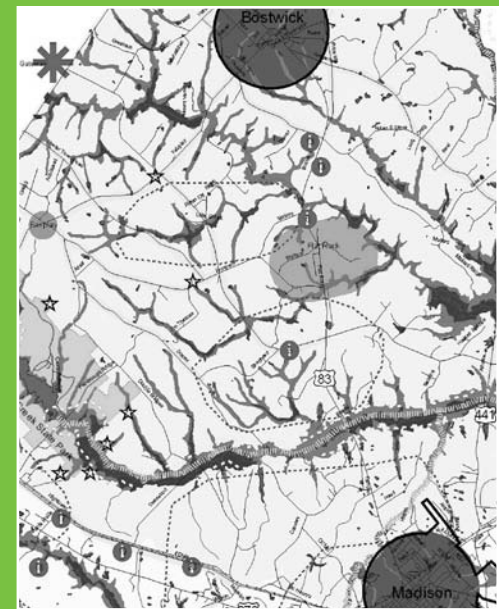
The house was lived in by James Madison Ponder, Earnest Ponder’s father, and was known by that family as the Wilson Place. Restored by Preston Small ten years ago, the house is the first of many examples we will see today of people settling and developing their homesteads on high points.

From this high point in the first half of the 1900s, you could see all the way to downtown Madison, and in the Dining Room of this house, there is a mural of that view painted on the wall.

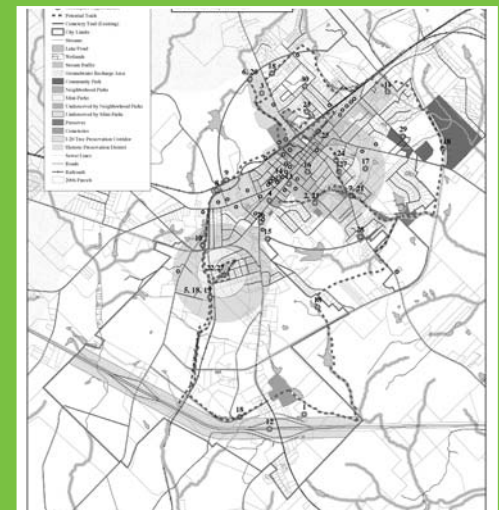
We wish you could see the house, but we’re also grateful for the trees! Cedar tree fence lines are a common sight in Morgan County’s landscape. Why? Because birds sit on the fence and deposit cedar seeds beneath them, and as the trees grow up along the fence line, they are never cut or plowed or trodden. We will visit Cedar Lane Farm during this tour, and you will again see this type of agrarian landscape.

4.1 **Turn Right** onto Doster Road

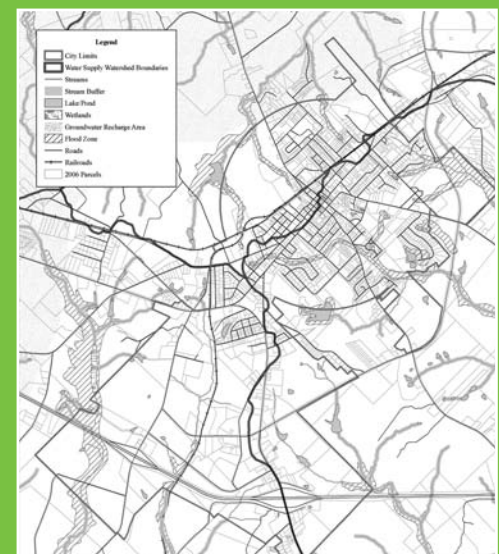
The mission of the Madison-Morgan Conservancy is to provide public education on conservation matters and to protect and enhance the heritage and quality of life of the residents of Morgan County by preserving historic sites,



Section of the Morgan County Greenprint



Section of the Madison Greenprint Addendum



City of Madison Hydrology Map from the Greenprint Addendum

greenspace, farmland, and timberland.

The purpose of this Greenprint Ramble is to get you out into areas of the county where you might not otherwise go, so you can see for yourself the resources listed on both of the Greenprints and so you can judge for yourself their value. Today you will see natural and agricultural resources at risk of being converted to a higher intensity use, you will see historic resources at risk of being lost, and you will see remnants of some past community or family that have been lost over time. We hope you will treasure what you see and make the conscious decision to protect Morgan County’s history and quality of life in your future land use decisions.

You will see many resources today that have been identified in the Morgan County Greenprint and in the Madison Greenprint Addendum as worthy of protection. By the end of the tour, you will understand the history and significance of these resources and you will recognize the value of the Greenprinting process in identifying these types of resources.

The land itself is one of our greatest resources in Morgan County. For the most part, it hasn’t yet been paved over; it still yields delicious food, provides beautiful vistas, and perpetuates the quality of life we treasure. The land cleans our water and air and provides wildlife habitat for our beloved creatures.


“Nature is mentor and measure.”
-unknown

Turn Left

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5.5 Turn Left onto HWY 83

Be careful. You have re-entered the fast track. Hwy 83 is one of Morgan County’s bustling highways.

Ahead you will see what will become a **wetland mitigation bank**, which is a “wetland, stream, or other aquatic resource area that has been restored for the purpose of providing compensation for unavoidable impacts to [other] aquatic resources.”^{vii} For instance, when the DOT builds a road and crosses a creek, the degradation of that creek requires mitigation.

Typically in a wetland mitigation project of this type, the landowner gets paid to put meanders (natural twists and turns) back into the stream, to vegetate the stream buffers, to re-establish wetlands, and to improve wildlife habitat. The aquatic resource is then protected for a period of time and often in perpetuity by a conservation easement.

6.2 Tamplin Farm

From this high point down to the Hard Labor Creek is the old Tamplin Farm. The conversion of this dairy farm into a **wetland mitigation bank** will improve and protect the water quality in Hard Labor Creek which feeds the City of Madison’s drinking water supply.

Along Hwy 83, you will notice a significant amount of timberland. Georgia has more privately owned timberland than any state in the nation! The timber industry is one of the biggest employers in our state and in our county. The total impact of the forest industry in Georgia in 2007 included \$28.5 billion in output, 141,155 jobs, and \$6.7 billion in compensation to employees and proprietors.

Much of Morgan County’s timberland is enrolled in Conservation Use, a state-wide program that allows landowners of timberland and agricultural land to reduce their property taxes in return for restricting development on their lands for ten-year increments. Much of the land you will see today is enrolled in Georgia’s Conservation Use program, which is one of the reasons Morgan County has been able to retain its agrarian quality of life.

Often the subject of controversy, land in Conservation Use has been proven to pay more in taxes than it receives in services. After all cows don’t go to school or to jail! To get the facts, please visit the Conservancy’s website to see the 2008 Cost of Community Services Study conducted by the Morgan County Board of Commissioners.

Turn Left

9.4 Turn Left onto Prospect Road

This is the southern edge of **Flat Rock**, a historically black community which was founded by 55 families and included a church and a school. Most of those first 55 families worked for the Nolan Family as tenant farmers in many of the fields you see in this area.

Land use in Flat Rock has changed substantially from agricultural to relatively dense residential. Once a pear orchard owned by E.H. “Slick” Hanson, this area was subdivided in the 1960s into 1-2 acre tracts which is the land use pattern we see today. The pear orchards were gone by 1985.

9.9 Slow to see the J.A. Nolan Commissary and Barn

Green text denotes resources listed on the Morgan County Greenprint or Madison Greenprint Addendum.

What is Conservation Use Valuation Assessment (CUVA)?

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Qualifying Georgia landowners can realize substantial savings on their annual property taxes by electing to commit their property to Conservation Use. Land protected by Conservation Use tends to see a 90-95% reduction in property taxes. This favorable tax treatment is designed to protect agricultural properties from being converted to commercial or residential use. In return for the property tax incentives, the property owner must keep the land undeveloped in a qualifying use for a period of ten years or incur stiff penalties. Owners who breach their conservation use covenant must pay back to the taxing authorities twice the savings they have received over the life of the covenant up to the point it was breached.

What is the new conservation use for Timberland?

Written by Lauren Newsome Bush of the Georgia Forestry Commission.

The Georgia Forest Land Protection Act of 2008 encourages the preservation of Georgia’s forest. Through a voluntary tax program, it would provide forest land protection incentives for large tracts that are ineligible for the existing CUVA (Conservation Use Valuation Assessment) program.

Key Features & Benefits

- Establishes a **15-year covenant** period for landowners with tracts of timber land 200 acres or greater, and severe penalties if breached.
- Property has as its **primary use** the good faith subsistence or commercial production of trees, timber, or other wood and wood fiber products from or on the land.
- In return for agreeing to keep the land in a complying use, landowners receive a lower property tax rate on their forest property.
- If Amendment #1 causes the total county tax digest of revenue to be reduced by 3% or less, the State of Georgia will reimburse the county for half the lost revenue. Lost revenue in excess of 3% will be totally reimbursed by the State.
- Places a 3% cap on annual revaluation of properties in the program.
- Provides permanent protection to large, contiguous tracts of forest land in order to sustain Georgia’s clean water, clean air, and wildlife habitat.

(cont. on pg. 8)

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On your left you will see an old **commissary**, which is now a chicken house (1170 Prospect Road). This c. 1900 commissary was owned and operated by J.A. Nolan during the height of his tenant farming operation. Della Mae Johnson, a tenant farmer and resident of Flat Rock, worked on J.A. Nolan's farm picking cotton and peaches. She was also responsible for coming to this commissary to obtain supplies and food.

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The barn to your right was also owned by Mr. Nolan. According to Danielle Milford Peck, Morgan County Planner, her father, John Milford stabilized this barn about 10 years ago and in the process removed a number of "Nolan Farm" crates, evidence of a bygone era.

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Note **the microwave tower** ahead. The construction of this tower spurred Jane and John Symmes to list Cedar Lane Farm on the National Register of Historic Places in 1970. The telephone company at the time wanted to erect this tower near **Cedar Lane Farm**, but in doing so, they would have negatively impacted the historic integrity of the property.

Listing on the National Register for Historic Places does not restrict the landowner's property rights in any way. The only protection the listing provides is from state and federally funded projects that might negatively impact the property. If such a project is proposed, the landowner has the right to require an environmental impact study, which is usually a lengthy process and merely buys the landowner some time.

Cedar Lane Farm was the first private residence listed on the National Register in Morgan County and it was a test case for this Section 106 Review process. To avoid that lengthy Section 106 Review process, the telephone company decided to move the tower to this present location. You will see later why **Cedar Lane Farm was so important to protect—it is a perfect example of a 19th century house and farm and is listed on the National Register of Historic Places and on the Morgan County Greenprint.**

Turn Right

11.4 Turn Right onto Sandy Creek Road

Turn Left

11.6 Turn Left into the Sandy Creek Baptist Church Parking lot and pause for a moment

28

Sandy Creek Baptist Church was organized in 1808 and is one of the oldest churches in the county. It was built on this site in 1910 for \$2,500.

This church was once located on Mr. Vernon Road, not far from here. In 1818 slaves joined the church, and in 1819 "free persons of color were received." By 1843 membership reached 211, and in 1910 the church's congregation split into two. One half of the congregation went to Gibbs Memorial Baptist Church in Bostwick, and the other half came here to Sandy Creek Baptist Church. The Mt. Vernon Road Church was then given to the black congregants.

Turn Right

11.6 Depart the parking lot, and Turn Right back onto Sandy Creek Road

Turn Right

11.8 Turn Right back onto Prospect Road

This part of Prospect Road is listed on the Morgan County Greenprint as a Potential Scenic Road.

A beautiful scenic view at the intersection of Jim Thomas and Prospect Roads is also listed on the Morgan County Greenprint as a Preservation Opportunity.

Much of the land you will see along Prospect Road has been owned and/or farmed by the Adairs, Hambys, Malcoms, Nolans, Trammells, and Earlys.

12.4 Slow to see Jim Thomas Crossroads

Imagine an overseer's house atop this hill—what a **commanding view of the countryside**. Then imagine the proper Mr. Thomas plowing this land in his business suit!

The Thomas Place currently owned by the Newton Family, is very productive farmland, and the Trammells and Newtons leased the open land for 40 years to Bennie Malcom, who grew cotton, soy beans, and wheat. Bennie took great care of the land, as does Danny Reid, a neighboring farmer who now leases the property to grow millet and wheat. Mr. Reid is also responsible for planting the many **willow oaks** you will see along Prospect Road.

According to Mrs. Wilma Adair Early, whose family is from this area, cotton was the main crop grown here in the late 1800s and early 1900s. In the 1920s, a tiny insect, the boll weevil, devastated cotton crops all over the South. People who had other sources of revenue in addition to cotton, such as chickens, eggs, orchards, or cows managed to survive the boll weevil. Unfortunately, the Adairs were mostly dependent on the cotton crop and eventually lost all they had. Four of Miss Wilma's brothers — Ed, Ganny, Jeff and Hardie Adair — lost their land to foreclosure, and as a result, Ed and Jeff moved to Florida and Hardie moved to Atlanta. Ganny Adair stayed in Morgan County and eventually served in the Georgia Legislature.

13.9 Slow to see 2870 Prospect Road

- Ensures availability of timber to continue to fuel Georgia's traditional forest industry as well as emerging markets such as bioenergy.

Background

Intact forest lands supply a variety of resources—timber products, wildlife habitat, soil and watershed protection, aesthetics, and recreational opportunities. When forests become fragmented or disappear, so do the irreplaceable benefits they provide.

Georgia is one of the fastest growing states in the nation. As urbanization spreads, it is becoming increasingly difficult to conserve our vital forest lands. Forest ownership patterns are also experiencing dramatic changes. Large tracts of forest land are being sold, subdivided and resold, breaking up the once expansive forest landscape so vital to Georgia's wildlife, water quality, and clean air. When these forests are lost to development, they, and the crucial environmental benefits they provide, can never be recovered.

For more information contact Georgia Forestry Commission at 1-800-GA-TREES or visit GaTrees.org.^{viii}



J.A. Nolan's c. 1900 Commissary, now serving as a chicken house



J.A. Nolan's barn

31

The house on your left is the house where Miss Wilma grew up. It was her grandfather William Adair's home place. Squire Bill, as he was known, was a farmer and Notary Public, and he and his wife Nancy Mahala Malcom Adair had thirteen children.

Miss Wilma lived here with her father, Grady, and her mother, Modelle Malcom Adair. Miss Wilma's bedroom was on the top floor on the left, but in the summertime, she and her two brothers often slept on the porch. There were two large oak trees in the front yard (one is still there) and to the left of the house there was a scuppernong vine. The cedar trees on the right were planted by Miss Wilma's mother to hide the farm machinery, but they've grown up so much now that they hardly act as a screen anymore.



Jim Thomas Crossroads, corner of Jim Thomas and Prospect Roads

Turn Left

32

33

Turn Right

14.2 Turn Left onto Adair Road

Another dirt road. It's time to slow down again! Notice **the agrarian scene** to your left with open pastures, cows, old barns atop a pretty high spot in the county.

Now notice to the right how **new houses** are tucked into the landscape, protecting that viewshed.

14.6 Turn Right onto Doster Road

Doster Road is also designated as a Scenic Road on the Morgan County Greenprint. Along this country road, you will see a number of historic homes and agrarian vistas that hearken back to Morgan County's agricultural past.

14.8 Slow to see 3750 Doster Road

Remember Miss Wilma's brother Ed Adair who lost all he had to the boll weevil? This house to your left was built by Ed before the devastation of the cotton crop. Notice the **one room tenant house** and **old chimneys** dotting the landscape on both sides of the road, and imagine the sharecropper houses that once stood here.

Up ahead you will see the c. 1850 **Prospect United Methodist Church** and cemetery. Mr. George Ponder gave the land for the church, and Mr. Absolem Autry gave the land behind the church for the cemetery. Imagine this crossroads in the early 1900s, with the church, a number of homes, and up ahead, one of the most interesting structures, a school. It would have been a quite active little place back then.



Wilma Early's childhood home

Turn Left

38

15.4 Turn Left onto Prospect Road, and pause at 3221 Prospect Road

On your right you will see one of Morgan County's oldest schools. This **Fairplay School** was built c. 1897, and according to Woody Williams, the first roster of students was recorded in 1900. This school had two rooms—one for grades one through three and the other room for grades four through seven. Miss Wilma's father attended school here, as did she.

Miss Wilma recalls that the school was heated by a wood-burning stove. It was the duty of the boys at school to bring in the wood, and the girls were responsible for sweeping the floors daily. Since the teacher had multiple grades in one room, she or he had to rotate from grade to grade. The groups the teacher was not working with often studied the Bible, as there were few, if any, supplementary, materials. The students learned the books of the Bible, memorized the Ten Commandments, and learned some of the Psalms, including Psalms 1, 23, and 100.

In 1934, a group of men and women from New York came south to determine how rural schools could be improved. Mr. and Mrs. Julius Rosenwald came first and were followed by Ruth Lockman, who boarded with the L.G. Adairs for three years.

Mr. and Mrs. Ralph Gaskins also arrived and headed a committee to build a school to train teachers. After working with the schools for a time, they recommended that the teachers needed more than a high school education. As a result, Miss Wilma's mother was sent to Georgia State College for Women in Milledgeville, known today as the Georgia College and State University.



Ed Adair's House

15.8 Pause at Fairplay Crossroads

You have now arrived in Fairplay. A traditional collection of buildings and uses at this rural crossroads, Fairplay is much like Malcom's Crossroads and Nolan Store Crossroads which we will see in a while. The Ponder House down Sandy Creek Road and the store, both owned at one time by the Ponder Family, still exist, but the cotton gin owned by the Masons has been lost like so many others. The Bicentennial Marker for Fairplay on the corner ahead is all that reminds us of that cotton gin.

In early August 1864, during Stoneman's Raid, union soldiers raided this area on their way from Madison back to north of the Chattahoochee River. "Adams's brigade had ridden fifty-six miles in twenty-one hours by the time they reached George F. Ponder's place early that afternoon. Ponder raised fine horses on his 3,500 acres and ran a store at a crossroads called Fair Play. Troopers compelled some of his slaves to halter and bridle eight horses



Prospect United Methodist Church

and broodmares and sixteen fat mules. Then they emptied his crib, barn, and smokehouse. Adams arrived in time to post a guard around Ponder's white pillared home, but turned a deaf ear to the planter's pleas to spare his livestock and provisions. His dismounted men must be mounted, Adams said simply, and the hungry had to be fed."^x

15.8 Go straight through intersection

On your left you will see the white pillared home referenced above, known to most as the **Ponder House** (3500 Prospect Road). George F. and Sara Ponder lived in this house and owned most of the land between Fairplay and Rutledge. They had 16 children, all of whom died before the age of 10. They are all buried in the cemetery at the back of the property.

16.0 Turn Left into driveway, but simply turn around and get back onto Prospect Road going back the way you came

George Ponder's nephew, Earnest C. Ponder, owned a cotton gin in Rutledge and a grist mill on Hard Labor Creek. Earnest C. Ponder's son Paul Holloway Ponder continued in the cotton business but also became a banker. Paul and his son Graham Ponder sold cotton on the futures market and continued to farm.

Graham Ponder married Adelaide Wallace from Madison in 1947. Adelaide and Graham bought the Madisonian Newspaper from William T. Bacon of Bonar Hall in 1957 and owned and operated the paper until 1996. They were civic leaders in Morgan County, and they were instrumental in the economic and cultural development and historic preservation of Madison. Among many other philanthropic contributions, Adelaide Ponder was a founding board member of the Madison-Morgan Cultural Center and of the Madison-Morgan Conservancy.

FAIRPLAY BICENTENNIAL MARKER

One of the older communities in Morgan County, Fairplay is identified on county maps as early as 1839. Fairplay did not have a railroad line in the community, but it appears to have developed on an old post road. Post office records from the 1880s identify the community as a village with about 40 inhabitants.

In addition to a store and post office, Fairplay also had a cotton gin to serve adjacent farmers. Prospect Church and Prospect school (also known as Fairplay school) are located in proximity to the original site of the store, and both are still recognized at the beginning of the 21st century. A second crossroads community existed to the north of Fairplay, around Malcom's Store and Rock Springs Primitive Baptist Church. According to published accounts, the congregation of Rock Springs was established as early as 1840. Chestnut Grove Church and school, located west of Fairplay, served the African American community in that area.^{xi}

16.1 Turn Left onto Fairplay Road

Fairplay Road is designated on the Morgan County Greenprint as part of the Scenic Perimeter Greenway around Morgan County.

Imagine life in the 1920s and 1930s: Hwy 83 was still a dirt road, there was relatively little electricity available, people didn't travel very far, and as a farmer, you could not haul your cotton very far, so it was common for families to build cotton gins to serve the farms in their immediate proximity.

There was a cotton gin in each of the following places: Rutledge, Fairplay, Bostwick, the Nolan Store Crossroads, Madison, Buckhead, and near Keenchefoonee Road. Talk about a local economy! Each gin served the farms in their immediate proximity.

This hard yet prosperous life came to a screeching halt in the 1920s when the boll weevil struck and devastated the cotton crop in the South and across the country. The Masons (C.L. Mason, Sr.) owned three cotton gins in Madison (Madison Markets, RR/Tequilla Express, Ice House) and one north of Bostwick, which was operational until 1981. Unlike the Adairs, the Masons had diversified their agricultural production and owned a lumber company and made fertilizer and grew peaches. Those families who had not diversified their agricultural operations were hit very hard by the boll weevil, and many of them either moved or turned to bootlegging liquor to make money.

17.1 Cross Hestertown Road

As you cross Hestertown Road, look to your left and see the road that will take you to Hestertown, a small town in Walton County. The Hesters lived in this area just south of the Malcoms. See pictured in the margin a beech tree carved by Sam Hester—the tree still stands on the bank of Hester Creek in the woods to your left.



Fairplay School, now serving as a residence



The Ponder House



The Ponder Cemetery. Photo courtesy of Morgan County.



Fairplay Bicentennial Marker

In order to protect significant conservation values, Ginny and Dan Rather have placed a conservation easement on 94 acres of farmland ahead. A conservation easement is a legal agreement between a landowner and a land trust that permanently restricts use of the land in order to protect the land's conservation values. Unlike Conservation Use Valuation Assessment (CUVA), discussed before, conservation easements are permanent, unique to each property and landowner, and bring significant state and federal income tax incentives.

Last year, four landowners donated conservation easements totaling 250 acres in Morgan County, bringing our county's total number of permanently protected acres to almost 1,000!

On your left you will see **GINNY and DAN RATHER's house**, built in 1987, and on your right, along one of the highest points in Morgan County, their **94 acre conservation easement** which will protect a significant amount of agricultural land and an important viewshed.

18.4 Pause for a moment in Malcom's Crossroads

Welcome to Malcom's Crossroads, listed on the Morgan County Greenprint as a Scenic View. Known by some as Sowhatchet, Malcom's Crossroads is an excellent example of how communities developed in the late 19th and early 20th centuries.

At one of the highest points in Morgan County you find one of the county's most pristine rural crossroads. See the homestead on your right, the barn on your left, and the store/commissary ahead on your right.

The first house on this corner burned and was replaced by this current **white house** in the early 20th century. Brothers Drew and Beeson Malcom lived in this house together with their families and reportedly used one joint check book.

The barn to your left was used to mix fertilizer on the dirt floor. Rehabilitated in the 1970s, this barn has been the host to the Conservancy's Annual Membership Supper for the last four years and is generally known as the "party barn."

The store originally served as a commissary and thus as the social center for the Malcoms' large farm and surrounding community. In the bottom of the structure you can find a hand-dug cellar which was used to store goods at a cool temperature.

According to Bebe Malcom Ruark, Beeson Malcom's daughter who grew up here, the Malcoms arrived to this location after winning the land lottery in 1807 and farmed more than 5,000 acres all around this crossroads. Beeson and Drew Malcom owned two dairies and the cotton gin in Fairplay. The Malcoms also raised beef cattle and were pretty well diversified in their agricultural production.

18.4 Turn Left onto Sandy Creek Road

On your left, you will see **a log house** whose structure is built of hand hewn logs cut from the property. Once known as the wash house, this structure also served for a time as a two-family tenant house for the Malcom farms. This house is one of the oldest houses in the county, built circa 1820.

When this house was restored in the early 1970s, a receipt for \$2 for payment to the Madison Family Visitor, the newspaper at the time, was found behind the mantle. The corner of a house built identically to this house is on display at the Madison-Morgan Cultural Center.

Do you agree that the Malcom's Crossroads conveys a unique sense of place? Did you see how the land around the buildings is just as important as the buildings in conveying that sense of place and that history? Can you see how the use of the land determines the kinds of structures that are built? Or how the structures respect the land in their placement, materials, scale, and use? These subtle qualities are integral to the historic integrity of this rural crossroads.

Beeson Malcom's son Barnett Malcom also lived and farmed much of this land. Barnett and wife Drucilla Malcom raised their family here, and their children continue the tradition of farming this land. The third generation Malcom sons, Bucky and Jim, raise cattle, chickens, and some row crops, and Jim runs Duval Livestock market in Greensboro, GA.

19.5 View to right of Biscoglia Farm

Susan and Terry Biscoglia farm the land to your right. In addition to being an exceptionally beautiful view, this **farm** is a small but excellent example of our local agricultural industry. The Biscoglias raise natural grain-fed beef, buying the natural grain recipe from Godfrey's Warehouse in Madison, and they sell 5-6 cows a year mostly to family, friends, and repeat customers.

20.3 Turn Right onto Hardeman Mill Road

Green text denotes resources listed on the Morgan County Greenprint or Madison Greenprint Addendum.



J.B. Blackwell and W.H. Mike Knight with confiscated moonshine



Sam Hester carved his name into a beech tree



Malcom's Crossroads Homeplace



Malcom's Crossroads Barn

#40
#41

42

43

44

Turn Left

45

46

Turn Right

47

Hardeman Mill Road is listed on the Morgan County Greenprint as a Potential Scenic Road.

This **two story house** (1090 Hardeman Mill Road) was constructed soon after Revolutionary War veteran William Talbot from Maryland won the 1807 land lottery. Situated atop a shady hill, the house overlooks a dramatic and rolling landscape. John G. Malcom purchased this property and the 874 acre plantation in 1859 for \$7,500. Between 1860 and 1969, the house was sold several times, and owners included a whole line of Hardemans. In 1969 Larry Taylor purchased the house which, just under 200 years old, has stood the test of time and weathered the years gracefully. A retired Delta pilot, Larry has also constructed a small air strip on the property—an excellent juxtaposition of old and new.

Additions to the original structure occurred over the years as demand for overnight stays along the Madison-Monroe Road increased. Today the house still retains many of its original materials, including wood floors, plaster walls, some interior paint, as well as the original beams cut at the nearby water-powered saw mill. The loom and spinning wheel, old utensils, horseshoes, nails, arrowheads, and a hand ax are among some of the items found on the property that represent the typical activities of the time.

22.0 Mile marker for Gresham Grove Baptist Church

Look back to your right and see **Gresham Grove Baptist Church**. This church was started in 1897, and in 1948 the congregation purchased this land for \$45 and built this church.

22.2 Slow to see both old and new houses on right and left respectively

Can you tell the difference between a new house and an old house? A home's setting, materials, scale, roof shape, and window type are all clues to how old a house is. Here is a good juxtaposition of a **historic house** (on right, 2011 Hardeman Mill Road) and **new house** (on left, 2040 Hardeman Mill Road). Notice how differently the houses are set upon the land. Notice the different massing and scale and windows. Notice how the beloved automobile has begun to determine house shape.

Where do you think the grass in your neighbor's front yard comes from? Have you ever seen a sod farm? John and Mark Ruark installed this **Bermunda sod farm** to your right. As a farmer conscious of his environmental impact, Gene Ruark clips the sod every other day during the summer in order to put organic matter back into the soil, and he harvests only once a year (usually in October) so the sod roots are stronger and remove less soil during harvesting.

23.2 Turn Right onto Hwy 83

During the turn of the 19th century, cotton was king and large landowners grew wealthy off the land. During this period over 35,000 bales of cotton were ginned in the county each year. At less than a bale per acre, that meant that more than 50,000 acres were planted in cotton. Bostwick is home to one of the two last working cotton gins north of I-20 in the state.

Those families that survived the boll weevil, like the Ruarks, Bostwicks, Malcoms, Nolans, and Masons, had diversified their agricultural production. The Ruarks have perfected this today, and you will see a number of their agricultural ventures in Bostwick, including running the cotton gin.

You are entering the **historic downtown of Bostwick, GA**, incorporated in 1902. Today we are welcomed by Mayor John Bostwick, IV, who's great-grandfather William Bostwick drew the land lottery for Land Lot 113 in 1807 just four years before he died.

BOSTWICK BICENTENNIAL MARKER

Named in honor of the family who contributed substantially to the economic success of the community, Bostwick was incorporated by the Georgia legislature in 1902. By 1897, before it was incorporated, this community had a strong civic center including two cotton gins, grist mill, post office, doctor's office, bank, and hotel. Although Bostwick was approximately 10 miles off of the major railroad line that ran between Augusta and Atlanta, it had its own rail line that ran between the town of Monroe in Walton County, and the towns of Apalachee and Madison in Morgan County. A five-room school house that taught ten grade levels was constructed in the 1890s. The Baptist Church was organized in 1900, and the Methodist Church was organized in 1905.

The cotton economy of the area was served by a cotton gin, constructed by John Bostwick in the early 1900s. At the beginning of the 21st century, cotton is a staple crop of the Bostwick area, and can be seen under cultivation for acres around the town. It is ginned locally at the Bostwick Gin. As the economy transitions, ornamental horticulture, including sod farms and landscape nurseries, continue the agricultural tradition in this area.^{xiii}



Malcom's Crossroads Commissary, now serving as a residence



Malcom siblings Drew, Beeson, Louise, Claire, and Frances



Hardeman House, built c. 1810



Farming in Morgan County

52

24.2 Cotton Gin on the Left

This cotton gin on your left is over 100 years old. In 1901 John Bostwick, Sr. built the cotton gin after many years of successfully farming cotton. Marvin Ruark bought the gin in partnership with his brother-in-law, Barnett Malcom, and John Lupo in the 1970's. Marvin Ruark's sons, John and Mark, own and operate the gin today with members of the Lupo family.

The gin is still in working order and typically runs from October through December, depending on when the cotton crop comes in. Last year they ginned 2,500 bales of cotton, all from north Georgia.

The Bostwick Cotton Gin Festival celebrates the agricultural history of this area every first weekend in November with an antique tractor parade and a running of the cotton gin. This year the festival will take place on November 7, 2009.

24.2 Bostwick Supply Company on the Left

On your left, you will see the **Bostwick Supply Company** built c. 1890 by John Bostwick, Sr. It was the area's "country store" and housed a post office by 1895. The store employed four or five clerks back when the railroad was running, but it was closed in 2006 because of competition from national chain stores. The store was purchased by Marvin Ruark in the 1970s.

24.5 Turn Left onto Church Street

This was the **original town center of Bostwick**. Notice the greenspace in the middle of the old town center flanked by the churches, an old school, an old store (which we will see in a minute) and a few houses.

The 1905 brick **Bostwick Methodist Church** and the 1904 white clapboard **Gibbs Memorial Church** signify the importance of faith in this agricultural community.

On your right you see the **Bostwick Community Center**. This community center was built to serve as the third public school in Bostwick. After the first school burned and the second school burned before it ever opened, this third school was built and operated until 1962. It has been deeded to the City of Bostwick and is now used as a community center.

All of the white high schools in Morgan County were consolidated in Madison in 1947. The so-called "separate but equal" African-American school is still standing at the corner of Nolan Store and Fairplay Roads.

24.7 Turn Right onto Wellington Street

Water was a determining factor in the settling and development of Morgan County. Bostwick is no different. Residents have depended on groundwater for many years, bringing up it through wells, or pumping it from springs. The City of Bostwick provides residents water from a well just like Rutledge. There are three large springs in the area, and according to David Nunn, the spring that provided water to his house years ago had a goodly supply and the ram pump could pump water uphill for about 2,000 feet.

25.0 Turn Left into driveway of 1410 Wellington Street, but simply turn around and get back onto Wellington Street going back the way you came

Welcome to **the Nunn House**. The land lot for this house was drawn by revolutionary war veteran William Bostwick in the 1807 land lottery. It was sold by his son, William Berry Bostwick at some point before 1820. According to current owner, David Nunn, the house is made of hand hewn logs and was probably built before 1820. Notice that this homestead, too, is perched atop a hill, like so many others we've seen.

The home has been through multiple owners since being sold by William Berry Bostwick. Wylie and Margaret Robertson bought the home in a sheriff's sale in 1847. Mr. Robertson died in 1859 and is buried in the cemetery to the right of the house.

David Nunn's paternal grandparents, C. F. "Sam" and Ethel Montgomery Nunn, moved to Florida in 1925 after the boll weevil devastated the cotton crop. After the 1926 hurricane, they moved back: Sam said he could fight the boll weevil better than he could the hurricane.^{xiii} In 1927 they moved back from Florida after escaping the boll weevil, bought this house, and lived there until Sam passed away in the 1950s. Abandoned and vacant for roughly 30 years, David Nunn and his wife Deanna Knight rehabilitated the house in 1988 and have occupied it since 1989.

Ironically, David's mother's side of the family is also a part of the history of this home. David's maternal great-grandfather, Sam Elder, was a renter in the house at some point before 1927.

Look to the right of the house, and you will see a **small cemetery** enclosed by an iron fence. About 15 to 20

Dear Greenprint Ramblers,

Welcome To Bostwick, Ga founded and chartered in 1902 by John Bostwick, Sr. In the early 1900's Bostwick was a thriving cotton town and major center of commerce in Morgan County. The town had a general store, hotel, railroad and cotton gin. The Susie Agnes hotel named for John Bostwick's wife and sister now serves as City Hall and the cotton gin is still going strong.

Please come and see us at our annual Cotton Gin Festival the first Saturday in November every year. Thanks to the Conservancy and the Ramble for including our town, and we hope that you enjoy your visit.

Sincerely,

John Bostwick, IV
Mayor



Downtown Bostwick



1905 Bostwick Methodist Church

Turn Left

54

55

56

57

Turn Right

Turn Left

58

59

people are buried in the cemetery, including three generations of Robertsons (James Robertson was an early pioneer in this area). The earliest burial is of Wiley Robertson in 1858. David and Deanna re-erected the fence around the cemetery and repaired some of the monuments.

As you leave the Nunn house, look across Wellington Street and across the pasture to see **a house** which is also pictured in the margin. Jephtha Atkinson Gibbs, a North Georgia College graduate, fell in love with Frances Malcom while she was still in college in Mississippi. Jephtha built this house for Frances before she even returned from college. In 1914 they were married at Oak Den, also known as the Malcom's Crossroads Homeplace.

A more modern cemetery is also located off to your left. A plat shows that plans were made at one time for the property to be made into a park called Spring Park, but the park was never developed. This is the second **community cemetery** in the Bostwick area.

Before you cross Hwy 83, take a look at the house on the corner (1141 Malcom Road). This is actually the **old store** of the original town center, before the current main intersection at Fairplay Road and Hwy 83 was built in 1905. There was also a cotton gin and/or grist mill located at this corner until 1905.

25.6 Cross Hwy 83

To your left is the **Jones-Malcom house** (1091 Malcom Road). Around 1900 Robert Jones and John Bostwick, Sr. were competing to be known as the founder of the town. Bostwick owned the property on the north side of town and obviously won this competition. Jones owned the property on the south side of town and eventually sold his property to Bostwick who, in 1904, subdivided the property and speculatively built a few homes, a few of which still stand today.

David Nunn describes the style of this house as Carpenter Gothic. The back gable was actually the kitchen originally, detached due to the high risk of kitchen fires, and over the years was attached to the main house. A two-story **brick smokehouse** is still located to the left of the house, and **the grainery** still stands to the right of the house.

This was also the site of a Prisoner's Camp. See it marked on the 1897 Tufts Map. During the late 1800s and early 1900s, Robert Jones was in charge of overseeing the convicts as they worked on surrounding farms.

Bostwick is an example of typical turn-of-the-century town planning. Designed in 1902, the plan called for 40 acre lots surrounding a more dense residential development near the commercial core.

25.9 Turn Right onto Fairplay Road

This alle of oaks along Fairplay Road was planted by George Wagnon when he was the mayor of Bostwick in 1910-1920. The oaks were started from seedlings from the Malcom's farm. The oak alle were originally planted throughout Bostwick, but some have died off. The life span of these trees is only about 80 to 90 years.

Ahead you see what is fondly referred to as the Bostwick Mall!

This intersection is the site of **Bostwick's town well**. According to Earl Nunn, before the road was paved during WWII, the well was accessible, and one day the town drunk fell into it. "Yeah, he fell into it. He was alright, but his whiskey fell with him, so he wasn't in any real big hurry to get out." ^{xiv}

26.1 Turn Left onto HWY 83

On your right, you see the **Susie Agnes Hotel**, built by John Bostwick, Sr. in 1902 to accommodate traveling salesmen coming through Bostwick on the railroad. It operated as a hotel for only eight years, and then in 1910, as a result of the bankruptcy of Bostwick's development company, the hotel was sold and converted to grocery stores on the ground floor and a residence on the second floor. A number of stores were housed there until the mid 1970s, and in 1993 the "Save the Hotel Committee" raised the requisite funds through the Bostwick Cotton Gin Festival to purchase the hotel and deed it to the City of Bostwick.

The bricks used to build the Susie Agnes Hotel were made from clay from Bostwick's own land, and the hotel was named after his wife Susie and his sister Agnes. You may remember this hotel from the 1992 movie "My Cousin Vinny". The Susie Agnes Hotel was listed on the National Register of Historic Places in 1999 and now serves as City Hall for the City of Bostwick.

26.2 Turn Right onto 2nd Street

As you travel up 2nd Street, you'll notice **a grand house on a hill**. This house was built in 1902 by John Bostwick, Sr., great grandfather of current Mayor John Bostwick, IV. Mr. Bostwick is credited with developing local industry and platting most of the residential lots in town. The prominent Queen Anne style house was part of a small, clustered farm complex located very near the town of Bostwick. One hundred and six years later, members



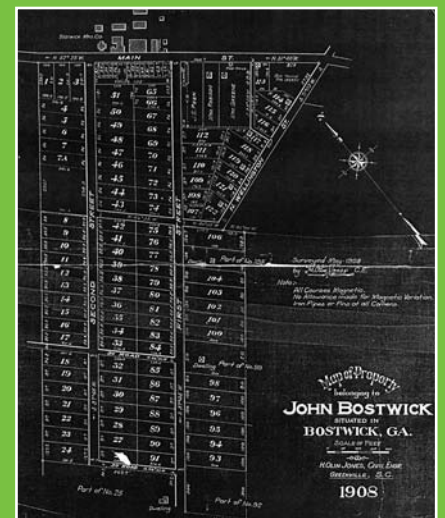
The Nunn House, built c. 1820



Jephtha Gibbs built this house for Frances Malcom in 1912



Jones Malcom House built c. 1890



1908 Plat of Bostwick

of the Bostwick family still own the house although today it is vacant.

“The Bostwick House represents the rise of industry and the prominence of cotton in Morgan County. Unlike most large houses constructed in the early twentieth century in Morgan County, the Bostwick House was not tied to a large plantation and dependent on sharecroppers. Instead, the house was directly linked to local industry, such as the nearby cotton gin complex, and local development. The house was at one time surrounded by a grain bin, plantation office, livestock barn, tractor shed, blacksmith shop, a ‘squab house,’ an outhouse, a chicken coop, a smokehouse, and a flower pit.”^{xv}

John Bostwick, IV, and his wife Tricia Morrison Harris own and live on the Bostwick Farm in a c. 1806 house they moved in 1992 from Brownwood Road. The Bostwicks still raise cotton, cattle, and hay on the farm and have added timber as another crop.



The Susie Agnes Hotel, built in 1902



The Bostwick House, built in 1902



The Nolan House, built in 1905



The Nolan Store, built in 1905

Turn Right

Turn Left

Turn Right

68

Turn Left

69

26.3 Turn Right onto Ruark Road

26.3 Turn Left onto HWY 83

26.3 Turn Right onto Fairplay Road

On your left you will see the so-called “separate but equal” **school** for black children after the white high schools in Morgan County were consolidated in Madison in 1947. The school was abandoned in 1964 after the integration of all Morgan County Schools.

27.3 Turn Left onto Nolan Store Road

Welcome to **Nolan Country**. Most of the land you see was once owned and farmed by the Nolan family as part of the Nolan Plantation, which consisted of over 2,000 acres including row crops, livestock, a dairy operation, a cotton gin, and a saw mill. As you see the land, look for cotton terraces in the fields, dilapidated **tenant houses** hidden in the woods, and lonely **chimneys**, and imagine the life that was once teeming here along this road.

“The Nolans migrated to Morgan County from Virginia in the 1820s and developed an antebellum cotton plantation... worked mostly by slaves. Although the family retained the property following the Civil War, the nature of the plantation’s operation altered following the emancipation of the slaves, as the Nolans shifted from institutionalized legal bondage to institutionalized credit bondage.”^{xvi}

“The Nolan family cotton plantation was an example of the new southern agricultural model. The family was rich in land and labor, using the rising value of cotton to leverage credit for new and profitable enterprises like a cotton gin and a commissary. The fine **Neo-Classical style house** constructed in 1905 by family patriarch James Alonzo Nolan, Sr. still stands as testament to the prominence and wealth of the Nolans and to the profitability of the tenant farming system employed at the Nolan Plantation.”^{xvii}

As you approach the **Nolan Crossroads**, remember Fairplay and Malcom’s Crossing, and compare these crossroads. All were developed on a high point, included the homestead, barn, tenant houses, and store, and were owned by prospering southern farming families who had diversified their farming operations. They are the quintessential rural crossroads that provide Morgan County the opportunity to protect the rural character that is the root of what we know today as Morgan County.

See the **1905 house** on your right, the **commissary** on your left, and the **mule barn** across the intersection on your left. Also associated with this crossroads were many tenant houses, a blacksmith’s shop, and a variety of barns serving a variety of uses.

The development over time of the Nolan Plantation is an excellent example of the progression of a growing southern farm. Before J.A. Nolan, Sr. built this house, his family lived in the c. 1820 I-House that still stands about 200 yards south on Hwy 83.

The Nolan Crossroads is listed on the Morgan County Greenprint as a Preservation Opportunity.

29.4 Turn Right onto HWY 83

To your right was the site of the Nolan’s steam powered saw mill and cotton gin, one of the few steam powered cotton gins in the county. Buddy Nolan, J.A. Nolan’s grandson, operated the cotton gin here until 1968.

29.5 Pull over into the driveway of the one-room tenant house and pause for a moment

This part of the Nolan Store Complex is listed on the Morgan County Greenprint as a Preservation Opportunity. See the **one room tenant house** on your right and the **c. 1820 I-House** in the trees on your left where the Nolan Plantation was rooted for the first 60+ years.

You are about to pass through the Sandy Creek Dairy Farm. Now owned by Julie and John Benkoski, this dairy farm was once owned and operated by Mary Ellen Atkinson and Thomas A. Gibbs, founder of Gibbs Memorial

70

71

72

Turn Right

73

74

75
76

Church in Bostwick.

Have you ever milked a cow? Stop by **Sandy Creek Dairy** for a tour of the farm—you can even learn how to use an old butter churn. Join them October 1-31 to explore their pumpkin patch and corn maze.

Down the hill at the new bridge over Hard Labor Creek was the **Gibbs Grist Mill**.

MALLORY BICENTENNIAL MARKER

The early tax records of Morgan County identify the family of “Malry” in the Harris Militia District as early as the 1840s. By the turn of the twentieth century, the community of Mallory existed in the area owned by this family. By 1897, the Mallory community boasted a church, Mallory Chapel, and a school, Mallory School. By 1911, a second school, Longs Academy, served the Harris District. There was also a general store and a post office. The application filed with the Postmaster General in 1890 indicates that the post office would serve a community of approximately 2,000 individuals, and noted that, “the proposed office is in the midst of an intelligent community that is densely populated.”

In close proximity to the center of the Mallory Community was a grist mill on Big Sandy Creek operated by the Gibb’s family. There were also two cotton gins in proximity to the community. One was located approximately two miles south at the intersection of present-day Bostwick Highway and Sandy Creek Roads. The other was located approximately two miles north at the intersection of present-day Bostwick Highway and Nolan Store Road, a community that later was identified as Drexel.^{xviii}

As you ascend the next hill, you are entering the area known as **Mallory** established as early as 1840. By the turn of the 20th century, the community boasted a church, a school, a general store, and a post office. The application filed with the Postmaster General in 1890 indicates that the post office would serve a community of approximately 2,000 individuals, and noted that, “the proposed office is in the midst of an intelligent community that is densely populated.” The post office and store were located in the **Hilsman house** still standing at the top of the hill.

Mallory has all but disappeared today, but the community of Flat Rock, just on the other side of the hill, survived the test of time. Initially a community of 55 African American families who worked on the Nolan Plantation, Flat Rock has included a church, a school, and a community center.

See the **Flat Rock Baptist Church** on the left, which was once also the site of the Flat Rock School. Evidence of the Flat Rock School first appears on the 1939 map of Morgan County. Attendance records from 1932 - 1957 list reasons why children were not in school, including “farm work”, “no shoes”, and “nursing.” In November of 1944, almost the entire class was absent due to farm work.

FLAT ROCK BICENTENNIAL MARKER

Identified with the Flat Rock Church and School that existed in the early 20th century, Flat Rock has African American roots that extend back many generations. This area located around present-day Bostwick Highway, Sandy Creek Road, and Nolan Store Road in the Harris Militia District, has long had an agricultural character, which included the cultivation of cotton, livestock, and fruit and nut orchards. African Americans were essential to the success of the agrarian economy, and as the economy thrived, so did these communities.

Prior to the organization of Flat Rock, several schools and churches served the African American communities in this area. By 1894, there were two schools for African American children: Brooks Chapel and Holland Springs, which existed until around 1928 and 1957, respectively. Brooks Chapel appears to have served as a school and a church, as the remnants of a damaged cemetery have been identified near the intersection of Bostwick Highway and Sandy Creek Road.

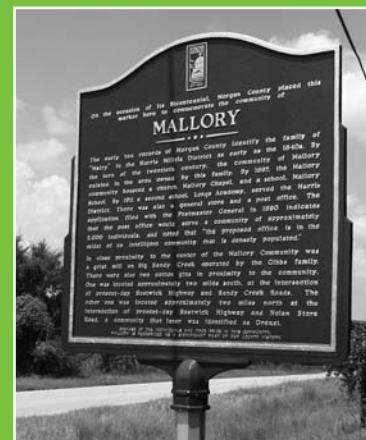
Flat Rock Church was organized around 1896. According to church history, the original building was located near a large flat rock on the banks of Sandy Creek. After a fire destroyed the original building, the church was relocated to its present site c.1910. By 1932, existing records place Flat Rock School at the same location as Flat Rock Church, in existence until at least 1957. Attendance registers for Flat Rock School often listed farm work as the predominant reason for absenteeism.^{xix}



Foundation stones of the Gibbs Grist Mill



The Hilsman House once served as the Post Office



Mallory Bicentennial Marker



Flat Rock Bicentennial Marker

77

78

Turn Right

79

80

78

Turn Right

81

Turn Right

82

83

84

85

32.0 Turn Right onto Flat Rock Road (the second Flat Rock Road you see)

On your left, you will see the **Pearl-Burney Community Center**. Once a night club called Club 83, this community center now serves Flat Rock as a gathering place on holidays, birthdays, and other special occasions. The alumni from both the Pearl Street High School and the Burney Street High School collectively purchased and renovated this building.

32.4 Pause at 1180 Flat Rock Road

On your right, you will see **Della Mae Cobb Johnson's house**. Della Mae (1924 - 2009) and her family were among the families who worked as sharecroppers on the Nolan Farms.

Della Mae's daughter, Lottie Lewis, remembers her mother working in the Nolan Plantation fields picking cotton and peaches, while she and her sister were in school. Della Mae was determined to have her children educated and often worked overtime to ensure that her children would not have to work during the school year.

In order to supplement her work load, Della Mae began working at Cedar Lane Farm for Jane and John Symmes in 1966. As she became an expert plant propagator, Della Mae propagated many of the unique plant species Cedar Lane Farm was known to sell through their wholesale plant nursery. Della Mae was even sought out by professors at the University of Georgia to learn her methods.

Della Mae's house was always a showplace—everyone would come over to see her plants and flowers. Her green thumb is evident here as well as at Cedar Lane Farm, where some of these trees and shrubs you see now were propagated.

According to Lottie Lewis, the church has always been the center of this community, and the first Flat Rock Baptist Church was built and organized in 1890, down at Big Sandy Creek. The church took the name Flat Rock because it was built beside a large flat rock. That church subsequently burned, and in 1910 a new church was built at this present location. At the turn of this century, the congregation built another structure to serve as their sanctuary to the left of the historic church. **This Flat Rock Baptist Church is listed on the Morgan County Greenprint as a preservation opportunity.**

32.7 Turn Right onto Hwy 83

As we head toward our final destination, consider that this land we have seen today has been shaped by many hands—Native American hands, black hands, and white hands. On behalf of the Madison-Morgan Conservancy, we would like to thank all those, past and present, for their stewardship of our fertile lands and for their protection of our natural and historic resources. We encourage you to use these resources wisely to ensure the existence of our resources for future generations.

Cedar Lane Farm is an excellent example of a wise use of resources. A reuse/restoration of an old house, an organic nursery since the 1960s when "organic" wasn't "certified" by the FDA, and a safe haven for old and new species of plants, Cedar Lane Farm is one for the record books.

Did you know that if you identify an unusual form of a species, you get to name it? One of the two species propagated on Cedar Lane Farm that owner Jane Symmes named and introduced to the trade was Madison Jasmine, an unusually hardy strain of Confederate Jasmine found on Dixie Avenue in Madison. Another was a rare yellow form of Sweet Shrub from Mrs. Brumby's garden in Athens, GA hence its botanical name *Calycanthus floridus* 'Athens.'

Jane and John Symmes employed the best known horticultural practices at Cedar Lane Farm and used minimal pesticides and herbicides until they could eliminate using them altogether.

34.2 Turn Right onto Sandy Creek Road

Sandy Creek Road, is listed on The Morgan County Greenprint as a Potential Scenic Road.

Welcome to **Cedar Lane Farm**. Note the cedar tree fence line to your left. Cedar Lane Farm is aptly named, don't you think?

34.4 You have just entered another Groundwater Recharge Area.

Just inside the tree line to your left, you should be able to see the **Brooks Chapel Cemetery**. An African American cemetery, Brooks Chapel and School existed here during the late 1800s.

34.9 Slow to see Cedar Lane Farm behind the cedars

Jane and John Symmes purchased Cedar Lane Farm in 1966 in order to begin their dream unique wholesale plant nursery which operated until 1996.

Rosenwald Schools

The Rosenwald School Building Program has been called the "most influential philanthropic force that came to the aid of Negroes at that time." It began in 1912 when Booker T. Washington approached Julius Rosenwald, President of Sears, Roebuck and Company, with an idea for a pilot program that was to have a dramatic impact on the face of the rural South. Washington's idea eventually led to the creation of the Julius Rosenwald Foundation. This foundation provided seed grants for the construction of more than 5,300 buildings in 15 states, including schools, shops, and teachers' houses which were built by and for African Americans.^{vi} Additionally, Julius Rosenwald gave \$1,000 grants to the first 100 counties in the U.S. to hire County Extension Agents, helping the U.S. Department of Agriculture launch a program that supports many of the same goals and programs as the Madison-Morgan Conservancy.^{ix}



Cedar Lane Farm

Cedar Lane Farm was built circa 1830 by Henry Hilsabeck. The Plantation Plain style house and setting are typical of 19th century architecture and landscape. "The interior walls are sheathed with heart pine, and the mantels are bold versions of the Greek Revival style. Hilsabeck prospered, and at his death in 1845 he owned five hundred acres. He left the farm to his widow and a cousin... [and stipulated] that 'my son Martin Hilsabeck (b.c. 1817) be supported out of the proceeds of the plantation by my wife and cousin, so long as he shall abstain from the use of spirituous liquors and deport himself as a good and worthy citizen.'"^{xxx}

Jane and John Symmes meticulously restored the house and gathered an appropriate collection of period, southern, if not Georgia, furnishings. The Symmes' interest in historic preservation succeeded John's death in 1973 when the GA Trust for Historic Preservation was founded. The Symmes and their peers were instrumental in that organization's founding, and Jane hosted their first Annual Meeting in Madison in 1974. Cedar Lane Farm was the site of the supper during that Annual Meeting.

Jane Symmes has been instrumental in the State's preservation and cultural organizations for many years. She has served on the first boards of the GA Trust for Historic Preservation, The Madison-Morgan Cultural Center, and the Madison-Morgan Conservancy. We are grateful to the whole Symmes Family for their example of stewardship of our natural and historic resources.

Cedar Lane Farm is listed on the National Register of Historic Places and on the Morgan County Greenprint as a Preservation Opportunity.

35.0 Turn Left into driveway, but simply turn around and get back onto Sandy Creek Road going back the way you came


35.8 Turn Right onto Hwy 83

40.7 Cross Main Street at the traffic light

40.7 Turn Right onto Hancock Street

40.8 Turn Left into public parking/Avado Parking Deck

What better way is there to appreciate this treasure we call Morgan County than to ride through it, see its beauty, and experience its history?


"In the end we will conserve only what we love;
we will love only what we understand;
and we will understand only what we have been taught."

Baba Dioum

We hope you've enjoyed the Greenprint Ramble.



Cedar Lane Farm before restoration, built c. 1830



Cedar Lane Farm during restoration in 1966



Reconstruction of Cedar Lane Farm chimney



Jane Symmes with friends at the spring. Daughters Jeanne and Anne in the boat.

Glossary

Conservancy: *n.* an organization designated to conserve and protect natural, agricultural, and historic resources; the Madison-Morgan Conservancy is a non-profit organization designed to provide public education on conservation matters and to protect and enhance the heritage and quality of life of the residents of Morgan County by preserving historic sites, greenspace, farmland and timberland.

Conservation Easement: *n.* a legal agreement between a landowner and a land trust that permanently restricts use of the land in order to protect the land's conservation values.

Conservation Use Valuation Assessment (CUVA): *n.* a preferential tax assessment for landowners who elect to commit their property to a conservation use; a program implemented by the State of Georgia over 15 years ago to protect agricultural properties from being converted to commercial or residential use.

Greenprint: *n.* a map of natural, historic, and cultural resources and policies and procedures for the protection of those resources; Morgan County's Greenprint was the first county-wide Greenprint in the state and the first to be adopted as part of a community's comprehensive plan.

Groundwater Recharge: *n.* the process by which ground water is replenished. A groundwater recharge area is where water from precipitation is transmitted downward to an aquifer.

I-House: *n.* a type of house built two stories tall, one room deep, and a hall and two rooms wide; a common massing until the mid-20th century.

Meanders: *n.* a turn or winding of a stream; older

streams have more meanders; meanders slow the flow of water.

National Register of Historic Places: *n.* the official list of the Nation's historic places worthy of preservation; listing on the National Register does not restrict the rights of private property owners or require that properties be maintained, repaired or restored; listing on the National Register does make owners of historic properties eligible to apply for federal grants for historic preservation projects.

Propagate: *v.* to pass along to offspring; to perpetuate a species.

Sharecropping: *n.* a common arrangement between landowners and farm workers from the 1860s to the 1950s, in which farm workers (sharecroppers) shared in the value of the harvest; farm workers were often provided with tools, food, and housing in return for a portion of their work.

Tenant Farming: see Sharecropping

Viewshed: *n.* the natural environment that is visible from one or more viewing points; often areas visible from public places such as public roadways or public parks.

Wetland mitigation: *n.* the establishment, restoration, enhancement, or preservation of an aquatic resource to offset the negative impact to another aquatic resource; wetland mitigation banks are a form of 'third-party' compensatory mitigation, in which the responsibility for compensatory mitigation implementation and success is assumed by a third party.

Sponsors

Cedar Lane Farm Rambler, \$2,500

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Woodland Garden Patron, \$1,000

Hall Smith Office

Sweetwater Brewing Company

Boxwood Garden Patron, \$500

Evergreen Forest Products

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Ellen Warren

Dr. R.A. Weaver

Kathy and Clarence Whiteside

Sally and Carey Wickland

Notes

- i Morgan County Bicentennial Marker: Madison.
- ii Madison-Morgan Cultural Center. 1991. Madison, Georgia – An Architectural Guide. The Morgan County Foundation, Madison, GA.
- iii Church of the Advent, "Savor Madison Cookbook.
- iv Notes from Shandon and David Land, written for a house tour in 1997.
- v William Nathaniel Banks, "History in towns: Madison, Georgia. Antiques Magazine, April/May, 2009.
- vi Conversation with Woody Williams on June 12, 2009.
- vii U.S. Environmental Protection Agency website, www.epa.gov.
- viii Georgia Forestry Commission brochure on Georgia Forest Land Protection Act.
- ix <http://www.preservationnation.org/travel-and-sites/sites/southern-region/rosenwald-schools/>
- x Evans, David. Sherman's Horsemen. Indiana University Press, 1996; p. 344.
- xi Morgan County Bicentennial Marker: Fairplay.

- xii Morgan County Bicentennial Marker: Bostwick.
- xiii Earl Nunn Oral History. Recorded for Morgan County Oral History project, 2008.
- xiv Earl Nunn Oral History. Recorded for Morgan County Oral History project, 2008.
- xv Historic Structures Report: Bostwick House, Morgan County, GA. Written by Julie Marburger, Lindsey K. Kerr, and Chris Daniel, December 2008 for University of Georgia, HIPR 6350: Building Materials Conservation.
- xvi Reinberger, Mark. "The Architecture of Sharecropping," p. 128 – 131.
- xvii The Nolan Store Historic Structure Report. Written by Josh Gillespie and Taryn Spence, December 2004 for University of Georgia HIPR 6350: Building Materials Conservation.
- xviii Morgan County Bicentennial Marker: Mallory.
- xix Morgan County Bicentennial Marker: Flat Rock.
- xx William Nathaniel Banks, "History in towns: Madison, Georgia. Antiques Magazine, April/May, 2009.

FROM THE MORGAN COUNTY GREENPRINT: PURPOSE AND PROCESS

“Early in 2003, the Madison-Morgan Conservancy initiated the Morgan County Greenprint process, and in association with the Morgan County Commissioners, the City of Madison, and the Trust for Public Land, began to plan for the long-term preservation of open space in Morgan County, Georgia. As Morgan County and the municipalities of Bostwick, Buckhead, Madison, and Rutledge were in the process of preparing a major update to the Morgan County Joint Comprehensive Plan, it was decided that the Greenprint planning process should be coordinated with the Comprehensive Plan Update process.”

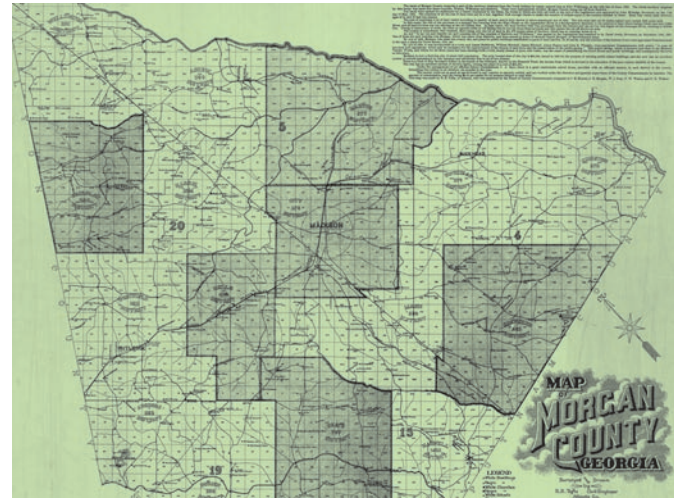
In 2004, the Greenprint was adopted as part of the Morgan County Comprehensive Plan (the first time ever that a Greenprint had been adopted as part of a community's Comprehensive Plan).

“The Morgan County Greenprint Plan will serve as a long-term strategy for the preservation of features that are valuable to Morgan County residents and landowners: the rural landscape, open spaces, agricultural lands, forests, environmentally sensitive resources, historic properties and structures, and a general quality of life. The Plan recognizes the inevitability and desirability of growth and economic expansion, seeking to balance allowance for growth with strategies to achieve significant preservation goals. Implementation of the Greenprint will involve actions from government leaders as well as private entities and citizens, beginning with the inclusion of Greenprint concepts in the Morgan County Joint Comprehensive Plan. Ultimately, the success of preservation efforts in Morgan County will be greatest if Greenprint planning continues as an ongoing process of collaboration among all members of the Morgan County community.”



FROM THE CITY OF MADISON GREENPRINT ADDENDUM

“The City of Madison has set a precedent for protecting its quality of life through actively managing its growth patterns, providing high quality services, preserving its history and culture, and providing greenspace and parks to its residents. With significant public and stakeholder involvement, Madison's Greenprint Addendum was created to inventory and prioritize the many greenspace and recreation resources that are valuable to residents. Those resources have been identified and categorized as: natural areas/habitat protection, riparian areas, greenspace buffers, agrarian landscapes, potential trails, gateways, and recreation.”



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