

TROUBLE ON THE HORIZON: PRESERVATION STRATEGY VS.
OVER DEVELOPMENT IN RURAL WIREGRASS GEORGIA

by

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(Under the Direction of John C. Waters)

ABSTRACT

Wiregrass Georgia is a rural, agriculturally based region that is on the brink of large scale development. Local citizens and governments in the path of development face social and economic changes that can forever change the regional character that defines their way of life and makes them a unique feature on the American landscape.

This work examines the historical, economic, social, and governmental influences that impact the rural communities that exist outside of the city limits. Focusing on the resources encompassed by Turner County, the region's historic architecture is addressed as a significant defining element in association with surrounding agricultural and natural areas.

Recommendations for sensitive growth management, preservation, conservation, and economic welfare are based on case studies, governmental advocacy, and long-term commitment.

INDEX WORDS: Historic Preservation, Environmental Conservation, History, Architecture

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Figure 1: Rural Ties that Bind

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Figure 2: Rural Wiregrass Georgia

CHAPTER I

INTRODUCTION

We are chattels of the passing wind. For each of us there is a road to somewhere, and the option—of following it or turning down another—that is ours to create. A step to the right instead of a step to the left, the north fork rather than the west, a word of harshness in place of understanding—this is the ethereal substance which goes into making our future.¹

“Give me not those unpius men, with no ancestral pride, ancestors not heroic, when the souls of men were tried.” These words were written by Jonathan Pate, a native of Turner County, Georgia. He speaks of the pioneers who ventured into Wiregrass Georgia when it was but an untamed wilderness and carved out a place not just for themselves but for the generations that were yet to come. When reading these words one becomes conscious of the significance of our past and of the people who sacrificed and toiled to provide us with freedom and all that we have around us today. Unselfish and forthright in their convictions these men and women opened countless new chapters in Georgia history.

¹ Edgar Jean Bracco. *Chattels of El Dorado*. New York: Avon Publications, 1955.

Very few people can appreciate anything unless they have had to live without it a few years. Upon realizing this loss, they spend the rest of their lives trying to regain it. Sadly, in the face of current development trends when one speaks of returning to the land of his birth it might not be found in the same condition. Citizens of rural communities in the path of development face social and economic changes that can forever change the regional character to which they have so long been accustomed. A rural community is a unique place that reflects the personalities of those that created it. Collectively these traits remind us of the days when our country was young and large cities and crowded streets were topics that many people only heard about and could barely imagine. Today this memory is termed “rural heritage” and it is something that many areas of America are losing at an alarming rate. Each year, one million acres, or two acres every minute, of our nation’s farmland and surrounding natural environment are permanently lost to development. We lose at least sixteen acres of prime and unique open land to urban development practices for every single acre saved.² This rich, indigenous diversity cannot be replaced nor recreated on an empty lot beside a bustling interstate highway. How can the American landscape be defined without its rich rural historic, scenic, natural, and agricultural resources? In our rural areas are found the vestiges of frontier towns, agricultural areas, farmsteads, cemeteries, camps, trails, and significant pre-Columbian activity. Rural conservation measures are necessary to regulate growth and preserve the natural and cultural elements of our past. They will undoubtedly prove to be invaluable resources for future generations.

Rural conservation can be defined as the protection of the countryside and includes the preservation of buildings and rural settlements of cultural significance, the sanctity of their surroundings and the growth of the local economy and social institutions.³ Thankfully, the

² American Farmland Trust. <http://www.farmland.org>. (accessed December 11, 2005).

³ National Trust for Historic Preservation. <http://www.nationaltrust.org> (accessed January 15, 2006).

relative isolation of these rural landscapes has enabled them to remain intact well into our present century. In comparison, this seclusion has also proven problematic in attempts to conserve the vernacular land-person relationships they typify. When one examines the settlement patterns of rural communities one finds that the functional and harmonious relationship between rural structures and their natural surrounding evolved over decades. Each homestead and community was established and sustained by the availability of abundant natural resources, thus an effective approach to preserving our rural quintessence must be an interdisciplinary one.

In Wiregrass Georgia, as in other rural areas, primary concerns revolve around seven key points: *rural social and economic problems; development pressure on natural resources; safeguarding the agricultural economy; understanding the significance of crossroad communities; maintaining cultural resources; landscape planning and site design; and planning and assistance assessment*. This thesis has been undertaken to address these seven key points as related to Turner County. In addition, this paper will go on to provide an introduction to Wiregrass Georgia history, its irreplaceable rural vernacular architecture, and the various economic alternatives currently available to preserve and protect these attributes in their natural setting.

CHAPTER II

THE STUDY AREA

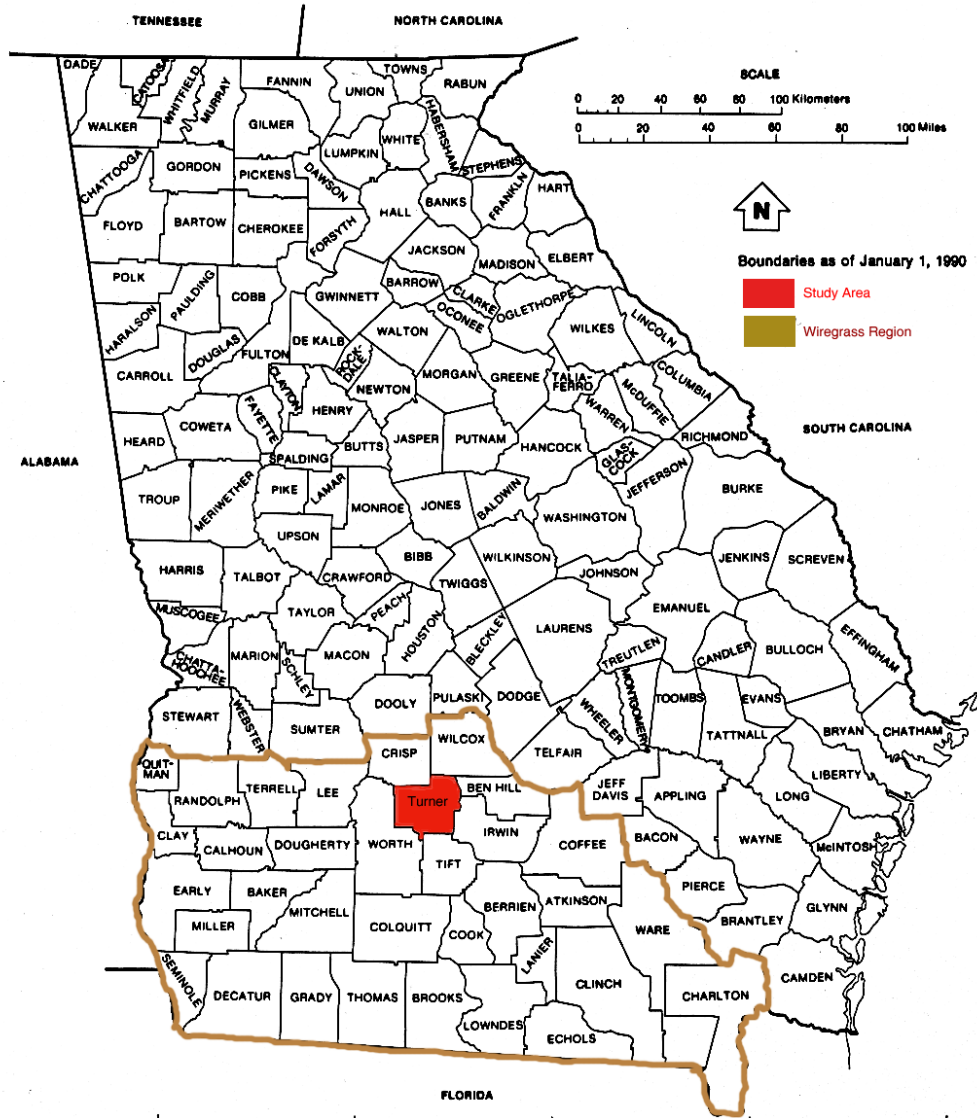
The Wiregrass Region begins at the Satilla River and sweeps northwest across the rolling meadows, farms and woodlands of the southwest Georgia coastal plain (Fig. 4 and Fig. 5), fanning over into the southeastern corner of Alabama and dipping down into the northwest panhandle of Florida. In Georgia the Wiregrass Region extends through roughly twenty-eight counties on a line from the southwest to the northeast.⁴ Wiregrass, *Aristida stricta*, the plant from which the region's name is derived, varies in height from one to three feet and exhibits a multitude of thin fibrous tendrils.



Aristida stricta
Figure 3

Turner County (Fig. 6), located on the northern periphery of Georgia's Wiregrass Region, will serve as the study area for this work. Its abundant inventory of natural and cultural resources, recent lack of coordinated outlying rural resource analysis, proximity to Florida, propinquity to primary transportation arteries, and numerous outlying cross-road communities makes it the ideal feasibility model for the entire Wiregrass Region. The county was chartered in 1905 from parts of Dooly, Irwin, Wilcox, and Worth counties. It is Georgia's 143rd county and was named in honor of Henry Gray Turner, a captain in the Confederate Army who was captured at Gettysburg and later served in the state legislature, on the State Supreme Court, and in the United States Congress. Turner County covers an area of over 286 square miles and is subdivided into nine historically significant militia districts.

⁴ Decatur, Grady, Berrien, Coffee, Cook, Colquitt, Tift, Worth, Turner, Wilcox, Ben Hill, Irwin, Coffee, Jeff Davis, Telfair, Dodge, Wheeler, Appling, Wayne, Bacon, Long, Tattnall, Toombs, Montgomery, Candler, Evans, Bulloch, and Screven.



Study Area

Figure 4

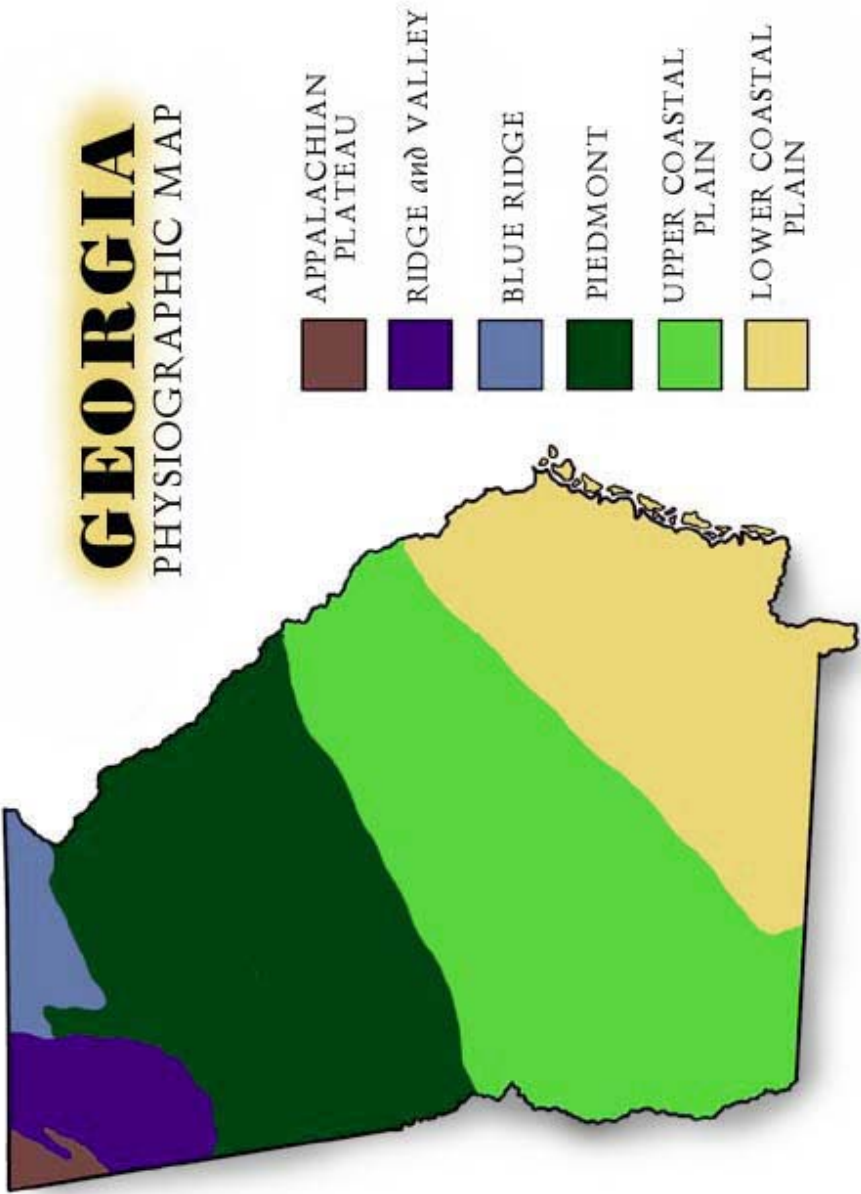


Figure 5



Turner County, Georgia

Figure 6

In many respects this county is typical of many counties throughout Wiregrass Georgia. Once a thriving, tightly knit farming community, residents are now predominantly employed by service oriented companies located outside of the county. Small, family-run farming operations constitute just over 2 percent of the county's



Figure 7: Ashburn Depot circa 1904

economy. The seat of government is Ashburn, named after W. A. Ashburn, a railroad financier and early investor in the area. Prior to its re-christening, the community was known as Marion, and prior to that, Troupville Crossroads. Ashburn is located along the U.S. Highway 41, Interstate 75, and Norfolk-Southern Railroad corridors.

Ashburn is currently the focal point of local historic preservation activities and serves as the primary gathering area for many of the county's residents. The city boasts the world's largest peanut monument, a twenty foot nut raised in honor of one of Georgia's number one cash crops. Ashburn is also the site of the county's annual Fire Ant Festival, which light-heartedly pays tribute to Wiregrass Georgia's littlest predator, the South American



Figure 8:
Peanut Monument

Solenopsis invicta.⁵

⁵ This "terror in miniature" inflicts havoc on both urban and rural environments, native plant species and animals. There have been two introductions of fire ants which have led to Wiregrass Georgia's current problems. The first was the black imported fire ant, *Solenopsis richteri*, which was likely brought from Argentina in ship ballast to Mobile, Alabama, in 1918. A second and far the most damaging species, *Solenopsis invicta*, known as the red imported fire ant, arrived in Mobile sometime in the late 1920s or early 1930s, probably also in ship ballast.

WIREGRASS CULTURAL HISTORY

When one studies the people found within Wiregrass Georgia, he or she today finds a vast variety of nationalities and lineages living peacefully beneath the pines. Not only does one see traces of Native American, European and African decent, but also Asian, Middle Eastern and a host of others. How would our present landscape compare to that of two-hundred years ago when this nation of states was new among the nations of the world? Who were the people who lived here, and how did they ever survive without air-conditioning and ice machines?

The tales of the first settlers to the region harkens back into what historians refer to today as “pre-history.” The Coastal Plain of North American was inhabited by man nearly 10,000 years ago. The archaeological record has shown us that these early immigrants were Pleistocene big game hunters who followed migratory Ice-Age mammals from Asia, across the Bearing Land Bridge into North America. It is from this point that scientists believe the earliest humans entered and eventually spread across the continent. By the time of the first European entrada, these natives had evolved from migratory subsistence practices to a more settled existence along the coast and inland waterways (Fig. 9). The layout of these settlements was reputed to rival the conditions found in Old World cities in design, construction, and even sanitation. William Bartram described the construction practices of the Lower Creek Indians during his travels down the Chattahoochee River. “The Uchee town is situated on a vast plain, on the gradual ascent as we rise from a narrow strip of low ground immediately bordering on the river: it is the largest, most compact, and best situated Indian town I ever saw; the habitations are large and neatly built; the walls of the houses are constructed of a wooden frame, then lathed and plastered inside and out with a reddish well tempered clay or mortar, which gives them the appearance of red



Figure 9
Southeastern Indian Village at the Time of the Spanish Entrada
Circa 1530, A.D.

brick walls; and these houses are neatly covered or roofed with Cypress bark and shingles of that tree.⁶”

Subsistence was dependant upon early agricultural practices, which provided primarily corn (maize) and certain types of melons. Game hunting continued, as well as fishing and the gathering of edible and medicinal resources from the surrounding forests and swamps. Sadly the first contribution of the Europeans to the native inhabitants of Wiregrass Georgia was disease. By the time exploration made it into the interior, thousands had died leaving entire villages deserted and acres of un-harvested crops in surrounding fields. The Spaniards were first to explore and document the area with the Desoto Expedition that began in 1539 at present day Tampa Bay, and ended in desperate confusion as they retreated down the Mississippi River from the mistreated, then aggressive, native forces in 1549.⁷ Later the Spanish built mission settlements along Georgia’s coast and southern interior. European interest in expansion led to a warring rivalry between England, France and Spain as each tried to maintain control of the region. “Forest diplomats” vied for the allegiance of the native tribes with trade agreements and empty promises. In the end, England would push both Spain and France out of Georgia and claim the entire state in the name of the Crown. The English settlement remained along the Atlantic Seaboard up until the Revolutionary War. Towns such as Fredericka (Darien), Savannah, and Sunbury flourished, each laid out in English fashion and protected by a centralized fortification. Once Georgia gained its independence, much more attention was turned toward interior expansion. By 1783 the colonial settlements were beginning to overcrowd and the desire for new land and opportunity was strong. Indian Land Treaties began in succession following that year and averaged about every three to five years afterwards until 1835 when the

⁶ William Bartram. *Travels Through North and South Carolina, Georgia, East and West Florida*. New York: Dover Publications, 1928.

⁷ Lawrence A. Clayton, ed. *The Desoto Chronicles*. Tuscaloosa: University of Alabama Press, 1993.

Cherokees lost their holdings in Northwest Georgia and were transported westward to the Oklahoma territory via the now infamous Trail of Tears (Fig. 10). Wiregrass Georgia had been open to settlement in 1814 with the secession of Creek and Seminole holdings and the Treaty of Fort Jackson following Andrew Jackson's crushing victory over the Upper Creek Indians. Georgians were displeased with these negotiations for two reasons. The Treaty failed to distinguish between the Creeks who were friendly to the state and those that were hostile. Ironically, all of the secession was taken from the friendly Lower Creeks, causing many of the latter to waiver in their friendship with the state. Georgians were also angered over the perceived poor quality of the land and its great distance from the most eastern of the state's settlements.⁸

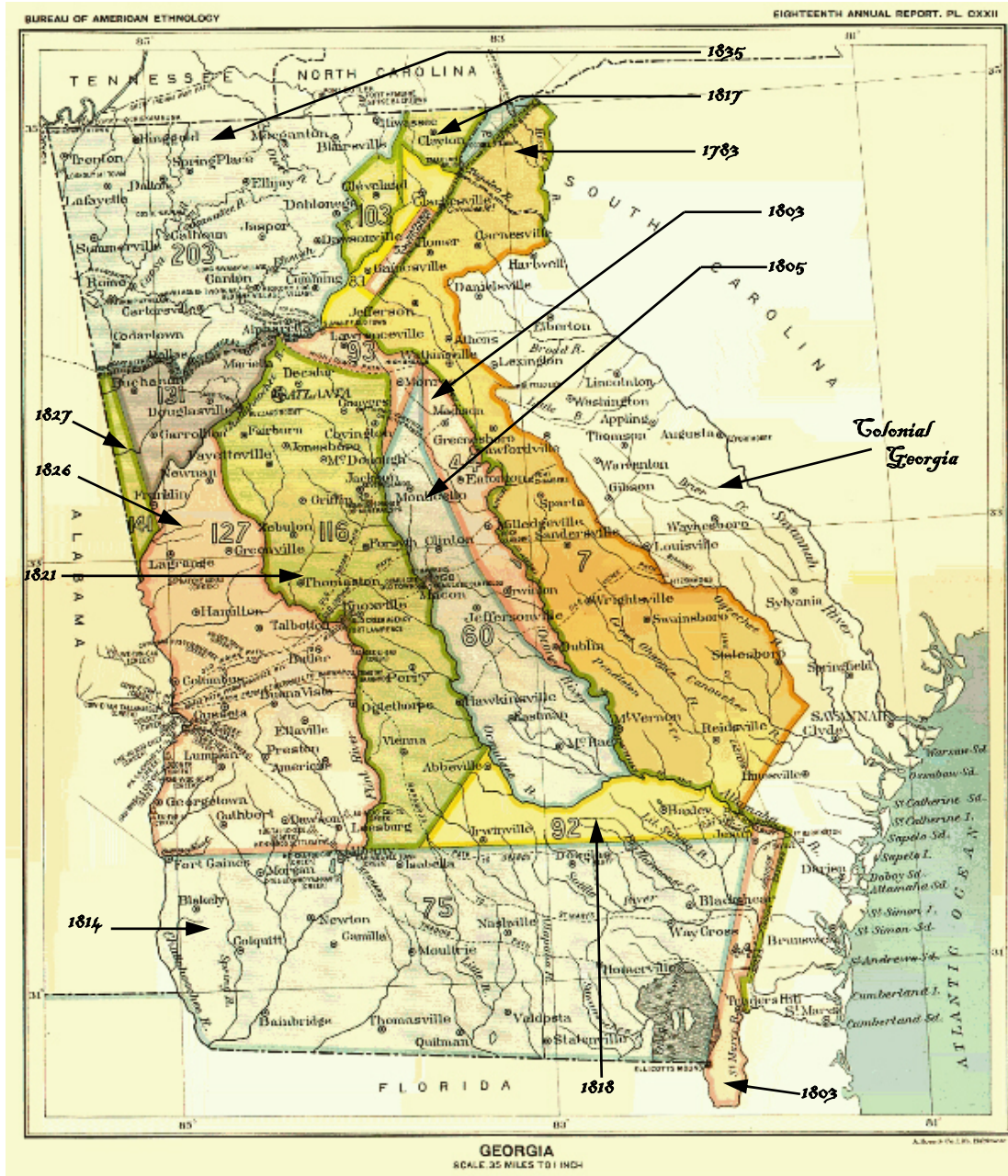
The territory soon gained the nickname of the "backcountry," particularly among the nouveau riche Tidewater planters who looked down their noses at the region and its settlers. Philadelphia's land speculators envisioned it as America's "Great Southwest" and so did the enthusiastic land seekers. From the North, settlers traveled down the Great Philadelphia Wagon Road (Fig. 12). This dusty conduit stretched 435-miles and was surveyed by Peter Jefferson. It wound from



Figure 11
Wiregrass Cowboys

Philadelphia down the great Valley of Virginia to North Carolina's Yadkin River. From there the road picked up the Cherokee Trading Path from Salisbury, North Carolina, on to Mecklenburg County and eventually to Augusta, Georgia. As early as 1770, this thoroughfare is

⁸ James C. Bonner. *The Georgia Story*. Chattanooga: Harlow Publishing Corporation, 1958.



The boundaries of the State of Georgia grew with Indian treaties and land secessions.

Figure 10

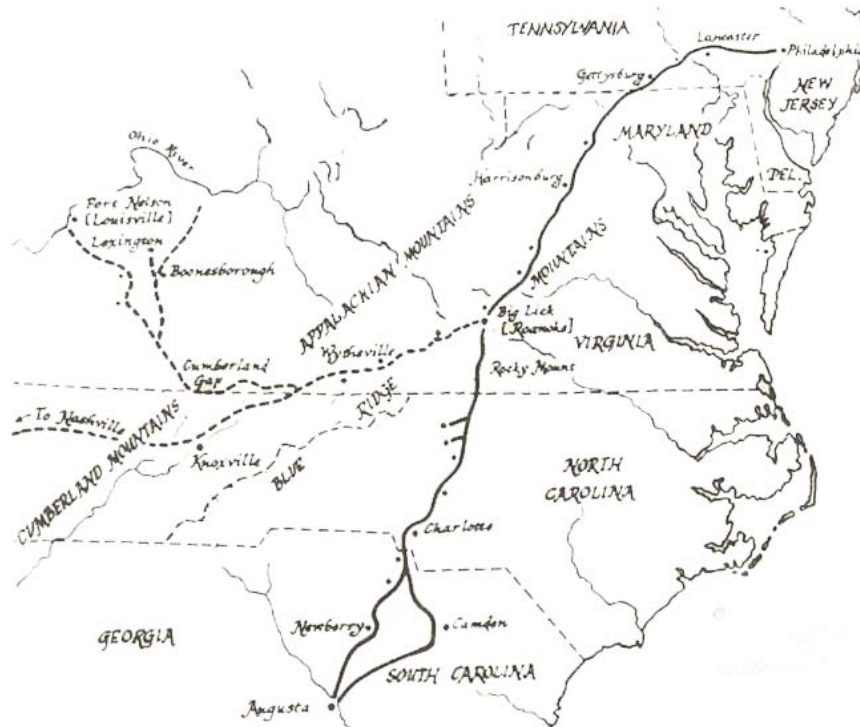


Figure 12

The Great Philadelphia Wagon Road

surveyed by Peter Jefferson, was the great population artery for European migrants—Scotch-Irish, Germans, and English—who rolled and walked south in search of land, adventure, and freedom.

reputed to have serviced tens of thousands of wagons, horses and humans, becoming one of the heaviest traveled roads in the country at that time.

Downward they came, Scots-Irish, English, German, Dutch and occasionally French Huguenots. Leading this caravan were Irish Protestants, a breed of Celts who loved their roving room and resented implications of social superiority. Many had come to America as indentured servants, pledging to work for a few years for landed gentry in order to pay for their passage. When free, they immediately struck out to find land and they liked what they found. In the November 3, 1750 edition of Benjamin Franklin's Pennsylvania Gazette, one finds on page one a letter written from an American Scots-Irish schoolmaster to his minister back in Ireland about the wonders he had found. "I will tell ye in short, this is a bonny Country, and aw Things grows here that ever I did see grow in Ereland; and we hea Cows, and Sheep, and Horses plenty here, and Goats, and Deers, and Racoons, and Moles, and Bevers, and Fish, and Fowls of aw Sorts...Ye may get Lan here for 10(£) a Hundred Acres for ever, and Ten Years Time tell ye get the Money, before they wull ask ye for it...I wull bring ye aw wee my sel...fear ne the See, trust in God, and he wull bring ye safe to Shore" (p. 1). While the Scots-Irish were the dominant and boldest strain on the frontier, they shared the Wagon Road with thousands of Germans, English and Welsh who ventured southward for the same reasons.⁹ The Germans, war-weary from conflicts with France over the Rhineland, were encouraged to migrate to North America. Calling themselves "Deutsche" they came to be known as the "Pennsylvania Dutch." Interestingly this term came to represent not only the Rhineland Germans but also the Swiss and French Huguenots. The Germans were a great resource to travelers within the frontier. Within their communities one would always find superlative professionals—physicians, teachers,

⁹ The Russell Sage Foundation found that of the thousands of settlers swarming into the South prior to the Revolution, the Scots-Irish made up 30 percent of the total; the English, who were coming across from the coast as well as down the Wagon Road, made up another 30 percent, while the German immigrant settlers totaled 15 percent.

merchants—as well as skilled craftsmen...weavers, spinners, cobblers, tinsmiths, gunsmiths, and potters. Georgia’s best known Germans are the Salzburger; they were responsible for the establishment of the town of New Ebenezer, which bore a resemblance to a European manorial village. More and more Protestant Germans migrated into Georgia settlements such as Bethany, Goshen, Frederica, and Savannah. On the eve of the Revolutionary War, German immigrants outnumbered the English in Georgia. Within the Georgia frontier, they chose to limit their fraternization with the English and were slow to change their customs and habits. In some communities they conducted their religious services in German well into the Nineteenth century. Even today in some of the interior regions of Wiregrass Georgia one can detect a mild Germanic flavor in such quaint expressions as “outen the light.”¹⁰

The first Americans to filter into Wiregrass Georgia were Virginians, Carolinians, and Tennesseans who were part of Andrew Jackson’s army. They marched through this section from Hawkinsville (Pulaski County), via Amboy (Turner County) and Sycamore (Turner County) and on through South Georgia. These men would eventually return to the region along this old military route and be among the first settlers in the territory.¹¹ From the early settlements such as Augusta and Savannah, frontiersmen and their families traveled into the heart of the Wiregrass country by utilizing many well-worn Indian trails. Inroads such as the Old Salt Path, the Thigpen Trail, Kennard’s Path, The

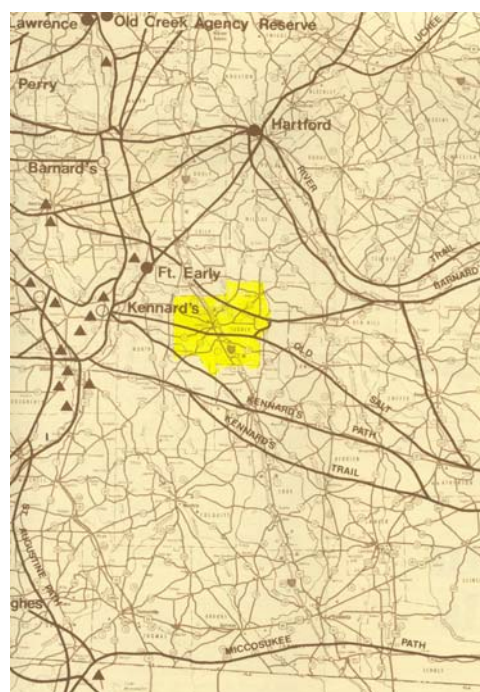


Figure 13: Wiregrass Trail System

¹⁰ James C. Bonner. *The Georgia Story*. Chattanooga: Harlow Publishing Corporation, 1958.

¹¹ John Ben Pate. *History of Turner County*. Spartanburg: The Reprint Company, Publishers, 1980.

Federal Road, the Troupville Road, and the Blackshear Trail are examples of some of the more prominent routes exploited by the Wiregrass pioneers. Just as a puff of smoke fades into the wind, so did the era of the pioneers. Scores of some of the best families in the state still proudly trace their lineage to these men and women of yesterday. Ingrained in the very nature of the average Georgian is an inherent love of personal encounter, as old as the tilt-yards of the Norman Conqueror. While the main body of the population was of English origin, one must not forget the intermingling of the Scots-Irish, grim and silent, tenacious of personal opinion, untaught to yield an inch of ground, and the French Huguenot, fiery and impulsive, full of military spirit, and prone without thought of consequences, to seek the bubble, Reputation, at the Cannon's mouth.¹²

The early trails were later converted into stage roads which facilitated travel into and within the territory. The most famous of these lines was the Alligator Stage Line that traveled from Milledgeville, the capital of Georgia, to Tallahassee, the capital of Florida. Many of Wiregrass Georgia's communities were originally established as relay stations for the stage lines. River travel was also important to the region, for it is bordered on the west by the Flint River and on the east by the Ocmulgee. But it was the railroad that contributed to the significant growth of Wiregrass Georgia.

By the end of 1860 and just before the hostilities between the states, Georgia had a total of 1,420 miles of track, compared to the rest of the country which had a total of 29,215 miles of track. Wiregrass Georgia was serviced by the Atlantic and Gulf Railroad, which ran from Thomasville to Waycross; in Waycross the line branched north to Savannah, along the Savannah, Albany and Gulf Railroad, and East to the Port of Brunswick along the Brunswick and Albany Line. From Albany, Georgia, passengers and freight could be transported north to Americus along the Georgia and Florida Railroad. From Americus, the Savannah and Western Line went

¹² Louis N. Geldert. *Facts About Georgia*. Atlanta: Foote and Davies, 1936.

west to Eufaula and Fort Gaines, Alabama and north to Fort Valley, Georgia where it linked with the Muscogee Railroad at Macon.¹³ Dwindling resources and Federal invasion put most of these lines out of business during the “late conflagration,” which is commonly referred to today as the “Civil War” and Reconstruction. Eventually Southern ingenuity and Northern capital investment saw the rebirth of these resources. By 1880 the new railroads were in high demand for the export and import of goods and services. Tons of cotton, hides, tallow, and pine rosin were shipped to coastal markets. By 1890, the first saw mills entered the virgin pine forests of the Wiregrass. Soon the region and its people would be changed forever, and the rest of the country would have access to seemingly unlimited resources that would carry them through the age of industrialization in the modern era.



Figure 14: Gathering Rosin

In 1907, the directors of the Southern Railway began to expand and simplify their operations in South Georgia. To initiate expansion, the directors authorized the chartering of the Gulf Line Railway. The purpose was to consolidate several small companies that had been operating in the region. The Gulf Line would operate a 63-mile line through the fertile heartland of the Wiregrass. The line stretched from Sylvester north through Ashburn, Worth, Amboy, Pitts, and Pope City to Hawkinsville.



Figure 15: Logging by Rail

The seventeen mile stretch between Pitts and Worth was constructed prior to 1895 (Fig. 16) by

¹³ Les R. Winn. *Ghost Trains & Depots of Georgia, 1833-1933*. Chamblee: Big Shanty Publishing Co., 1985.

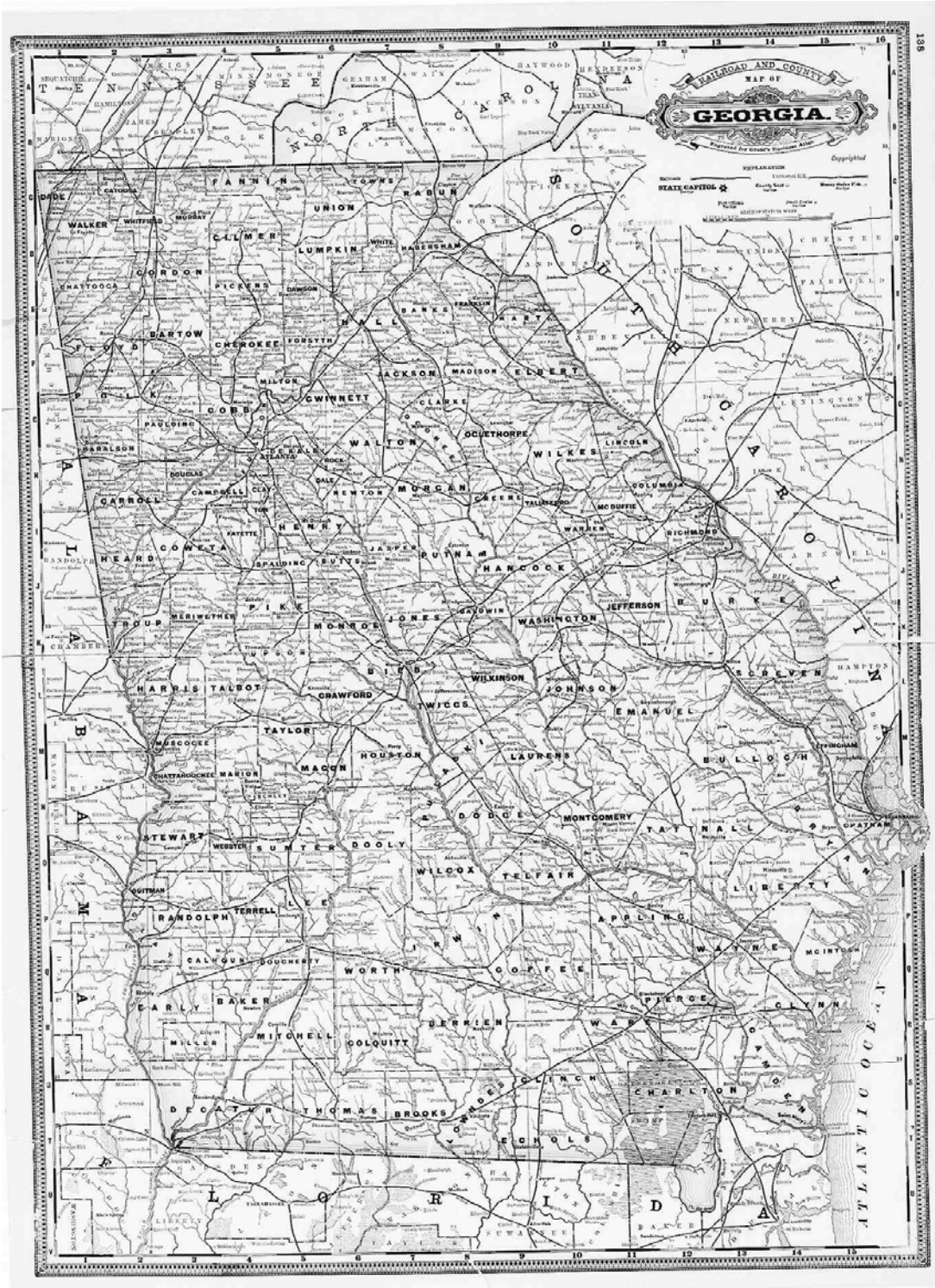


Figure 16

Georgia Railroad Map 1886

the Enterprise Lumber Company to service logging and sawmill operations in the area (Fig. 17).¹⁴ By 1908, the line was extended south from Sylvester to Camilla, Georgia. At Camilla, the Gulf Line made a connection with the Atlantic Coast Line Railroad. In 1913, the Gulf Line merged with the Hawkinsville & Florida Southern Railway (H&FS). Competition was high between the competing rail lines which reflected general prosperity in Wiregrass Georgia during the beginning of the second decade of the 1900s. By 1914, the H&FS Railway began to show increased losses. In an attempt to reduce expenses the directors decided to lease the section of track between Hawkinsville and Pope City to the rapidly expanding Ocilla Southern Railroad (OS). The Bole Weevil's attack on Georgia cotton occurred between 1915 and 1917 and sadly coincided with the near depletion of the region's virgin timber stands. Unfortunately these hard times would force the OS Railroad to return this 18-mile stretch of track (Fig. 18). By 1922, the H&FS was forced to abandon the railway, which was followed by an outpouring of public sentiment against the action (Fig. 19). Today, little remains of the old rail line and the communities it serviced¹⁵ (Fig. 20).

RURAL PRESERVATION

*"...his dream must have seemed so close that he could hardly fail to grasp it. He did not know that it was already behind him; somewhere back in the vast obscurity beyond the city, where the dark fields of the republic rolled on under the night."*¹⁶

F. Scott Fitzgerald
The Great Gatsby

Rural preservation agendas are a growing concern for many agricultural communities throughout the United States. Like the Main Street Program, the best way to establish a rural preservation program may be through several pilot communities. One might begin with a whole

¹⁴ Mark Mosley. "Gulf Line Railway History." Georgia Southern & Florida Railroads Society Online, 13 October 2005. <http://www.gsfrhs.org> (accessed 3 March 2006).

¹⁵ Mark Mosley. "Gulf Line Railway History." Georgia Southern & Florida Railroads Society Online, 13 October 2005. <http://www.gsfrhs.org> (accessed 3 March 2006).

¹⁶ F. Scott Fitzgerald. *The Great Gatsby*. New York: Charles Scribners & Sons, 1953.

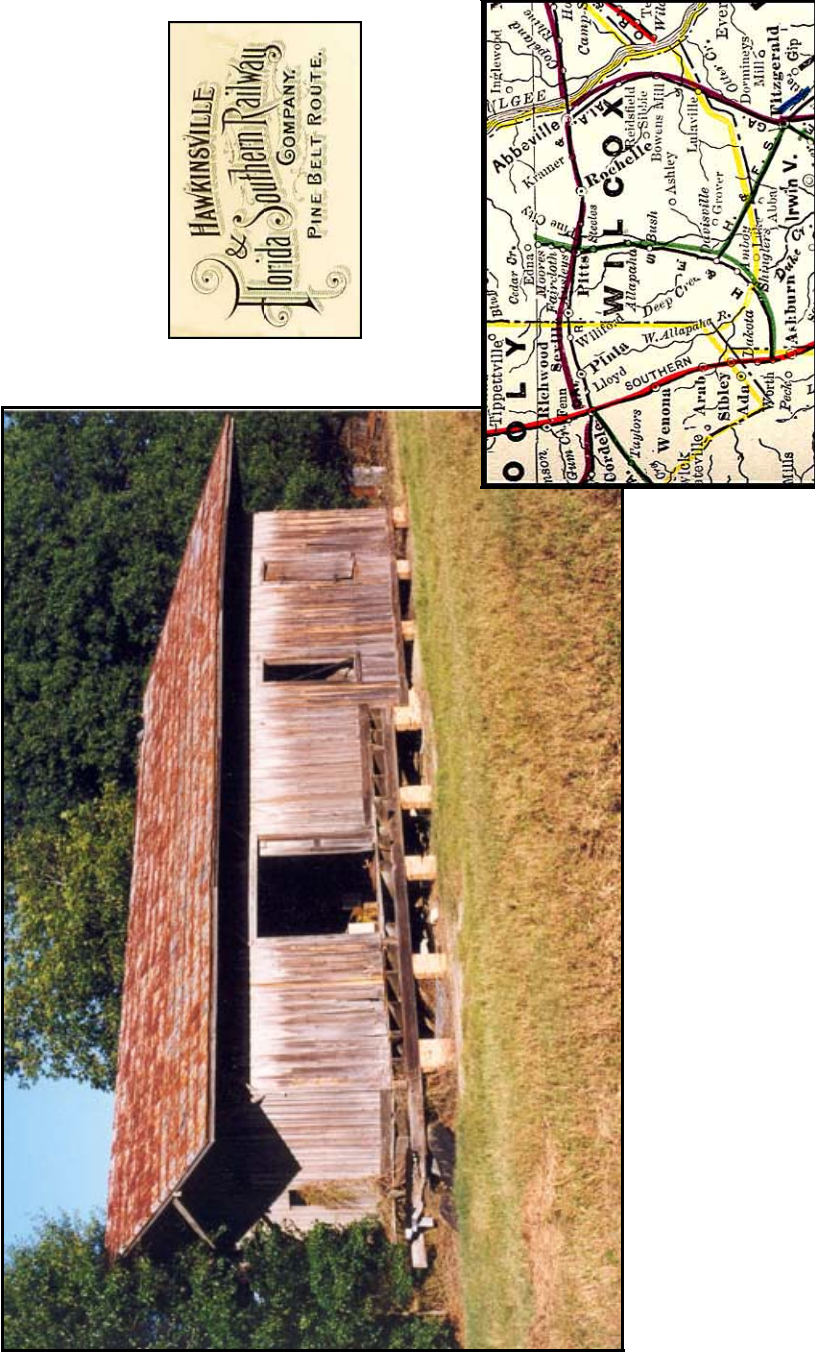


Figure 17

Freight and Passenger Depot - Amboy, Georgia
Circa 1900

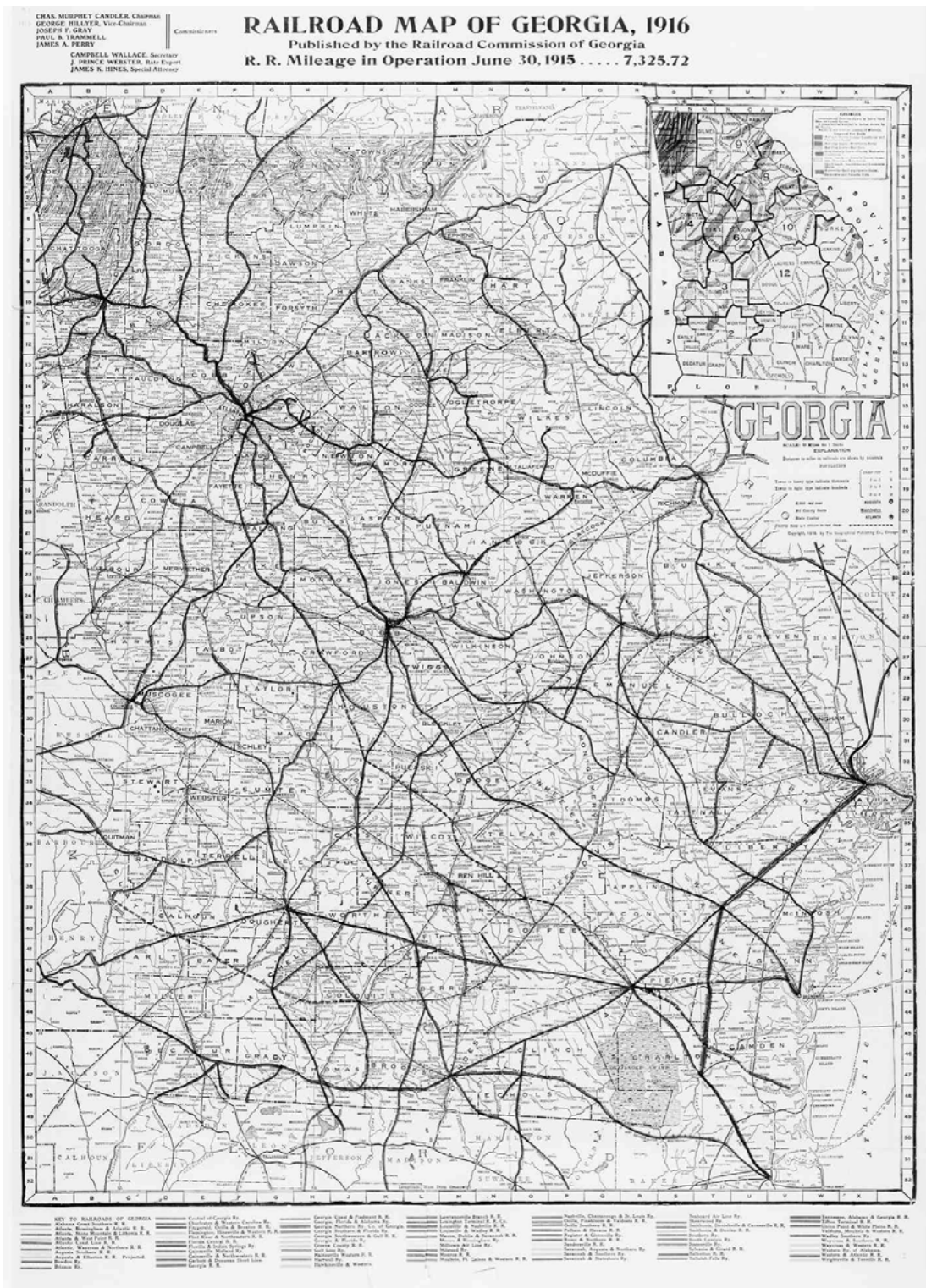


Figure 18
Georgia Railroad Map 1916

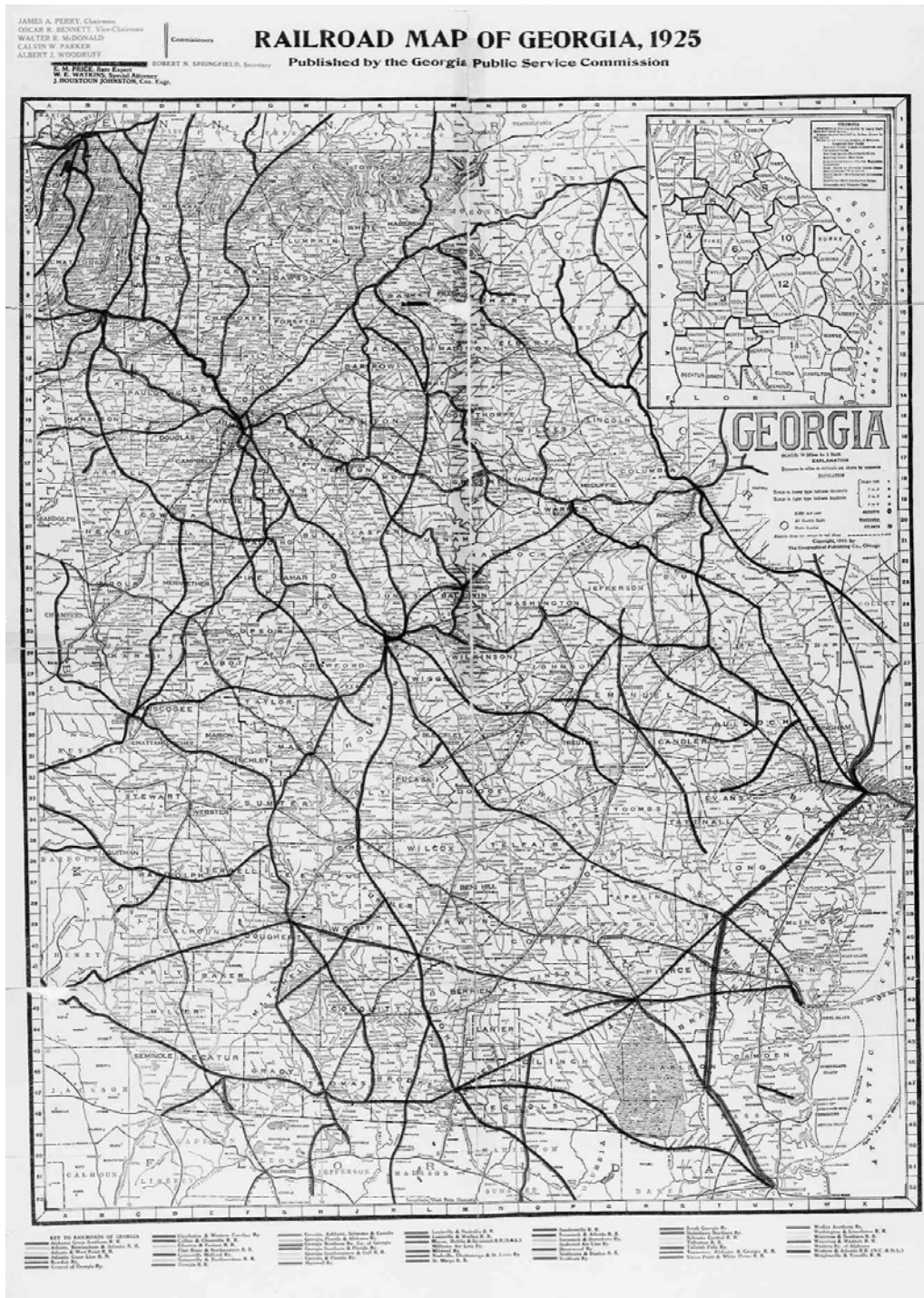


Figure 19
Georgia Railroad Map 1925

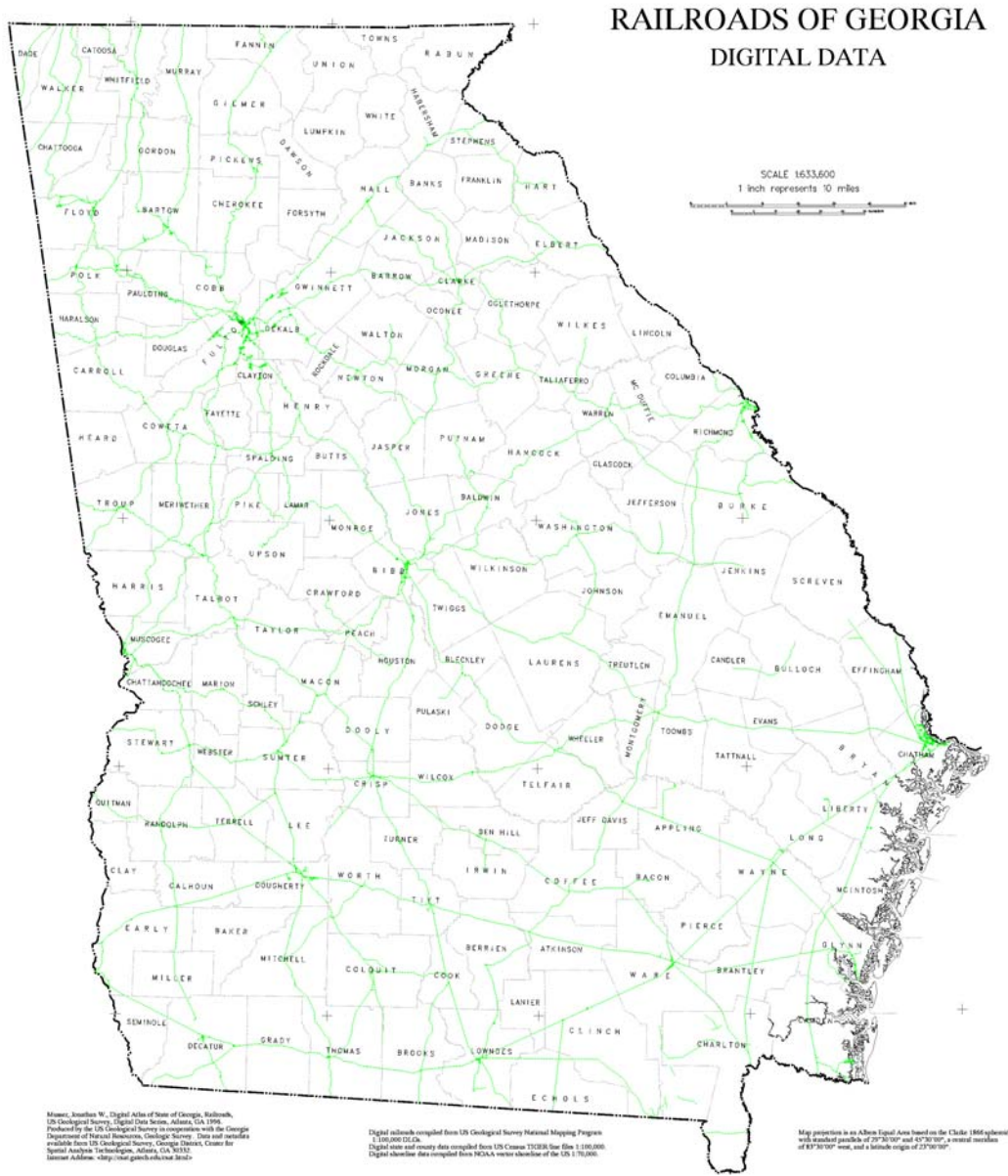


Figure 20
Georgia's Railroads Today

range of possibilities and no preconceptions about the right way to go about it, and then learn, through application, the most successful approaches.

Many states recognize the significance of their rural landscapes not only for the preservation of existing local economies but also for recreation and tourism options for urban vacationers. This belief is bolstered by a study conducted by the W. K. Kellogg Foundation. Researchers conducted 242 in-depth interviews of rural, urban, and suburban Americans in several regions of the country. “This study showed that respondents hold strong and positive views about life in rural America, seeing it as a repository of traditional values, closely knit communities and hard work.”¹⁷ People generally view those that reside in rural environments as distinctive and unique. Ruralism defines a separate and fascinating culture living within the whole of American society; distinctively contributing to American life and perpetuating the values that define a nation. Research found that this cultural distinction is perceived in many ways including a different economy, different values, different environment, and different atmosphere.

The idea of a different economy stems from the misconception that all of rural America is based completely on an agricultural economy operated by self-reliant and self-sufficient individuals with a value system steeped in religion. Many share the idea that rural America is a place of serenity and beauty, inhabited by animals and livestock and landscape flourishing with trees and dotted with family farms.¹⁸ These differences show that the majority of Americans see rural landscapes as the last refuge for open space in a rapidly developing suburban landscape. This interest shows the growing potential for rural tourism and recreation venues anchored in the tomes of historic preservation and wildlife conservation.

¹⁷ W. K. Kellogg Foundation. “Perceptions of Rural America.” Center for Rural Strategies Online. <http://www.ruralstrategies.org/issues/perspective1.html> (accessed 8 February 2006).

¹⁸ Ibid.

RURAL CONCERNS IN WIREGRASS GEORGIA

“A new era in the process of the redemption and settlement of the wild country has now commenced, and a vast extent of new territory is annually opening to its advancing waves. Wherever a railroad is opened, all the laborsaving machinery and all the comforts and luxuries of civilization are at once introduced, and the newest settlements are equipped from the outset with all the physical necessities of civilized life.”¹⁹

Horace Cleveland

Horace Cleveland was one of the earliest advocates for the protection of large open spaces. He recognized population growth and its insatiable hunger for new lands in which to multiply but condoned only a well-planned and well-designed environment for it to transpire.

Left unchecked, the result would unleash

“the vandalism which is the inevitable companion of civilization.”²⁰ Wiregrass

Georgia currently finds itself in the early stages of large scale development (Fig.

22) similar to that which Cleveland

prophesied. Cheap land with limited

regulatory measures, compounded with a localized inexperience with the needs and restrictions

associated with mass urban growth, make the region an invariable hunting ground for get-rich-

quick development schemes and sprawl-like growth. All this can occur literally overnight with

no regard for the negative impacts it will have on the natural environment as well as the

economic environment belonging to the vast majority of the indigenous population. Over one

hundred cost of community studies (COSC) from around the country have shown that residential

development always costs the community more than the tax revenues it brings in, while



Figure 21: Development Creeps into Ag Land

¹⁹ Horace W. L. Cleveland. *Landscape Architecture, as Applied to the Wants of the West; with and Essay on Forest Planting on the Great Plains*. Chicago: Jansen, McClurg & Co., 1873.

²⁰ American Society of Landscape Architects. <http://www.asla.org> (accessed 7 February 2006).

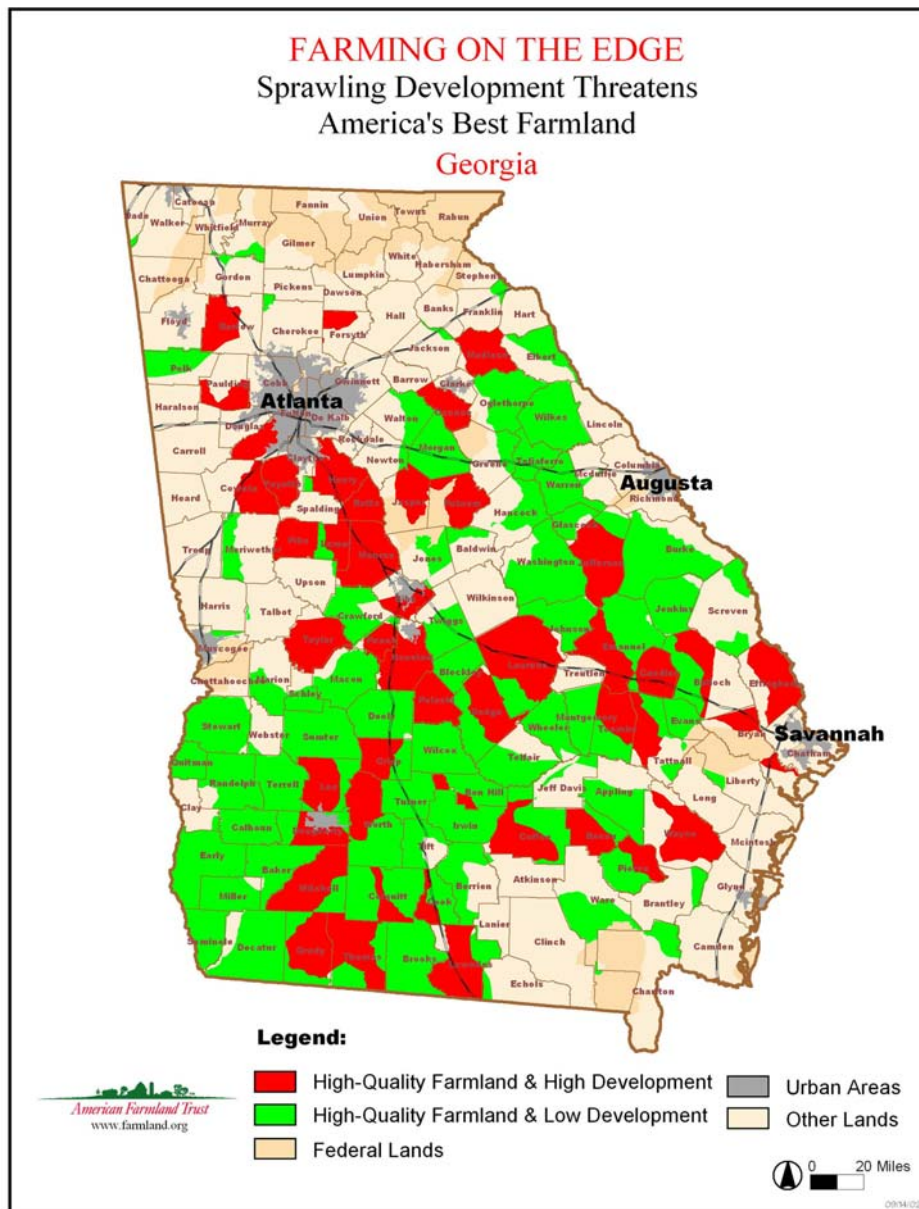


Figure 22

undeveloped land and farmland literally pay for themselves.²¹ Each new single-family home built requires \$20,000 to \$30,000 or more in public infrastructure to provide water, sewers, storm drainage, roads, fire stations, schools, libraries and other community facilities.²² The following section does not necessarily condemn growth into rural areas, but rather recognizes certain needs that must be addressed to insure that the future growth of Wiregrass Georgia is carried out in a fashion that maintains its rural character and regional charm.

²¹ Eden Fodor. *Better Not Bigger: How To Take Control of Urban Growth and Improve Your Community*. Gabriola Island, British Columbian, Canada: New Society Publishers, 1998.

²² Ibid.

CHAPTER III

WIREGRASS CONCERNS

As referenced in the Introduction, there are seven primary concerns, or issues, which will affect the future of Wiregrass Georgia.

1. SOCIAL AND ECONOMIC PROBLEMS

Social and economic hardship is not a new phenomenon attributed to rural areas. In fact sociologists have been studying these issues for nearly a century. Historically, Wiregrass Georgia has been unable to retain the majority of its youth or

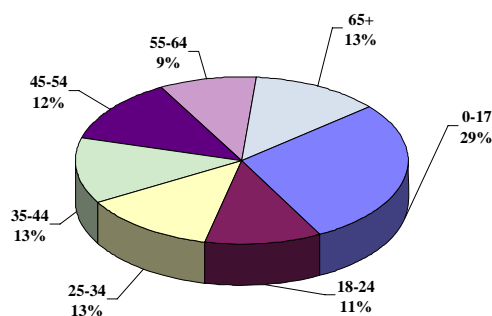


Figure 23: Turner County
Population by Age

attract new residents. This has been primarily associated with inadequate employment opportunities, poor performing schools, and a lack of public transportation and affordable health care. In cities, these issues are recognized and addressed accordingly, in rural areas these same issues are often hidden from view. Ironically, a greater number of rural residents fall beneath the poverty level than in urban areas. Here poverty can be a very serious problem. The recession of the 1980s and 1990s hit the farming sector hard, while economic rationalization by governments disproportionately affected rural areas. Urban residents who found it hard to pay their monthly utility bills could attest to the hard times the recession brought. In rural areas, where in many cases incomes were dropping, increased costs and reduced services led to the intensification of rural poverty.

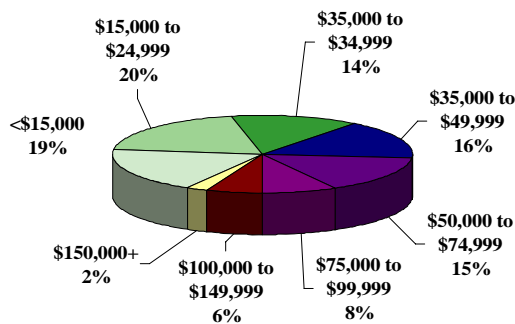


Figure 24: Turner County Total
Household Income

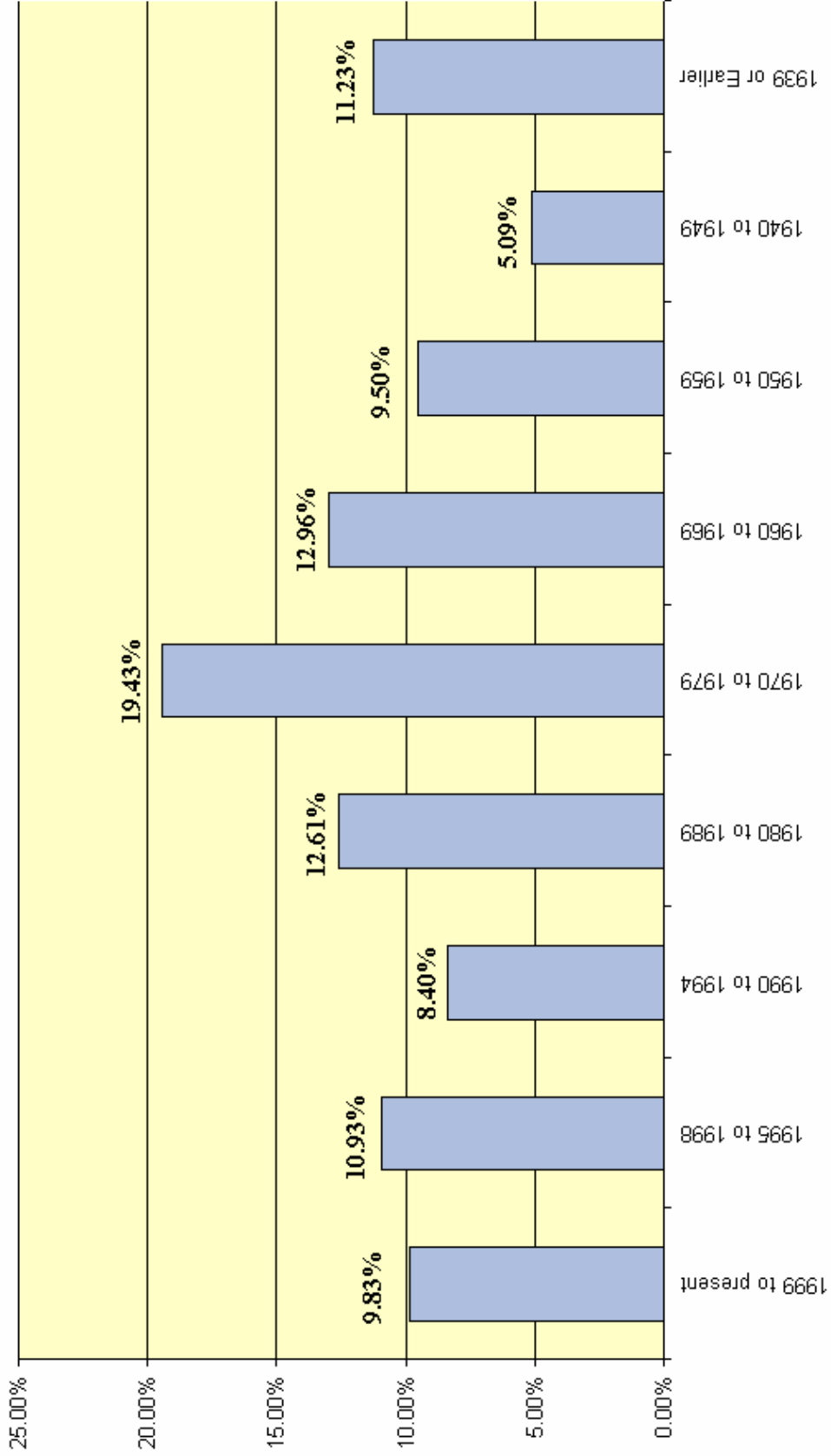
Tom Rodgers, Associate Dean for Outreach and Professor in the College of Family and Consumer Sciences at the University of Georgia, proposes that the housing industry is a barometer for the economic health of the state.²³ While doing research for the manufactured housing industry, Rodgers found that 680,000 Georgia households have combined incomes of less than \$20,000, and 1,050,000 Georgia households have combined incomes of less than \$30,000. In Turner County, approximately 21.14 percent were reported to be living below the poverty level.²⁴ Rural housing is an issue that has been the cause for continued debate among local and state governments. Ironically, most rural development programs explore options within the new housing and manufactured housing markets but fail to realize the significance of existing rural housing stock. Wiregrass Georgia is littered with abandoned late 19th and early 20th century housing (Table 1) along its numerous highways and county roads. These houses, though cosmetically outdated when weighed against modern, freshly painted, technologically engineered homes, are, in fact, better built and usually require less money to restore and renovate than the cost of a new home of a lesser size, built with new materials that are comparatively of an inferior quality.

Manufactured homes comprise 50 to 75 percent of the new housing stock in Wiregrass Georgia. Interestingly, many who purchase these homes are looking for an inexpensive housing alternative to place on an equally inexpensive parcel of subdivided land. Manufactured housing today is perceivably different from the mobile homes produced twenty to thirty years ago. “Mobile homes” are no longer built; “manufactured housing” has taken their place. These new units look more like site-built homes than the traditional mobile home. The manufactured housing industry contends that there is no appreciable difference between the two.

²³ Tom Rodgers. *Workforce Housing in Rural Georgia*. Southern Rural Development Center. Mississippi State University. <http://srdc.msstate.edu> (accessed 7 February 2006).

²⁴ Claritas Inc. <http://www.sitereports.com> (accessed 21 January 2006).

TABLE 1
Turner County Housing
Housing Units by Year Structure Built



Source: Claritas Inc.

Nevertheless, manufactured housing is generally thought of as being a form of "alternative housing" that is less expensive than its site-built counterpart and a viable alternative for low income families.

Sadly, this inexpensive alternative has its share of problems. The American Association of Retired Person's 1999 National Survey of Mobile Home Owners revealed that three out of four mobile home owners (77 percent) experience serious construction or other problems with their new homes, and nearly six in ten (57 percent) experience multiple problems. Only one in three (35 percent) of the most troublesome problems are successfully repaired under warranty, while six in ten (61 percent) are either not repaired at all, or are repaired at considerable expense to the home owner.²⁵ Cases such as these reflect the ongoing struggle for the rural poor.

2. DEVELOPMENT PRESSURE ON NATURAL RESOURCES

Martin Luther King once stated that all of life is interrelated and that we are all "caught in an inescapable network of mutuality, tied to a single garment of destiny." These prophetic words tell us that no matter what we do as individuals or as a community or nation, the repercussions whether good or bad will affect future generations for eternity. We do not want to endanger or lose a precious commodity that we already possess in the struggle to achieve something else of an equal or possibly lesser value. An integral aspect of Wiregrass Georgia's character comes from the size, scale and massing of the historic homes and outbuildings, and their relationship to one another. New developments in Turner County typically do not have this character, being either identical, attached townhouse blocks or massive detached homes with little relationship to one another. The number, location, orientation and spatial organization of homes sites in areas of existing farmland are critical factors for new development to ensure that it is as unobtrusive as possible. New development should not be sited on ridge lines or hill tops, and should be massed

²⁵ AARP. 2006. Policy and Research. <http://www.aarp.org/research/> (accessed 7 February 2006).

to fit in with the surrounding topography as much as possible. The location and placement of new homes is very important in preserving landscape character.

Speculators feel that Turner County will become the bedroom community for nearby cities of Tifton, Cordele, and Albany. Residents of these faster growing areas are beginning to flee in search of cheaper land, clean water, fresh air, and rural surroundings unaware that they are bringing the very elements they are trying to escape with them. Urbanization, or suburbanization, is a nice way of saying “sprawl.” As rural areas become more populated, the issue of waste disposal becomes an ever growing problem. This increase is attributed to increased affluence and a dependence on purchased goods. New disposal sites are required to handle this increase which further endangers adjoining ecosystems, ground water supplies, and the quality of breathable air. An increase in population restricts hunting practices in an area, thus bringing more people in contact with wildlife which can have tragic consequences. Subdivided land restricts the flow of the naturally occurring water cycle which can impact surrounding forests, meadows, and wetlands. Suburbanization also brings a corresponding increase in road traffic.²⁶

Negative environmental impacts on rural lands by development pressure can be documented across the entire United States. The Rocky Mountains were adversely affected in locations such as Jackson Hole, Wyoming; Telluride, Colorado; Taos, New Mexico; Douglas County Colorado and Aspen, Colorado. The lake district of northern Minnesota has also been adversely affected as well as Vermont, the Florida coast, Birmingham-Jefferson County, Alabama, and the barrier islands of coastal North Carolina.²⁷

²⁶ “Urban Development.” *Wikipedia: The Free Encyclopedia*. 2006. Wikimedia Foundation, Inc. <http://en.wikipedia.org> (accessed 12 February 2006).

²⁷ “Urban Development.” *Wikipedia: The Free Encyclopedia*. 2006. Wikimedia Foundation, Inc. <http://en.wikipedia.org> (accessed 12 February 2006).

3. SAFEGUARDING THE AGRICULTURAL ECONOMY

“The success of agriculture contributes to the strength of this nation. It is in our national interests, in our national security interests that we have a strong farm economy. And the farmers of America contribute to the values of our nation, and to the generosity of our nation.”²⁸

President George W. Bush

This statement rings true for those who take pride in Georgia’s agricultural heritage; but regrettably, words do not plow fields or increase annual yields. Georgia farmers today are bombarded with increased competition from foreign markets. Rising operating costs and the cost of new technologies designed to reduce caustic herbicide and pesticide use on



Figure 25: Wiregrass Agriculture

domestically grown produce has left many farm families considering the viability of their traditional way of life. In 1996, many of these families put their trust in the Omnibus 1996 Farm Bill which free market Republicans and budget-cutting Democrats offered as a bargaining chip in conjunction with a cut in farm subsidies. The government promised to promote exports in new trade deals with Latin America and in the World Trade Organization (WTO) and do away with limitations on planting decisions. Heralded as a “good deal,” this plan received acceptable feedback from American farmers, since earlier years had shown a gradual rise in export and prices. But this cautious step proved to be a fatal one when the U.S. farm trade balance decline by more than thirteen million dollars between 1996 and 1998.²⁹ In two years, corn prices fell by 56 percent, while wheat prices dropped 46 percent. The permutation of export dependence and

²⁸ U.S. Wheat Associates. 2005. USWA. Speaking at the Farm Journal Forum, Washington, D. C., 2001. <http://www.uswheat.org> (accessed 12 February 2006).

²⁹ Robert E. Scott. “Exported To Death: The Failure of Agricultural Deregulation.” *Economic Policy Institute Briefing Paper* July 1999. 20 Feb. 2006 <http://epinet.org> (accessed 20 February 2006).

deregulation has been argued to be the deadly catalyst that has left many family farms and their rich heritage facing extinction. When small scale farming traditions die, their essence fuels a centralized agriculture machine that is devoid of life and character. The result, American farmland falls under the direct control of national and multinational corporations. In 2005, the United States Department of Agriculture reported that large U.S. and foreign crops, low prices for grains, oilseeds, and cotton, and increased foreign competitions combined to further reduce fiscal export returns by six billion dollars.³⁰ In 2006 Georgia small rural farms and rural communities continue to face economic challenges. Brad Haire, reporter for The University of Georgia College of Agricultural and Environmental Sciences, foresees Georgia farmers spending more per acre to farm major row crops.³¹ Economists say that they will have to have “high yields to keep them out of the red.” Higher fuel and energy costs with increases in fertilizer and chemical prices seem to be just the tip of the iceberg.

There are viable solutions that must be addressed before the traditional backbone of the United States farm sector is lost. Several examples include: carefully managed devaluation of the dollar; a shift of agricultural subsidies away from large farms and corporate farmers to independent family farms; an increase in expenditures for research and development, and the construction of infrastructure and distribution systems for new, higher valued products such as organic produce and free-range livestock; and further exploration into ways to arouse agricultural consumption, such as biomass to energy.

Under the direction of the American Farmland Trust, The State of Kentucky has developed a conservation and profitability program that has made tremendous strides in farmland

³⁰ United States Department of Agriculture. “Outlook for U.S. Agricultural Trade.” Electronic Outlook Report 22 Nov. 2004. <http://www.ers.usda.gov> (accessed 12 February 2006).

³¹ Brad Haire. “High Costs Will Put Squeeze on Farm Profits in '06.” Georgia Faces (12 January 2006). <http://georgiafaces.caes.uga.edu/viewtext.cfm?id=2725> (accessed 9 February 2006).

protection, tax reduction and exemption, farm enterprise development, and land conservation and stewardship. Kentucky landowners faced the same obstacles facing many landowners in Wiregrass Georgia today. Instead of selling their land for development, Kentuckians chose to take pride in their agrarian heritage and placed a high value on private land ownership. They pursued conservation and preservation options and received financial incentives and technical assistance which saved their land and improved its productivity.³²

4. INTERPRETING CROSSROAD COMMUNITIES

When one thinks of a “ghost town,” images of the American Southwest come to mind. Ramshackle buildings surrounded by dusty streets, frequented by the occasional tumbleweed bear a striking resemblance to a Hollywood movie set, but are not so far from the truth in Wiregrass Georgia. Crossroad settlements like Osierfield,³³



Figure 26: Pate's Store at Amboy

Oakfield,³⁴ and Amboy³⁵ were once thriving economic centers that have now succumbed to economic forces and become nothing more than black dots on a county road map. During the last century migration to the city left many rural communities deprived of their most valuable resource, people. Like moths to a flame, the passing decades saw more and more offspring of the native yeomanry lured away from the land by a perceived economic need and the curiosity of distant twinkling lights. These small communities rapidly digressed into decaying symbols of

³² American Farmland Trust. “Kentucky Agricultural Landowners Guide to Conservation and Profitability.” http://www.farmlandinfo.org/documents/30009/Kentucky_Landowner_Guide.pdf (accessed 10 February 2006).

³³ Irwin County

³⁴ Worth County

³⁵ Turner County

dying momentum. The commercial buildings were gradually torn down and their remains hauled away, leaving only a cluster of houses along the roadway as silent testimony to what used to be.

Casual observation dismisses the historical importance of Georgia's sleepy dead towns and crossroad communities. These areas were vital to Georgia's growth and should be recognized for that importance. Ways to preserve historic crossroads architecture, such as houses and commercial buildings, should be explored and interpreted. The Wiregrass Region is full of historic place names and each has its own unique story to tell. When we lose these places we also lose part of ourselves.

5. MAINTAINING CULTURAL RESOURCES

"Preservation" can be employed as an umbrella term to describe the protection of an object or place from a detrimental act brought on by forces associated with ignorance, arrogance and/or malicious reasoning. In the South, when this term is associated with historic architecture or landscapes, one tends to conjure up thoughts of high-style mansions of various types from days gone by with beautifully manicured gardens rolling upon green terraces or encircling an elaborate water feature. But these high style icons of Southern ingenuity and charm have hogged the architectural limelight for far too long. Today there is a growing movement to focus more attention on less opulent and more vernacular forms of architecture that exists outside of our incorporated limits. These rural farmsteads and barns are treasured pieces of our past and are rapidly disappearing from our landscape. Vernacular house forms such as the Single and Double Pens, Saddle Bag, Dog Trot, Shotgun, Gable Ell and Queen Anne still survive on tiny grassy islands in the middle of cultivated fields, deep within stands of planted pine, and within countless unincorporated crossroad communities across Wiregrass Georgia. Once the thriving centers of family and community life, these sad relics of a bygone age silently cry out for the attention they

once enjoyed in hopes of persuading passing house hunters that happiness and laughter could once again flow from their windows and across their now overgrown lawns. Built with care and materials not typically associated with modern construction, we are foolish to allow these dwellings to fade away into oblivion as innocent victims of the arsonist's torch, the rumbling bulldozer's blade, or rattling plow. These symbols of our past are, and will invariably become, valuable regional treasures if allowed to exist for the enjoyment and inspiration of future generations. Attention must be directed to the potential use of conservation easements and other rural preservation initiatives in the support of rural architecture based on the current trends in historic preservation. Those that live or wish to live in historic pastoral settings must consider the economic, inspirational, and communal advantages of maintaining the land and restoring any historically significant buildings that may rest upon it.

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for the Treatment of Cultural Landscapes can provide valuable insight to both layman and professional when issues such as the acquisition, protection, stabilization, preservation, rehabilitation, restoration, and reconstruction of private or public resources arise (see Appendix 6).³⁶

6. LANDSCAPE PLANNING AND SITE DESIGN

Appropriately balanced growth within a region depends on two factors: proper landscape planning and site design. Without these key ingredients, we suffer from uncontrolled growth which can negatively impact a traditional local economy by reducing the amount of jobs, increasing local taxes, and harming fragile, naturally occurring ecosystems. A major emphasis on landscape planning has come about as a reaction to the public's environmental awareness over

³⁶ National Park Service. "The Secretary of the Interiors Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes. <http://www.cr.nps.gov/hps/hli/introguid.htm> (accessed 10 February 2006).

the last thirty years. It is a culmination of two specialized fields, landscape architecture and environmental planning. This area deals with the full spectrum of planning and managing land and water, including natural and cultural resource surveys, preparation of impact statements, visual analysis, and landscape reclamation. Site design is focused more locally and deals with the physical arrangement of the built and natural elements of a particular district or parcel of land. In Wiregrass Georgia, a site planning project can be preparing the land for a single house, a barn or agricultural complex, or perhaps even an entire residential community. Specifically, site planning engages the orderly, efficient, aesthetic, and ecologically sensitive integration of man-made objects with a site's natural features, including topography, vegetation, drainage, water, wildlife, and climate. Sensitive design practices can produce a development that minimizes environmental impacts and project costs, as well as adding value to a site and surrounding properties.

Pastures, along with cropland, are the open space in Turner County. They are the ground from which everything is viewed and the carpet on which everything functions. Together, with barns and farmhouses, they create the picture of harmony between farming and nature that describes the county so well. Healthy pasture lands are also the landscape feature which most clearly connects farming with scenery. A healthy field of coastal Bermuda or one newly plowed is beautiful to us. Productivity and beauty are of the same quality. Keeping fields in production is therefore the best way to maintain open space and control the quality of life

Turner County and other parts of Wiregrass Georgia are at the threshold of phenomenal growth. Recognizing the potential cultural and environmental impacts associated with this clearly observable fact can lessen any potentially negative aspects tremendously. As population growth leads to additional development, historic preservation and reclamation of sensitive sites

for use as parks, gardens, playgrounds, game preserves, and wetlands increasingly involves the expertise of landscape designers and architects. A county-wide cultural resource inventory in conjunction with a cohesive comprehensive plan will insure the preservation of key county historic and natural sites.

7. PLANNING AND ASSISTANCE ASSESSMENT

“Since we can’t grow forever, where should we stop?”³⁷

Donella Meadows

Urbanites and retirees, in their quest to get away from it all, are promoting the development of land faster than their population numbers are growing. In the past, many in this flight moved to outlying areas called suburbs. Like the proverbial “domino effect,” these suburbs have expanded to the point that the population is exploding outward into the remote countryside. This impacting wave is called “sprawl,” and it is spreading into the rural heartland of Georgia like a malignant cancer. The effects are not painful at first, but gradually intensify as the condition is left unchecked. To prevent the problems associated with “sprawl” from percolating to the surface, rural residents must stand up and observe the fate of less fortunate, recently rural areas of the state and begin planning now for *their* future.

There are two problems encountered by most rural counties when formulating ways to attract appropriate, well-designed development and protecting the elements that make their community special, unique to visitors, and inviting. This divergence typically leaves rural community leaders overwhelmed and groping for answers while irreplaceable resources continue to be exploited or destroyed. Although most communities have the power, few retain tools such

³⁷ Donella Meadows. *Limits to Growth*. New York: New American Library, 1972.

as up-to-date zoning ordinances or have design guidelines in effect to protect existing historic, natural, and agricultural resources and provide accommodation for compatible growth.³⁸

There are six implementable tools popularly associated with rural preservation initiatives. These plans were designed to assist private landowners and local governments in making land-use decisions that make good environmental and economic sense. These techniques are: *farmland protection, conservation easements, conservation subdivisions, channeling big-box retail, riparian buffers, and transfer of development rights.*

Farmland Protection is becoming increasingly vital as productive agricultural land is haphazardly converted to subdivisions across the state. Many farmers aspire to continue farming but feel they cannot afford to do so because of higher land prices and increased taxes. Conservation easements, Transfer of Development Rights (TDRs), and Purchase of Development Rights (PDRs) can provide a way for these individuals to retain their land and way of life without giving up the economic benefits they might receive from selling their land for development.³⁹

Conservation Easements are a means for permanently protecting land while allowing a landowner to maintain ownership. The landowner may also safeguard certain agreed-upon rights to use the land, and can benefit from substantial tax remuneration. The benefits to the community include the assurance of permanent green space at a much lower cost than if the land were bought outright.⁴⁰ Some areas are utilizing conservation easements to meet the 20 percent land protection goal associated with Georgia's Greenspace Program.⁴¹

³⁸ National Trust for Historic Preservation. *Rural Conservation. Information Sheet Number 19*, 1984.

³⁹ River Basin Center. 2005. Institute of Ecology, Athens. <http://rivercenter.uga.edu> (accessed 12 February 2006).

⁴⁰ River Basin Center. 2005. Institute of Ecology, Athens. <http://rivercenter.uga.edu> (accessed 12 February 2006).

⁴¹ The Georgia Greenspace Program encourages rapidly growing counties to conserve 20 percent of their land as protected greenspace. This comes as new land is rapidly subdivided for new neighborhoods or retail enterprises. Georgia's varying communities have varying needs. Because of this Georgia will not establish one common approach. Instead, the program will give each eligible community the opportunity to develop a customized

Conservation Subdivisions, unlike conventional subdivisions, preserve a significant portion of their total area as common open space by clustering houses onto smaller lots. This open space is typically preserved using a conservation easement, and can then be used to meet the 20 percent preservation goal of the Greenspace Program. Benefits to developers include lower infrastructure costs and higher property values; benefits to homeowners include proximity to open space which can be used for passive recreation (i.e. wildlife habitat, floodplain protection).⁴²

Guiding Big Box Retail can prevent some of the negative effects that residents fear, such as increased traffic, noise, light pollution, economic impacts on existing small-scale retailers, and "big box blight" caused by retailers abandoning existing sites for new stores. Regulations such as size limits, zoning, and design standards can render these developments less controversial.

Riparian Buffers are the areas of land along rivers and streams, which, left undisturbed, serve to filter pollutants and prevent them reaching our rivers. They also serve as important wildlife habitat, and help stabilize stream banks. The benefits to communities include reduced drinking water treatment costs and reduction in flood damage.⁴³

Transferable Development Rights allow communities to restrict growth in certain areas and direct it to others, while allowing landowners in the growth-restricted areas to realize an economic benefit from their land. The rights to develop are separated from the land itself in the preservation areas, and sold to developers who can use them to build at increased density in the desired growth areas. The preservation-area landowners retain their land, and receive the market rate for their development rights. Developers can build more units per acre than otherwise

program to meet local conditions. Grant funds are made available to eligible counties with approved programs to help them acquire the lands needed for conservation.

⁴² River Basin Center. 2005. Institute of Ecology, Athens. <http://rivercenter.uga.edu> (accessed 12 February 2006).

⁴³ River Basin Center. 2005. Institute of Ecology, Athens. <http://rivercenter.uga.edu> (accessed 12 February 2006).

possible in growth areas, and the community saves money on infrastructure costs.⁴⁴ Our precious countryside needs protection from unsightly and unsuitable exploitation. Although there are legal and planning measures in force that help safeguard our farmlands, they do not draw attention to the individual farms and fields where most of the corporeal change that impinges upon the landscape takes place. Design gives us an approach for channeling scenic quality that is compatible with local form and function. Procedures such as these allow landowners to make individual assessments concerning the appearance and quality of their property, and provide a means for solving physical problems in a way that perpetuates the beauty we have come to expect throughout Wiregrass Georgia. Actions such as these will undoubtedly improve land values by insuring local integrity and the quality of life for years to come.

⁴⁴ River Basin Center. 2005. Institute of Ecology, Athens. <http://rivercenter.uga.edu> (accessed 12 February 2006).

CHAPTER IV

TURNER COUNTY ECONOMICS

Local economic strength is based on population and the effective use and management of surrounding land and resources. According to the 2005 United States Census, Turner County has approximately 9,574 residents. This statistical data maintains conservative estimates but also shows surrounding counties to the north, south, east and west with consecutively higher growth patterns. As a result, these areas are experiencing a subsequent decrease in agricultural activity and a steady loss of natural ecosystems and historically significant resources.



Figure 27: Georgia Regions

Succumbing to the pressures of improperly regulated urban growth and development, these wiregrass counties are systematically losing their rural character and any future opportunity to profit from it. Turner County's economy is currently affected by four variables: government agencies, corporate industry, agriculture and tourism.

The number one employer within the county is the public school system, and the largest employer to the local citizenry is the Marine Corps Logistics Base in Albany, located 40 miles to the west. The largest corporations are Golden Peanut Company, Bio-Plus, and CentraPak. Golden Peanut Company is an agriculturally based operation that dries and shells peanuts from as far north as Screven County, south to Marion County, Florida, and west to south-central Alabama. The final product is shipped to various outlets throughout the United States and Canada. Bio-Plus converts peanut hulls into an organic aggregate granular product, known commonly as "kitty litter". Over 40,000 tons of hulls per year are used in this process.

CentraPak repackages individually wrapped packages of candy into both specialized products and holiday theme products for M&M Mars.

In 2004, there were 49,311 farms operating in Georgia. Of these, approximately 282 of them are in Turner County. Total Farm gate value⁴⁵ of production in 2004 reached \$66,907,798, which was \$2,231,470 above Georgia's county average of \$64,676,328.⁴⁶ This activity contributes to a \$56 billion economic output, which thereby contributes to Georgia's total economic output of \$353 billion.⁴⁷ These figures could astronomically rise as the United States lessens its dependency on fossil fuels and increases its use of ethanol.⁴⁸ In order to meet the national demand for fuel, Turner County farmers and subsidiary companies would be reliant on open land for extensive biomass production. Biomass can be produced from by-products associated with corn and peanut production as well as from widespread cultivation of switch grass or sugar cane. This circumstance could be a viable solution for Turner County landowners and Wiregrass Georgia's over-riding development pressures.

Tourism associated with the I-75 corridor brings in a substantial amount of revenue, largely associated with service stations, restaurants, and hotels. According to the Georgia Department of Economic Development, Turner County lies within the Southern Rivers-Plantation Trace Region of Georgia. In 2004, the latest numbers available, Georgia hosted a total of forty six million visitors. Of these, 78 percent came to Georgia for leisure while only 22 percent were here on business. Travel tax receipts are tax revenues attributable to travel spending in Georgia. Travel-generated tax revenue is a significant economic benefit, as

⁴⁵ The Farm Gate value report provides yearly county-level information on the value of all food and fiber commodities grown in the State of Georgia. Center for Internet Imaging and Database Systems. www.ciids.org (accessed 8 March 2006).

⁴⁶ Center for Agribusiness and Economic Development, University of Georgia. www.georgiastats.uga.edu (accessed 12 August 2005).

⁴⁷ The New Georgia Encyclopedia. www.georgiaencyclopedia.org (accessed 20 February 2006).

⁴⁸ Mark Steil. "Bush Gives Boost to Ethanol." Minnesota Public Radio (25 April 2002). <http://news.minnesota.publicradio.org> (accesses 2 February 2006).

governments use these funds to support the travel infrastructure as well as a variety of public programs. In 2004, total tax revenue, including state and local taxes, generated by domestic travelers in Georgia was more than \$1.2 billion, up 5.3 percent over 2003. Domestic travelers' spending in Georgia generated \$797.7 million in tax revenue for the state treasury in 2004, up 4.4 percent over 2003. On average, each travel dollar produced approximately five cents in state tax receipts. The state sales tax was the largest source of state travel-related revenue. Georgia's local governments also directly benefited from travel. During 2004, direct travel spending generated \$466.8 million in sales and property tax revenue for local governments, up 6.8 percent from 2003. Each domestic travel dollar produced 3 cents for local tax coffers. In Turner County, in 2004, \$200,000 of local tax revenue was generated. Based on state-wide statistics, Turner County Georgia is currently failing to maximize its tourism potential. A thorough inventory of county historic and natural sites is a unifying element found in many successful comprehensive plans that recognize tourism as an economic strategy. Group compliance is another factor that is of great importance. If a community is not willing to work together to solve its problems and improve the quality of life for all of its citizenry, then failure to achieve progressive goals is imminent. Discussion of rural preservation initiatives in other states is presented within this paper to accentuate ideas that, if adopted, could benefit Turner County and the whole area of Wiregrass Georgia (see Appendix 5).

A balanced approach to these variables would achieve the greatest success. The preference of one over another removes a portion of the community's defining characteristics as well as initiates economic strain upon established enterprises. It is clear that the majority of the local population does not fully understand the impact encroaching development will have on the current landscape and economy. A discussion of the staggering cost of new infrastructure and

the corresponding compatibility upgrades to existing systems is not found on the menu of the local diner or resting next to the green beans on the evening dinner table. Today, most local complaints center on the steady increase in property taxes, land costs, home costs and rental prices. Ironically, these increased rates are directly related to mounting county and state development agendas.

CHAPTER V

WIREGRASS GEORGIA'S NATURAL ENVIRONMENT

“The first law of intelligent tinkering is to save all the parts.”

Aldo Leopold⁴⁹

Turner County, as well as all of Wiregrass Georgia, plays host to a variety of endangered flora and fauna species as well as many unique geological anomalies. The county also serves as a recharge area for the fragile Floridian Aquifer and hosts several key tributaries for the Alapaha and Suwannee River watersheds. Plant



Figure 28: Gopher Tortoise

and animal conservation initiatives are currently managed by the Georgia Department of Natural Resources Wildlife Resources Division and various local and national non-profit agencies.

Through these agencies private landowners can receive assistance in wildlife management.

Conservation easement programs provide economic incentives for wildlife and other forms of land use management. These agencies classify various endangered species as “high priority.”

This means that without protective intervention inevitable extinction is imminent. Rural conservation measures provide biologists the time to study and perhaps gain more information on the natural environment. Scientists feel that without these measures as many as half of all plants and animals may be in danger of becoming extinct by the twenty-second century.⁵⁰

Because of its unique environment, Wiregrass Georgia has served the needs of humans for thousands of years. The region is home to a variety of animal and reptile species as well as a distinctive fire dependant ecosystem. Geologists have shown that the wiregrass region of Georgia was once part of a vast ocean floor some 200 million years ago, during the Triassic

⁴⁹ Aldo Leopold (1887-1948) is considered the father of wildlife ecology. He was a renowned scientist and scholar, teacher, philosopher, and writer.

⁵⁰ The New Georgia Encyclopedia. www.georgiaencyclopedia.org (accessed 20 February 2006).

Period. Over the next 150 million years, it was built up by alluvial sediments from the eroding Appalachian Mountains. During some periods this section of the Coastal Plain was partially submerged; during others, particularly the last ice age, it was high and dry. For the past twelve to fourteen thousand years, this unique habitat has occupied roughly its present-day location between the Atlantic Ocean and the Piedmont plateau. To this day, sandy soils dominate the province and shell deposits are common. These ancient shells provide calcium that sweetens the soil in isolated pockets, supporting unique plants that otherwise could not grow in a region dominated by acidic soils.

Wiregrass Georgia is prone to long, hot summers because moist tropical air from the Gulf of Mexico persistently covers the area. Winters are normally cool and fairly short, with only a rare cold wave that moderates in one to two days. Average winter temperature is forty nine degrees Fahrenheit, and the average daily minimum temperature is thirty nine degrees. In summer, the average temperature is eighty degrees, and the average daily maximum temperature is ninety two degrees. Precipitation is fairly heavy throughout the year, and prolonged droughts are generally rare. Summer precipitation, mainly afternoon thundershowers, is adequate for all crops. The average relative humidity in mid-afternoon is about 50 percent. Humidity is higher at night; the average at dawn is about 90 percent. The sun shines 70 percent of the time possible in summer and 60 percent in winter. The prevailing wind is from the west-northwest. Severe local storms, including tornadoes, strike the area occasionally. They are short and cause variable and spotty damage. Every few years in summer or autumn, a tropical depression or remnant of a hurricane which has moved inland causes extremely heavy rains for one to three days.⁵¹

⁵¹ John Calhoun. *Soil Survey of Crisp and Turner Counties Georgia*. Atlanta: Soil Conservation Service, 1988.

Wiregrass Georgia encompasses six major drainage systems⁵² and plays host to a variety of geological anomalies such as solution ravines, lime sinks and boiling springs which are associated with the Floridian Limestone aquifer. Ancient sand dunes exist beneath the oak and pine canopies, which serve as a reminder that the Coastal Plain was once submerged beneath a prehistoric sea. The soil here is a mixture of sandy loam, rich organic matter, and alluvial deposits which combines to form a near perfect growing medium for naturally occurring flora such as several varieties of oak, magnolia, pine, cypress, blueberry, blackberry, may-haw, marsh flea-bane, deer tongue, gold aster, pencil flower, wild indigo, gopher apple, yucca, wiregrass, and a host of other useful plant material. Beneath this fertile layer is hard-packed Miocene clay subsoil. The soils that underlie the forest are among the most fertile and productive in the Coastal Plain—hence most forests have long been removed. They have largely given way in many areas to increased acreage for cropland, largely for soybeans, corn, and cotton. Southern red oak is possibly an indicator species for good agricultural land.⁵³ Fauna species within the piney woods include but are not limited to a variety of snakes⁵⁴ and the endangered gopher tortoise. If the under-story is properly burned (wiregrass is the natural fuel), bird species include the red-cockaded woodpecker, pine woods sparrow, brown-headed nuthatch, and red-tailed hawk. This region is also the home of the harvest mouse, fox squirrel, quail, deer and turkey. Elevation ranges from 230 to 480 feet above sea level.



Figure 29: Bob White

⁵² Ochlocknee, Suwannee, Satilla, Altamaha, Ogeechee, and Savannah.

⁵³ Charles H. Warton. "The Natural Environments of Georgia" *Department of Natural Resources Bulletin*, no 14. 178-179.

⁵⁴ King, corn, ribbon, garter, black racer, and diamond-back rattler.

The region is a part of what is currently recognized as the Southeastern Plains Eco-region,⁵⁵ and is composed of Xeric Pine, Mesic Pine and Bottom Land forests. In the Xeric forests, longleaf pine and wiregrass are found throughout, mixed with a variety of other pines, oaks, and other deciduous species. As one descends deeper within the Coastal Plain and as moisture availability increases, the Mesic forests appear. This environment is characterized by pine-dominated flatwoods and savannahs. In the open-canopied savannahs are scattered clumps of longleaf and slash pines with an understory of grasses and herbs. Flatwoods have denser canopies of slash pine and some oaks, with an understory of small trees and a dense tangle of shrubs. Bottomland forests of maple, tupelo, and cypress are found along the region's water courses. These forests protect innumerable run-off and spring-fed creeks and streams that sustain the region's larger rivers, such as the Alapaha, Flint, Chattahoochee, Withlacoochee, Satilla and Ochlockonee. These are known as "black-water rivers" because the flowing water is tea-colored from naturally occurring organic compounds. These rivers originate in the Coastal Plain and are associated with large floodplains and swamp systems which are critically important for restoring groundwater, preserving wildlife habitat, and reducing water pollution. Other unique features include alluvial and brown water river swamps, Altamaha Grit outcrops, beech-magnolia slope forests, bottomland hardwood forests, calcareous swamps, cane-breaks, caves, flint/kaolin outcrops, forested depressional wetlands, hillside seeps, longleaf pine-scrub oak woodlands, nonalluvial black water rivers and swamps, open-water ponds and lakes, pine flat-woods, rocky/sandy river bluffs, clear-water springs and spring runs, black water streams, and xeric Aeolian dunes.⁵⁶ The protection of ecologically sensitive sites must start on the local level and branch outward. Local landowners must be made aware of these sites, be able to identify their

⁵⁵ Georgia Department of Natural Resources, Wildlife Resource Division.

⁵⁶ Georgia Department of Natural Resources, Wildlife Resource Division.

characteristics, and encouraged to protect them through the use of Federal and State subsidies (Fig. 30).

Wiregrass is dependent on fire for reducing competition with other vegetation and produces more seeds after a burn. This fire ecosystem created a unique set of circumstances for early settlement of the region, and thus is tied closely to the development of the local way of life.

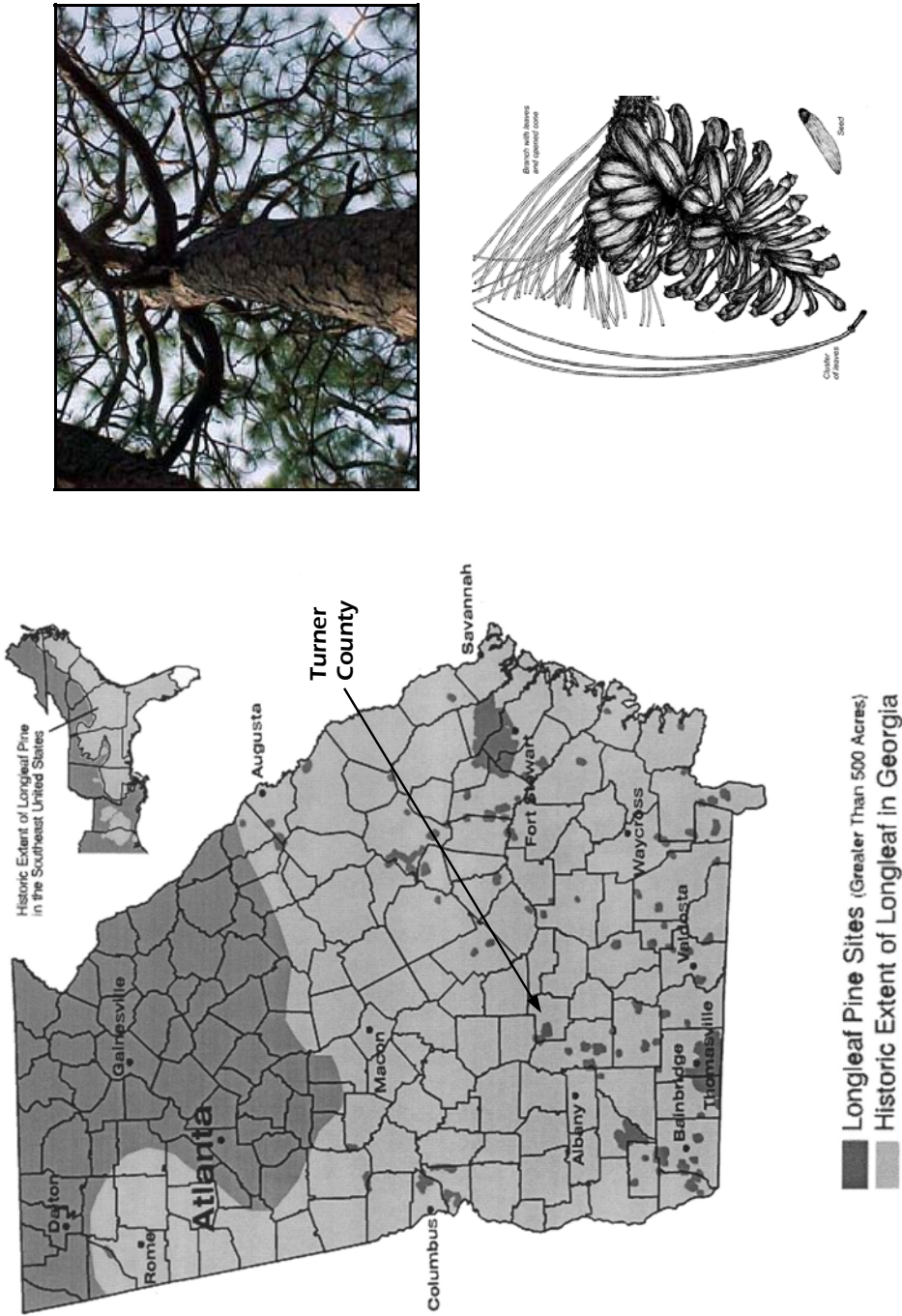
The following summation best describes this process:

A dense layer of expendible needles protects the brushy seedling from combustion. When critical fire conditions are right, each element contributes to a dynamic process. Air masses generate the patterned atmospheric changes necessary for the production of lightening, the primary ignition source. Waterways, which profusely dot the wiregrass landscape with an intricate system of rivers, streams, and creeks, control these conflagrations naturally. The sandy soil ensures that the wiregrass is produced for forage and fodder. Because it is highly flammable, wiregrass promotes the spread of fire. Without periodic burning, leaves and litter cast from hardwood trees and shrubs would smother the seedlings.⁵⁷

HIGH PRIORITY SPECIES

Turner County and its unique ecosystem play host to some of the state's most endangered species. The Georgia Department of Natural Resources (DNR) regulates these species while encouraging private land owners to familiarize themselves with these species and set aside or establish habitat areas to aid them in their survival. High priority status is given to plant and animal species whose numbers have declined to a point of grave concern. These species have suffered catastrophic declines in the region, to the point of extermination. Former range, causes of decline, and habitat needs are generally known, but require additional research. Existing populations are frequently monitored and not likely to persist without intervention. Primary conservation requirements include augmenting existing populations and establishing new populations through a variety of methods whenever possible (e.g., captive propagation,

⁵⁷ Jerrilyn McGregory. *Wiregrass Country*. Jackson: University Press of Mississippi, 1997.



Longleaf Pine in Georgia

Figure 30

translocation, small-scale habitat manipulation). In Turner County, from this list, there are amphibian, bird, fish, mammal, mollusk, reptile, and various plant species identified (see Appendix 1). Presently, there is no local initiative in Turner County designed to protect these species.

CHAPTER VI

RURAL BUILT ENVIRONMENT
Common Houses of the Wiregrass, 1880 to 1920

*“The general trend of architectural thought today is that a new structure must not look like an old one, else we have not progressed. “Progress,” however, must sometimes mark time to let the good taste catch up with it whenever the two have not moved in step. In our hunger for improvement, we have unnecessarily changed many things. The concrete superhighway is indicative of rapid progress; equally so is the sad disappearance of the adjacent landscape.”*⁵⁸

Eric Sloan

There has been much work in recent years to document historic structures within Southern Georgia’s cities and towns, while little or no attention is paid to the more humble structures that exist outside the “corporate limit.” Cultural geographers have studied house types to determine cultural-geographic regions since 1936 when geographer Fred Kniffen published an article entitled, “Louisiana House Types.” Kniffen stated, “The humbler buildings by reason of their adherence to type and numerical superiority are far more important as markers of basic cultural process than are uniquely designed individual structures.”⁵⁹ Kniffen formulated a model for diffusion that indicated the spread of cultural influences affecting South Georgia filtered in from the Mid-Atlantic (centering on southeastern Pennsylvania) and Lower Chesapeake (centering on Tidewater Virginia) areas by way of the Atlantic seaboard and Appalachian routes. He showed that by 1790 these source areas were well defined and would form the basis of our present folk-culture regions in the eastern United States.

Construction necessities played a role in the way early builders contemplated traditional house types. Martin Wright explains it this way,

Consider the restriction upon pioneer construction... The size of the home was determined by the length of the logs which the men could handle. Lengths of logs which could be raised by two men varied from twelve to eighteen feet, depending chiefly upon the

⁵⁸ Eric Sloan. *Our Vanishing Landscape*. New York: Funk and Wagnalls, 1955.

⁵⁹ Fred Kniffen. “Folk Housing: Key to Diffusion” *Annals of the Association of American Geographers* (December 1965): 553.

thickness of the log. Consequently, the erection of a single log pen resulted in a crib of logs between twelve and eighteen feet square. If enlargement of the house was required and logs were the only building material, the pioneer was faced with a knotty problem. Two obvious solutions presented themselves. First of all, the logs might be extended by adding logs. This, however, would require the interlocking of new logs in the old walls, an extremely difficult procedure...The Second obvious possibility was to extend his old walls upward and form a second story, but this required the removal of the roof...From the pioneer's viewpoint, then, the single log pen was an individual unit. In order to expand, another had to be built.⁶⁰

It can be argued then that rural houses found in Wiregrass Georgia can be viewed as perpetuating a tradition of mental constructs based on family growth and perhaps climatic variables.

Traditional houses were built the way a particular individual wanted them. These practices have transcended generations and serve to substantiate southern Georgia building practices even today.

Pierce Lewis commented on this continuity when he wrote, "Most people avoid building eccentric houses for the same reason they avoid eccentricity in hair cuts, clothing styles, speech patterns and religion. Each is a basic expression of unspoken cultural values that deviates from accepted standards. These are taken as evidence of an unstable and untrustworthy personality and invite unfavorable comments from one's neighbors."⁶¹

Henry Glassie related form concepts of traditional architecture to traditional music, remarking that "the number of folk house types in any area of the United States is surprisingly small....The Anglo-American folk performer's practice was to ignore many of the chances for variation theoretically open to him, to perfect a form and then to repeat it over and over again....The measure of the folk performer's success is repetition, not innovation."⁶² One can conclude that people take comfort in the familiar, particularly in regions such as Wiregrass Georgia.

⁶⁰ Martin Wright. "Log Culture in Hill Louisiana." Ph.D. diss., Louisiana State University, 1956.

⁶¹ Pierce Lewis. "The Geography of Old Houses," *Earth and Mineral Sciences* (February 1970): 33.

⁶² Henry Glassie. *Folk Housing of Middle Virginia*. Knoxville: University Press, 1975.

Amos Rapoport spoke of the process by which vernacular houses are built. He believes in the “shared model” as an indispensable ingredient in the building process. He states,

The vernacular design process is one of the model and adjustments or variations... One starts with the simple outline, the main features, and adds and elaborates the details and makes adjustments as one proceeds. The outline is in the mind’s eye at the start, and even the execution involves the use of principles applicable to every building; the form also adjusts to given problems and available means without conscious aesthetic striving or stylistic interests. Such buildings are based on the idea that a common task should be performed in the simplest, most unobtrusive and direct way possible. This can only occur in a society which is tradition bound, where the few changes that occur happen within a frame of a given common heritage and hierarchy of values reflected in the building types.⁶³

This process rings true with regard to Wiregrass Georgia. There were limited models for houses and most other related rural structures as well. These limited choices involved primarily the size of the house (one story or two), the choice of the double-pen plan or central hall-way plan, and whether a central passage was to be opened or closed.

During the Spring Semester of 2005, a photographic record survey was conducted utilizing documents housed in the Vanishing Georgia Collection, county records, and personal collections. Out of the twenty-eight counties that constitute the Wiregrass Region of Georgia, seven were selected to serve as a representative example of the whole. These counties include: Crisp, Wilcox, Turner, Ben Hill, Irwin, Tift, and Berrien. Within each county houses that shared common denominators in arrangement and detail were identified. These would include chimney placement, roof pitch, porch styling, support material, ornamentation, and perceived floor-plans based on exterior articulation. This study was limited to rural farmsteads.

Terminologies for house types were selected from two sources. The first is from the Georgia Department of Natural Resources’ 1991 publication, *Georgia’s Living Places: Historic Houses in Their Landscaped Setting*. The second is John A. Jakle’s work, *Common Houses in America’s Small Towns*.⁶³ These publications serve to provide an understanding of basic and

⁶³ Amos Rapoport. *House Form and Culture*. Englewood Cliffs: Prentice-Hall Company, 1969.

more complex house types. “House type” as the overall form, is the outline or “envelope” of the main or original part of the house, as well as the general layout of interior rooms. The domestic structures found dispersed throughout Wiregrass Georgia include the Double Pen, Hall-Parlor, Saddlebag, Central Hallway, Pre and Post Railroad Dogtrot, Georgian Cottage, Gabled Ell Cottage, Queen Anne, New South Cottage, Pyramid Cottage, and Side-Gabled Massed.

DOUBLE-PEN HOUSES

This particular house type appears sparingly throughout Wiregrass Georgia, but a representative example exists in nearly every county studied during this survey. The most easily recognizable double-pen house has two doors in the main façade. Having two front doors was useful for extra cross ventilation, for easy escape in case of fire, and for additional privacy in making essential trips outside during the night, since both front rooms were often used as bedrooms. The house consists of two rooms, typically square. The arrangement and location of openings vary, but never completely departs from a bilateral symmetry or at least a balanced façade. Gable-end roofs are most frequent. Chimneys were commonly located at either or both ends in homes built prior to 1880. Those built after 1880 usually have stoves substituted for fireplaces, with stove flues visible on the exterior rather than the more picturesque stone chimneys. Few remain in their original form and were built primarily to house agricultural laborers between 1870 and 1930. The house pictured in Figure 31 was built around 1910. Aside from its Folk-Victorian ornamentation, one can observe a side-gabled roof, with an extended roof line covering a shed addition on the back. There is no visible chimney, but that might be due to it being obscured by overhanging limbs in the foreground. A dropped roof spans nearly the entire length of the front façade, covering the porch. Clapboard siding covers the exterior of the house, and it is supported by brick piers, or footers.



Wiregrass Georgia Double-Pen House
Circa 1910

Figure 31

HALL AND PARLOR

This house type was named after two old-fashioned uses for rooms. The hall-parlor house consists of two unequal rooms, with an entry into the larger room, the hall. Typically gabled, the hall and parlor house is heated with one or two flues, or exterior end-chimneys. Although considered one of America's earliest house types, most remaining Georgia examples were built in the last half of the 19th century and the first three decades of the twentieth. The type was expandable and popular for farm owners and tenant farmers. Farm houses are most plentiful.

In Wiregrass Georgia, this house type appears in nearly every county associated with this survey. The example presented here (Fig. 32), was built in the Coverdale Community of Turner County by G. W. Turner. It is constructed of log using the saddle-notch technique around 1880. The house has a side-gable roof that is clad in either cedar or cypress-shake shingles, and has an extended secondary roof over the front porch and rear shed additions. The chimney is constructed of brick and is typically situated at the gabled end of the house. Note that the roof line is extended approximately three to four feet beyond the edge of the exterior wall, wrapping around the chimney. This styling is reputed to be Scandinavian in origin. Though obscured in the picture, the support piers were probably constructed from local sandstone (which was a typical practice in outlying areas). The front porch has a room addition on the left hand side that appears to be a much later addition when compared to the rest of the house. Brace framing has been incorporated into the design, and it is clad in board and batten.

SADDLEBAG HOUSES

The saddlebag house is a double-pen house with a large central chimney serving the room on either side; it is generally one room deep. Because of heat retention qualities, this was a



Wiregrass Georgia Hall and Parlor House
Coverdale Community, Turner County
Circa 1880

Figure 32

common floor plan for 17th century New England houses with brace-framed construction. Like the dogtrot house, saddlebag construction provided an easy solution to enlarging single-pen log houses; the addition was made on the chimney end, creating a central chimney. The pens could be spaced a few feet apart, which would allow room on either side of the chimney for storage or for narrow stairs to upper sleeping lofts. In Georgia, there are two subtypes, one with an exterior door into each room and one with a single, central door into a vestibule beside the chimney. The earliest saddlebag houses, built in the 1830s and 1840s in rural agricultural areas, are quite rare. In the last few decades of the 19th century saddlebags were popular alternatives for modest housing along the outer fringes of towns and cities. Far more examples survive today from about 1910 to 1930. The example pictured in Figure 33 is a unique two-story example from Wilcox County, circa 1905. One can observe that the house is built on brick piers, but sits rather low to the ground. This is a single-pile house with the standard central brick chimney. The roof appears to be covered with cedar or cypress shake shingles and is side gabled. The front porch is dropped and reserved for the lower story only. It extends the entire length of the house. A rear shed roof covers a one story porch in the rear of the house. The exterior is clad in clapboard with corner casings that extend upward to the bottom of the roof cornice.

CENTRAL HALLWAY

This is typically a single-pile house, having two parallel rooms divided by a central entry hall or passage-way (one room deep). This floor plan was popularly utilized by Georgians between the years 1830 and 1930, with clusters occurring in the periods 1840-1860 and 1870-1890. This type typically has a gabled roof and exterior end chimneys. The central hallway appears in rural areas primarily associated with average-sized farms. There are two examples



Wiregrass Georgia Two-Story Saddlebag House
Wilcox County, Circa 1905

Figure 33

presented here primarily to emphasize the wide-spread popularity of this type in Wiregrass Georgia.

Example one (Fig. 34): Constructed in Crisp County, circa 1890, this residence is a side gabled structure with a small frontal gable which probably served to circulate air in the home's sleeping lofts (note the vent). The roof is clad in cedar or cypress-shake shingles. The chimneys appear on the exterior ends of the house. Each is constructed of brick and is encompassed by a two to three foot roof overhang that has been attributed to Scandinavian construction practices. The front porch stretches the full length of the façade and is covered by a lower hipped roof. The windows appear to be six over six, with double hung sashes. Each window has two full-length louvered shutters. The entry door displays Greek Revival characteristics with side lights and transom light. The exterior of the house is clad in clapboard, and appears unpainted. Through the picket fence, one sees that the house is supported by brick piers. Lattice work has been placed between each porch pier in order to provide decoration and to keep animals from lounging beneath the house.

Example two (Fig. 35): This is a more modest version of the central hallway that was built in Irwin County around 1900. Though similar in style, this house is obviously another builder's interpretation of the same design. The porch elevation is much lower, and it stretches nearly the entire length of the house. It is supported with Folk-Victorian posts, while example one appears to have its porch supported by 6 x 6 square posts. The roof is clad in tin. The frontal gable is much larger than the previous example and is not vented. This photo was taken around 1976 and thus probably does not reflect the original cladding. One can assume that the two houses were originally clad with similar materials. The front windows are paired and are



Wiregrass Georgia Central Hallway
Crisp County, Circa 1900

Figure 34



Wiregrass Georgia Central Hallway
Home of Mrs. Etta Anderson, Quilt maker (1976)
Irwin County, Circa 1895

Figure 35

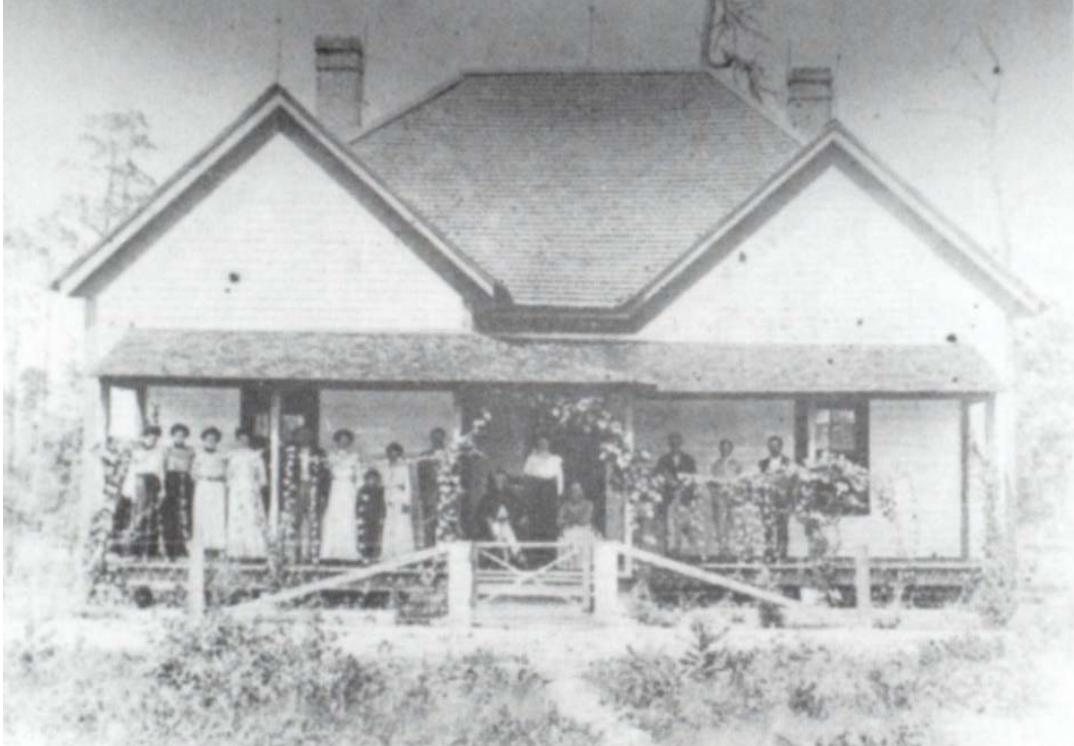
narrower. They appear to have two over two double-hung sashes.

GEORGIAN COTTAGE (DOUBLE-PILE CENTRAL HALLWAY)

The Georgian cottage is probably the single most popular house type in Georgia. It is not named for the state but for its floor plan, which is associated with 18th century English Georgian architecture. This type consists of a central hallway with two rooms on either side. The plan shape is square; the roof is usually hipped but sometimes gabled. The chimneys are sometimes found within the exterior walls but are usually in the interior of the house, between each pair of rooms. The greatest concentration of this house type falls between the years 1850 and 1890, although, there are examples that have been built well into the 20th century. The examples provided here are very similar in nature, but have subtle differences that indicate a builder's unique conception of a particular house type.

Example one (Fig. 36): This house was built around 1890 in Turner County. The roof is hipped with two slope-mounted chimneys on either side. Two parallel gables extend from the front of the house; a cricket between them sheds the majority of water from the roof surface. It is clad in cedar or cypress-shake shingles. The porch extends almost the entire length of the façade and is sheltered by a lower shed-type roof. It is clad in the same material as the primary roof. It is supported by round posts. There is one window associated with each frontal gable. There appear to be no shutters and the light placement is six-over-six. The house is supported by brick piers and is clad in clapboard.

Example two (Fig. 37): This is the home of the W. O. Donahue family in the Live Oak Community of Turner County. It was built around 1900. The roof upper roof is hipped but appears much lower than that seen in the previous example. The frontal or forward facing gables are parallel to one another but are more pediment-like. The roof is clad in cedar shake shingles.



Wiregrass Georgia Central Hallway—Double Pile
The Reverend Lawson Smith Home
Rebecca, Turner County, Circa 1895

Figure 36



Wiregrass Georgia Georgian Cottage
The W. O. Donahue Home
Turner County, Circa 1900

Figure 37

There are two slope-mounted brick chimneys on either side of the house. The porch extends nearly the entire length of the façade, and is sheltered by a lower shed-type roof which is clad in the same material as the primary. The porch roof is supported by 4 x 4 square posts. The visible windows have a two-over-two light placement and are double-hung. The house is supported by brick piers and is clad in unpainted clapboard.

PRE- AND POST- RAILROAD DOGTROT

The most picturesque house, both in name and appearance, is the dogtrot type. There were four examples of the dogtrot house recovered during this survey. Henry Glassie defines it as a house with two equal one-story units joined by a common gable roof over an open centralized hall from which the rooms are entered.⁶⁴ Since the open passageway provides maximum ventilation, one can reasonably assume that this feature influenced later building styles in regions having warm climates. Scholarly debate over the American origin and the European prototype for the dogtrot house has been heated, with different scholars asserting that the type has German, Swedish, English, or Scots-Irish origins. Terry Jordan, who extensively studied Texas log construction, presents a broad overview of the debate, and closes with, “Whatever their origin, many early American dogtrot houses seem linked to 18th century central and southwestern Virginia as well as Tennessee.”⁶⁵ The main point is that knowledge of the significance and convenience of the dogtrot spread rapidly through climatic zones in which it was appropriate, but also could very well have had multiple origins. Though the dogtrot is typically a single-pile structure prior to 1880, later versions of this style frequently show up in double-pile frame structures throughout Wiregrass Georgia. The roofs in both the early and late styles are typically side-gabled. The dogtrot is sometimes enclosed to give the structure the appearance of a central hallway type.

⁶⁴ Henry Glassie. *Pattern in the Material Folk Culture of the Eastern United States*. Philadelphia: University of Pennsylvania Press, 1968.

⁶⁵ Terry Jordan. *Texas Log Buildings: A Folk Architecture* Austin: University of Texas Press, 1978.

Most dogtrot structures in Georgia were constructed in the 1840s and 1850s. The author contends that the dogtrot type continued to be utilized in southern Georgia up into the very early 20th century. The type of construction technique and materials may have changed, but the form and function of the type did not.

Example one (Fig. 38): This structure was built around 1850 in what was then Irwin County. It now resides in Crisp County and was continually occupied until sometime in the late 1980s. Despite the constant activity, the structure has undergone very little modification. The dogtrot has been enclosed, but the ghost outline of the original opening is still highly visible. The house is side-gabled, with end chimneys built from locally manufactured, low-fired brick. The roof was originally clad in cypress-shake shingles, but is currently clad in tin. The roof over the original sections of the house extends four-feet off of the end walls; this feature is reputed to be Scandinavian in origin. The front porch extends the full length of the façade and is sheltered by an extended secondary roof. It is supported by evenly spaced 4 x 4 square posts. The rear porch, though partially enclosed by a later addition, originally was “L”-shaped, following the edge of a gabled extension. The rear porch exhibits many of the same features as its front facing counterpart. This house is considered a “compound dogtrot” in that it had a secondary breezeway dividing the main house from the gabled wing extension. This passage was enclosed around 1900. The house is supported by 12-16 inch diameter heart-pine and cypress logs that rest atop local sandstone piers. There are no windows on the front of the house. The logs that constitute the outer walls average six to eight inches in diameter, and are chinked with five-inch heart-pine lathes on the exterior and interior of the house.



Wiregrass Georgia Dogtrot House
The "Sheep" Bennett Pate House
Crisp County, Circa 1850

Figure 38

Example two (Fig. 39): This is an Irwin County dogtrot very similar to the previous example. The roof is clad in cedar or cypress-shake shingles, and overhangs the exterior wall in much the same fashion. Note that it also completely encompasses the exterior gable end chimneys. The chimneys are probably constructed from locally manufactured brick. The porch extends the full length of the façade and is sheltered by a lower secondary roof. Two rooms have been added to either end of the porch possibly to accommodate the large family standing in the foreground. The exterior of these additions are of board and batten, while this original house had a horizontal construction. The windows of the porch additions appear to have a nine over nine light placement, and are double hung. The house appears to be supported on brick piers.

Example three (Fig. 40): This Turner County home was constructed in the Live Oak Community around 1890. The house exhibits double-pile characteristics and thus has a Georgian style floor plan. The exception is that the central hallway is open between the four rooms. The primary roof is simple-hipped, with two forward facing, parallel gables. It is clad in cedar or cypress-shake shingles, and has two interior, slope-mounted chimneys extending upward on each side of the house. The front porch extends the full length of the façade, and exhibits Folk-Victorian detail. The porch is covered by a lower secondary roof that is clad in the same material as the primary roof. There are two widely spaced windows on each side of the center passageway. Each window is paired with two full-length louvered shutters, and has six over six light placements. The exterior of the house is clad in clapboard.

Example four (Fig. 41): This is a unique example of a late 19th century, early 20th century braced frame dogtrot. The house is a single-pile, rectangular structure with a typical side gabled roof. The primary and secondary roofs appear to be clad in cedar shake shingles. The chimneys



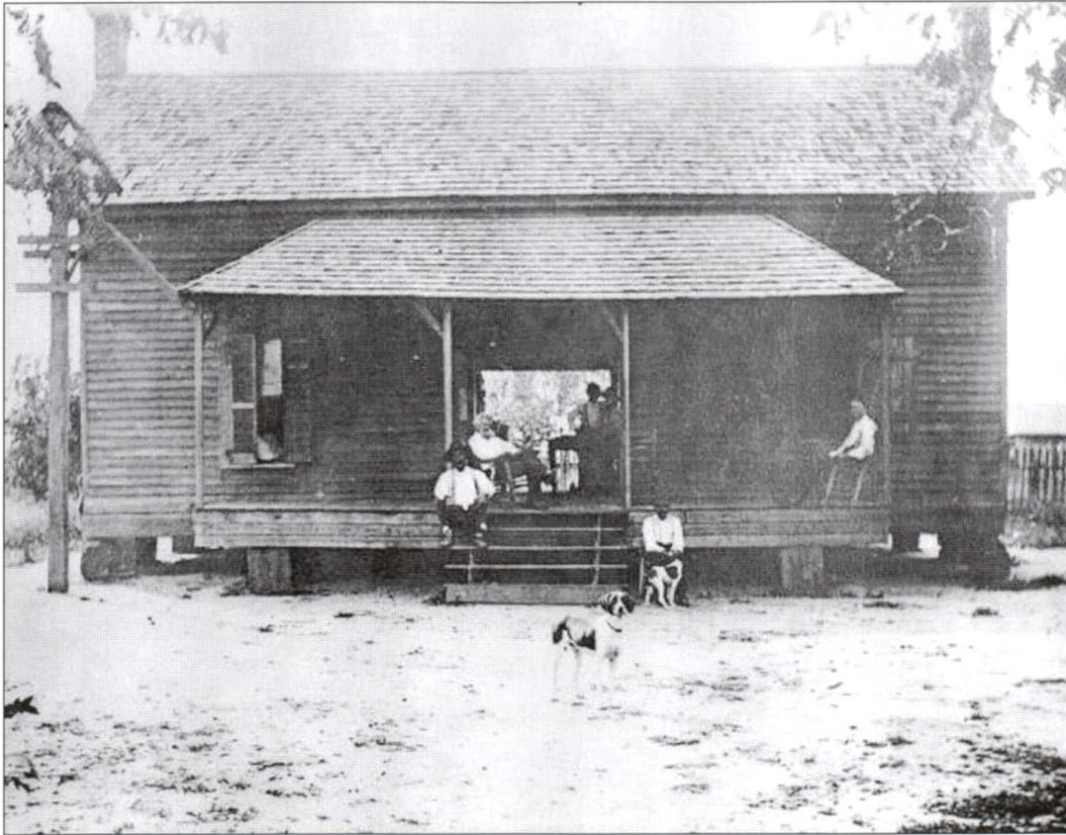
Wiregrass Georgia Dogtrot House
Irwin County, Circa 1880

Figure 39



Wiregrass Georgia Late Dogtrot House
Turner County, Circa 1890

Figure 40



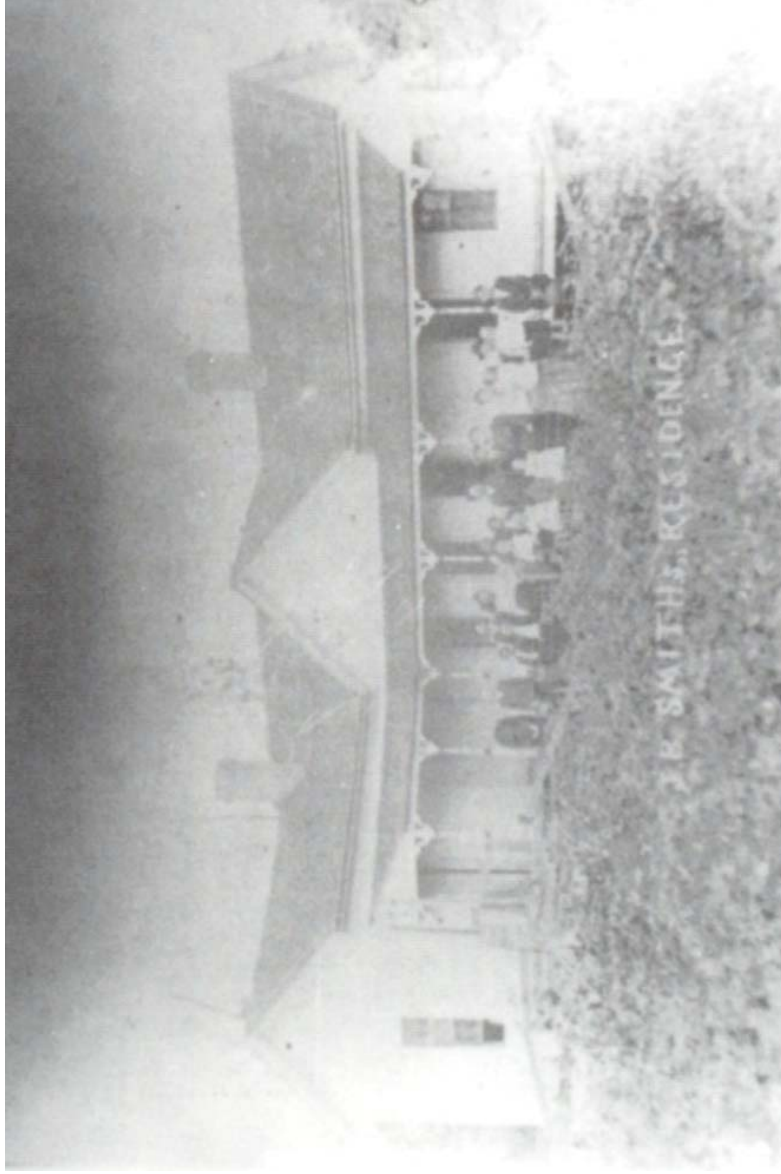
Wiregrass Georgia Late Dogtrot
Berrien County, Circa 1900

Figure 41

are on the exterior on each of the gabled ends. The roof line extends approximately 2-feet off the exterior wall, partially enveloping each chimney at the ridge line. The front porch is centered on the front façade, but does not extend to its full length. The porch is sheltered by a “dropped” secondary roof that is hipped rather than shed-like. It is supported by 4 x 4 square posts. There are two windows in the front façade, on either side of the center passageway. Each is paired with a set of full-length louvered shutters, and has a light placement of 2 over 2. The most unique feature is the structure’s split log support piers. Examples of wooden support piers are very rare, though they were widely utilized in various types of construction projects throughout Wiregrass Georgia. Each was measured and cut from virgin heart pine or cypress logs. This is essentially earth-fast construction, for each pier was placed on level, firmly packed ground. The exterior of the house is clad in clapboard.

GABLED ELL HOUSE (BENT HOUSE)

Of all the late 19th and early 20th century house types found in Wiregrass Georgia, the gabled ell house conceivably has the most examples. In plan it is either “T” or “L” shaped, and usually, but not always, features a gabled roof. Sometimes called the gable-front-and-wing house type, or the bent house type, the gabled ell cottage consists of a gable-front at one end of a recessed wing that is parallel to the façade. The front door, commonly situated in the recessed wing, may lead the visitor into a hallway or directly into the room of the wing. This type was popular throughout the state of Georgia in both rural and urban settings. It reached its greatest popularity in the years between 1875 and 1915. The example provided here (Fig. 42) is the Turner County home of Jonathan Smith. It was built around 1880 and was modified slightly in 1900. The house was “L” shaped with a cross-gabled roof that was probably clad in cedar or cypress-shake shingles. The chimneys are ridge-mounted, and protrude from the interior of the



Wiregrass Georgia Gabled Ell Cottage
The Home of Jonathan H. Smith
Rebecca, Turner County, Circa 1895

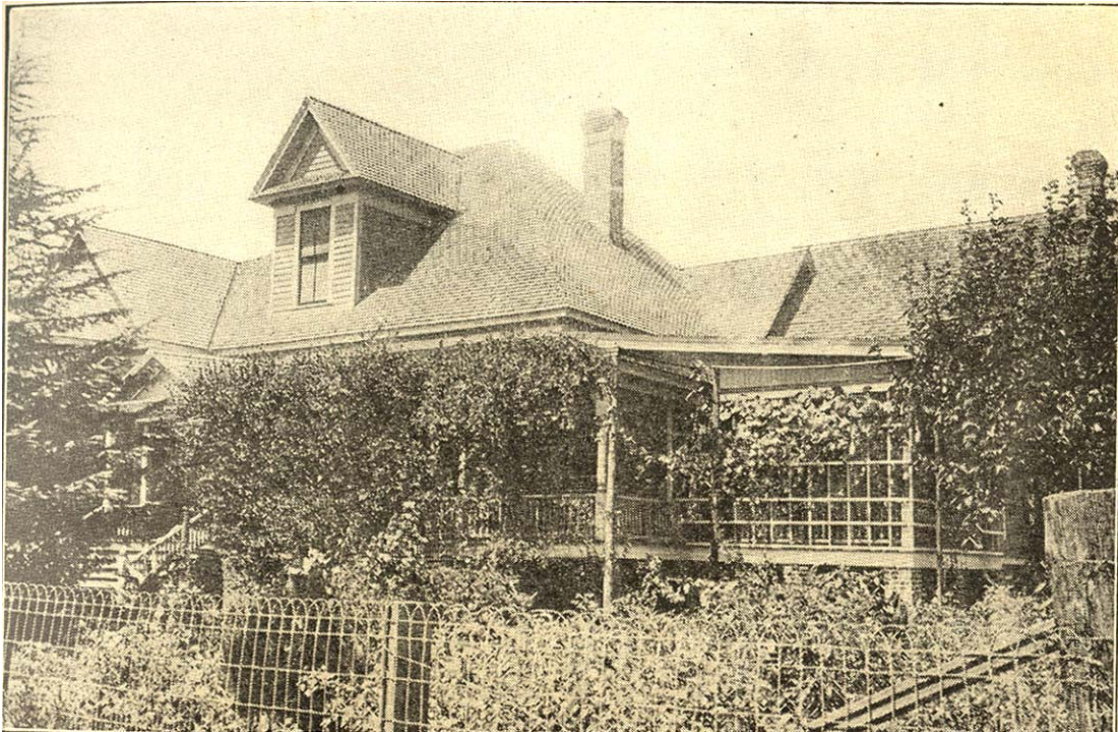
Figure 42

home. The front porch is also “L” shaped, following the contour of both the ell extension and primary façade. It is sheltered by a lower secondary roof that is supported with Folk Victorian fretwork and posts. The windows are evenly spaced and are paired with a set of full length louvered shutters. Each has a two-over-two light placement and are double-hung. The house is supported by brick piers.

QUEEN ANNE COTTAGE

The name Queen Anne is derived from the architectural style that frequently accompanies the type but the form also occurs with elements from other styles or no style at all. It is characterized by a square main mass with projecting gables on the front and the side. The rooms are arranged asymmetrically, and there is no central hallway-two traits that distinguish the Queen Anne cottage from another house type, the New South cottage. The roof is either pyramidal or hipped, and the chimneys are usually found on the interior. Though not as common as the gabled ell cottage, this particular type was popular in rural areas as middle-class housing. Its reign of popularity lasted through the 1880s and 1890s, and finally began to wane after the turn of the 20th century.

The example provided here (Fig. 43) has a pyramidal roof with the prescribed projecting gables. There is a large gabled roof dormer protruding from the sloped roof above the main entryway. It is pediment-like and has a small window with a two-over-two light placement. The roof appears to be clad in cedar-shake shingles. The porch wraps around the house and is sheltered by a lower secondary roof. A small gablet extends from the porch roof to accentuate the front entryway and stairs. The secondary roof is supported by ornamental posts. The house is clad in painted clapboard and is supported by brick piers.



Wiregrass Georgia Queen Anne Cottage
Turner County, Circa 1895

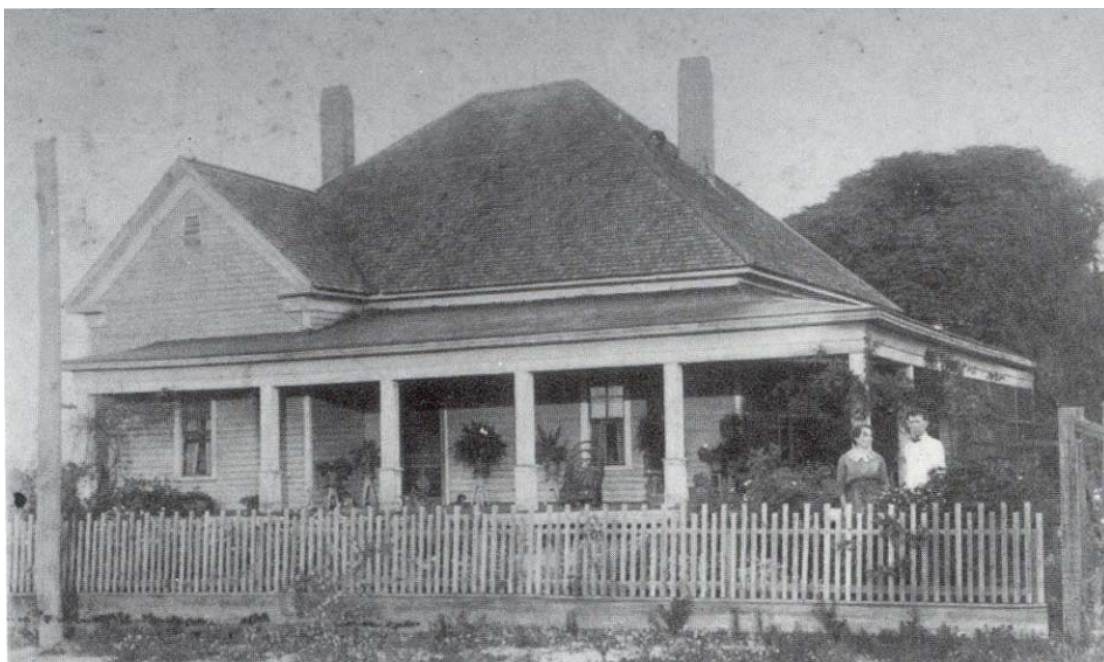
Figure 43

NEW SOUTH COTTAGE

This type was named after the period of economic well-being and growth and was coined by Henry Woodfinn Grady. This event occurred around the beginning of the 20th century. The New South cottage was a very popular house design for middle and upper-middle class residents of Georgia between the 1890s and 1920s. This cottage resembles the Queen Anne cottage in that it has a central square mass, usually with a hipped roof, and gabled projections. The main distinguishing trait of this cottage plan is its emphasis on symmetry, the key element of which is the central hallway. The central hallway is flanked by pairs of rooms, one or both of which might project forward. A pair of gables in the façade, either over projecting rooms or flush with the wall of the main mass, frequently provided additional symmetry to this type of house. The example provided here (Fig. 44) is of the Metcalf home in Turner County. It was built around 1910. The roof is hipped with a gabled projection on the left side. The chimneys look to be brick, overlaid with stucco. These chimneys project from the interior of the house and are slope-mounted. The roof is probably clad in cedar-shake shingles. The porch wraps around two sides of the house, and is sheltered by a lower secondary shed roof that is also clad in cedar-shakes. The secondary roof is supported by 6 x 6 square, hollow-core columns. Each of the visible windows has a two-over-two light placement, with no associated shutters. The structure is clad in painted clapboard and is probably supported with brick piers.

PYRAMIDAL COTTAGE

This type is considered one of the simplest house forms in early 20th century Georgia. It consists of a square main mass, typically with four principle rooms and no hallway. The most predominant feature is the steep-pitched pyramidal roof. Most pyramid cottages were built between 1910 and 1930. This type was most popular in the Coastal Plain, in rural sections, and



Wiregrass Georgia New South Cottage
The Metcalf Home
Turner County, Circa 1910

Figure 44

on the periphery of towns. The example provided (Fig. 45) resides in Wilcox County and was built around 1920. The quality of construction is visibly poor, but a unique feature is the center gabled projection off of the front porch. The roof is clad in cedar-shake shingles and originally extended to cover the front porch. The chimney is brick and protrudes from the interior of the house, it is slope-mounted on the left side. The windows of the house have a four-over-four light configuration, and are double-hung. The porch is supported by 4 x 4 or 5 x 5 square posts. The gabled extension serves to increase the floor space of the porch and to perhaps provide a place to sleep on balmy summer nights. The house probably faces west due to the louvered slats affixed between the porch posts. The house is supported by pine log piers and is clad in unpainted clapboard. Interestingly, some believe that early southern examples of this roof shape may be attributed to influences of similar roof shapes built by French descendants in the Gulf Coast region.

SIDE GABLED-MASSED HOUSE

Side gabled-massed houses are usually one-story forms that vary in roof pitch and the size and placement of porches. Early southern examples had full-width, shed-roof porches. From the front, these mimicked their extended hall and parlor predecessors, but lack the latter's rearward extensions and resultant broken roof line. Examples from the 1930s and later commonly have small entry porches or no porches at all. The example provided here (Fig. 46) was built around 1920 near Irwinville, in Irwin County. It is typical of the smaller rural residence found in the Wiregrass Region during this time period. These units tended to be used by middle and lower- middle class families. The roof is side gabled and clad in tin. The chimney is constructed of brick and protrudes from the interior along the ridgeline. Double-piled, the roof extends completely over the rear extension with no break in the roof line. The



Wiregrass Georgia Pyramidal Cottage
Wilcox County, Circa 1920

Figure 45



Wiregrass Georgia National Style
Massed Plan, Side Gabled
Irwin County, Circa 1920

Figure 46

front porch stretches the entire length of the façade, and is sheltered by an extended shed from the principle roof. It is supported by 4 x 4 square posts. The windows are each associated with a pair of full length louvered shutters, and have a six-over-six light placement. The house is supported by brick piers and is clad in board and batten.

Most houses appear to be constructed using braced or balloon frames. The most common roof plan for the typical rural cottage relevant to the prescribed time period incorporates parallel gable or cross gable assemblies. The majority of roofs studied appear to be clad in cedar or cypress shake shingles. The most common form of chimney placement was on the exterior of side gabled houses. This trait is associated with historic English designs. The ridge mounted chimney (Germanic) appears less in side gabled houses, but more frequent in saddlebag and smaller pyramidal type homes. Slope-mounted chimneys often appear associated with Queen Anne, New South, and Gable-Ell type houses. The chimneys studied in this survey were constructed primarily of brick. Exterior types provided a clear observation of the construction material, while interior chimneys exhibited brick construction above the roof line. Porches tended to have lower roof designs both early and late in the period. The “shed-roof” was the second most utilized design. Most porches extended the entire length of the front façade in order to maximize shade. Ornamental details such as brackets and spandrels do not appear to be associated with the majority of houses studied. Folk Victorian styling was a typical vernacular element. Early footings were primarily made from local sandstone, chiseled into a triangular form with a flat top for the seal beams to rest. Other variants include brick and mortar, as well as heart pine or cypress wedges.

The general layout of interior rooms associated with the houses studied appears to reflect the Georgian plan, four rooms with a central hallway. This massed, double-pile configuration is

associated with large Pyramid, and New South houses. Saddlebags tended to reflect the standard double door entry, though window placement tended to vary from house to house. The Dogtrot house is associated with a covered central hallway that runs the width of the house. This feature is considered a dominant characteristic associated with modified log house construction.

Interestingly, this feature was incorporated in later house designs. When the house is built on a north-south axis, this open, central hallway acts as a shaded breezeway, funneling even the slightest breeze through its narrow channel and bathing those within it with comfortably cooling air. Exterior cladding predominantly consisted of clapboard. Most were painted white, while others were left in their natural state.

CHAPTER VII

RURAL TOURISM: TURNER COUNTY

While our urban centers continue to sprawl outward and the governments that run them go on subscribing to the belief that growth and development equate to the sole increase in the local tax base, the rural lands that once provided sustenance for these urban centers continue to be consumed by asphalt and steel in much the same fashion as fire sweeping across a dry field on a windy day. With the land go all traces of the once flourishing bucolic culture that found peace and refuge in nature's nurturing embrace. Conservation groups such as the American Farmland Trust and the Georgia Land Trust work diligently to beat back the flames of urbanization by providing information and alternatives to farm families who wish to hold onto their heritage and remain on the land. On the state level there are Agricultural District Programs which work to maintain the land base for agriculture. These programs have enacted laws to protect farmland from annexation and eminent domain, while others limit construction of infrastructure such as roads and sewers in agricultural districts. There are also conservation easements⁶⁶ which are the result of the Uniform Conservation Easement Act of 1981.⁶⁷ The establishment of these easements allows qualified public agencies and private conservation organizations to accept, acquire and hold less-than-fee-simple interests in land for the purpose of conservation and preservation. These initiatives were enacted to effectively protect and manage natural environments found on private properties under a contractual agreement with the landowner who agrees to a set of terms in return for federal tax incentives and reimbursed maintenance costs. Though the landowner maintains full ownership and use of the land he/she agrees to allow the grantee to monitor and enforce the terms of the easement. While encouraged to protect the land,

⁶⁶ Federal Conservation Easement Act of 1986

⁶⁷ Legislated at the state level.

farmers should also educate themselves in the value of maintaining any associated historic buildings when applicable. If historic structures are found to exist on a particular tract, the agency should be prepared to provide information on potential National Register listing and additional tax incentives that would encourage their preservation. The beauty of conservation easements is that the landowner and the environmental agency draw up and customize a contract that suits the needs of both parties.

On the state and local level, rural communities can initiate comprehensive planning initiatives structured to protect their area's natural and cultural resources. By utilizing the same guidelines established within urban historic districts, rural communities might consider promoting economic development and preservation



Figure 47: Turner County's Last Train Depot

through heritage tourism. Tourism is one of the world's fastest growing industries, and heritage tourism one of its principle markets. In many historic districts certain homeowners receive tax incentives by opening their houses once a year for tours. One of the most popular events in local historic districts is the "Christmas Tour of Homes." Owners of rural historic homes should qualify for these same incentives. Take for example Amboy, Georgia. The only commercial buildings left are Bennett Pate's Store and the deteriorating Hawkinsville and Florida Line (later Gulf Line) Railroad Depot. Surprisingly, within a twelve mile radius of the community's center, there are over 25 historic farm houses dating from 1860 to 1920. Many of these homes still retain their original out buildings and thus much of their unique historical characteristics. With

the help of a proactive county commission and a feasible countywide comprehensive preservation plan this once thriving crossroad community could regain its distinctive cultural status and reclaim its dot on the state road map. Success depends on establishing a compatible economic plan that could serve visitors and residents alike. One avenue for success could lie in state tourism dollars being funneled into the development of a state-wide “Rails to Trails” project. Based on the State of Florida’s success with this model, Georgia could utilize hundreds of miles of abandoned railroad grade to promote hiking and biking trails that could potentially attract tourism into even the most remote counties. Additional federal funding for this project could be obtained through ISTEA (Intermodal Surface Transportation Act of 1991) and TEA-21 (Transportation Equity Act of the 21st century) subsidies, which were designed to provide for a broad range of highway and transit programs, including transportation enhancements and easement acquisitions that protect scenic views and historic sites along transportation routes. Old depots and houses could be restored as waypoints along these routes to cater to the needs of the growing number of ecological and health conscious tourists (mercantile stores, bed and breakfasts, museums, etc.). If maintained in harmony with National Register standards and restored to the specifications laid out in the Secretary of the Interior’s Guidelines, these historic properties could be further promoted to attract an even broader range automobile tourist.

Metropolitan zoning ordinances strive to maintain the cultural elements of a visual timeline that has survived the booming industrial age and the advent of an era of mass transportation super expressways and beltways, impersonal residential subdivisions, strip malls and twenty-four hour restaurants. Although there are numerous success stories, there are just as many chronicles of failure. Failures are largely attributed to the lack of a feasible comprehensive strategy. Through the process of living and learning, many who reside in increasingly

industrialized urban areas are becoming aware of the importance of historic preservation.

Through education more and more people are becoming aware of the financial incentives available for the repair and reutilization of historic properties. This increase in interest can be observed through the increase in providers of historic and reproduction hardware, a surge in televised programming centered on historic preservation and adaptive use, as well as an increase in published materials. This increase reflects society's need to maintain a physical trace element of its past. But sadly preservation trends have tended to progress slowly into rural areas while criminal development opportunists sneak in under the radar taking advantage of limited or no zoning laws. Currently under these conditions what is not destroyed by misguided practices is being wiped out by leap frog housing developments and commercial sites.

The location of Turner County and its current abundance of natural and cultural resources make it an ideal location to promote *agritourism/farm and ranchland recreation, aerotourism, ecotourism, heritage tourism, bed and breakfast enterprises, and a Rails to Trails Program* utilizing existing abandoned railroad grades. These potential land-use plans can be utilized independently or combined to invariably stimulate gains from direct sales to visitors as well as preserve the cultural and natural integrity of the present landscape. One must remember that visitors greatly contribute to a county's tax revenues and can influence the quality of life by financing community facilities, such as swimming pools, golf courses, restaurants, and shopping facilities. The need to provide services to tourists also creates new jobs within the community. Although many of these jobs may not be high paying employment opportunities, these jobs would satisfy the needs of retired persons, students, and dual-earning families for part time and seasonal employment.

Agritourism/Farm and Ranchland Recreation is generally defined as activities conducted on private land that include visiting a working farm or agricultural, horticultural, or agribusiness operation to enjoy, be educated or to be involved in what is happening at that locale. A few examples of agritourism are farm tours for families and school children, day camps, hands-on chores, self-harvesting of produce, hayrides, fee-hunting and fishing, horseback riding, and overnight stays. Some people become involved in agritourism to supplement farm/ranch incomes while others desire an opportunity to educate the public and/or introduce people to farming.⁶⁸

There are numerous examples of successful agritourism operations (see Appendix 4).

Agritourism has had a significant history in selected segments of the United States. The positive effects of this history had led to an increased interest in this unique form of tourism around the country. From the farmer's and entrepreneurs' points of view, agritourism offers a source of supplemental income and an educational tool to explain agriculture to non-farm individuals. To tourists and tourism organizations, agritourism provides additional attractions and market opportunities.⁶⁹

Aerotourism - This concept is loosely defined as a way of getting pilots and passengers from a local airport to surrounding areas of interest. As a relatively new market niche in the tourism industry, this type of venue could incorporate services already in place in many rural counties such as private and public air fields. Educational programs could introduce visitors to agricultural aeronautics history and technology as well as provide a unique perspective of the surrounding countryside.

Ecotourism - This concept can be defined as the discretionary travel into natural areas that conserve environmental, social and cultural values while generating an economic benefit to

⁶⁸ Texas Center for Rural Entrepreneurship. TCRE. <http://www.tcre.org> (accessed 9 February 2006).

⁶⁹ Alabama Communities in Transition. "Alabama Agri-Tourism Trail." <http://www.aces.edu/crd/publications/action/ActionWinter2004.pdf> (accessed 12 February 2006).

the local community. It is an opportunity for landowners to capitalize on natural, recreational, cultural, or historical assets as a way to supplement their conventional agricultural incomes. In addition to more traditional nature activities like hunting and fishing, landowners can open their property to naturalists, bicyclists, hikers, and horseback riders.

Heritage Tourism can be defined as being based upon the social and physical structures of the past and present. Heritage tourism, also called cultural or historical tourism, focuses on the cultural landscapes of the past and present that were shaped by human actions. Specific attractions might include historic battlegrounds, restored farmhouses or farm complex, living history events, and district tours.

Bed and Breakfast Operations - Picturesque farmhouses, quiet surroundings, and beautiful views are a wonderful temptation to the road weary urban traveler. Home-based operations such as this were probably the earliest form of roadside accommodation, eventually being replaced by inns and hotels.

Rails to Trails Program - The southern United States is full of abandoned railroad lines. In many cases these neglected level grades lie thickly entangled within pine thickets or beneath layers of leaves, limbs and debris. These forgotten routes can be utilized once again to provide access to bicyclists and pedestrians to innumerable hidden views and remarkable landscapes found throughout the wiregrass region. When connected with adjoining routes these trails could provide new opportunities for economic growth, breathing new life into outlying communities and dying commercial districts.

CHAPTER VIII

TURNER COUNTY AND HISTORIC PRESERVATION

The county maintains an historical society, but most of the efforts of this organization go towards the promotion of Ashburn and the sites of interest found there. There have been no attempts to document historical sites and structures relating to the growth of the area outside of the city. Ashburn is, like most small towns, striving to keep up with the modern age. Like a host of others, the town strives to be more like its cosmopolitan cousins to the north and south, commerce and growth are its war cry and the development of the city and county the goal. The Chamber of Commerce works diligently promoting Turner County land to out of state development and industry without any regard to the damage this growth will inflict upon the majority of citizens in the county. Commercial growth along Interstate 75 has boomed in recent years, giving rise to mid-rate motels, fast food eateries, and filling stations. This growth, jokingly referred to as “McFlorida Architecture,” has spread into the neighboring residential district to the west and is moving east, across the interstate buffer, into the rich, tillable, high-yielding farmland beyond. As Ashburn feels a growing pain, another section of the outlying county is incorporated into the city. This growth is detrimental to historic features lying unprotected from destruction and development. In the face of this onslaught, landowners need now more than ever to explore the incentive options available to them that would allow for their land to remain in its undeveloped state, and associated historic and natural environment restored, interpreted, and preserved.

Ashburn is designated as a Certified Local Government (CLG) under the Georgia Certified Local Government Program. CLG status is awarded to municipalities that have enacted a local preservation ordinance which meets certain standards outlined by the National Park

Service and the State Historic Preservation Office. It is through these local ordinances that privately owned properties stand the best chance to be protected. A CLG is eligible for an earmarked pool of federal grants, can participate in the state preservation tax credit program, and can attend workshops and meetings held to encourage networking among local governments. Since 1985, more than \$40 million in Historic Preservation Fund Grants have been allocated to the Certified Local Government program; and 1,228 local governments currently participate in the program nationwide.⁷⁰

The City of Ashburn was the focus of a Historic Resource Survey in the spring and fall of 1980 under the auspices of the Historic Preservation Division of the Georgia Department of Natural Resources. By June of 1983 the city had adopted its first preservation ordinance recognizing the list of resources existing there. Today, a walking and driving tour is promoted by the county through Ashburn's four National Register Districts: The Ashburn Commercial Historic District, added in 1992; The Ashburn Heights-Hudson-College Avenue Historic District, added in 1992; The Shingler Heights Historic District, added in 1992; The Wesleyan Methodist Campground and Tabernacle (a.k.a. The Holiness Campground), added in 1998.⁷¹ These districts contain a variety of architecture spanning 74 years, from 1875 to 1949. As Ashburn has worked to define and preserve the cultural aspects of its existence in Wiregrass Georgia, there have been forces at work within the community whose vision falls short of maintaining local integrity. The 1970s brought the demise of several local landmarks, including The Hotel Clyde (demolition), built in 1895, the local theatre (fire), circa 1925, and the railroad Depot (demolition), circa 1900. The 1970s and 1980s also saw the destruction of numerous historic

⁷⁰“Certified Local Government Program.” The National Park Service. <http://www.cr.nps.gov/hps/clg> (accessed 12 February 2006).

⁷¹National Register of Historic Places. Park Net. <http://www.nationalregisterofhistoricplaces.com> (accessed 12 February 2006).

homes and the literal disembowelment of prominent architecturally significant historic homes containing irreplaceable examples of high style decorative art. Even today it is astonishing to note that the buildings within the historic business district which constitutes Railroad Street, College Avenue, Washington Street, and Gordon Street are still threatened by short sighted demolition and neglect.

Preservation ordinances must be enforced as the law in order to achieve the success that they were designed to achieve. Turner County's historic resource protection stops at the Ashburn City Limits; there are no regulatory programs designed to protect and interpret the valuable historic resources associated with Rebecca, Sycamore, the outlying cross road communities, or isolated farms. Stopping the protection of historic sites at the city limits is a sardonic affront against outlying historic sites that are more numerous and just as worthy of attention. A key factor here is that the majority of these historic resources are located on private land.

Paradoxically, considering the amount of agricultural incentives frequently taken advantage of in the area, landowners and government leaders seem unaware of the *preservation* incentives available to them, as most of these extant historically rare resources sit abandoned, overgrown, or forgotten. Research is now beginning to show that outside of the city limits there are abundant historic and natural resource sites of interest to tourism awaiting development of a county-wide preservation ordinance and comprehensive land-use plan.

CHAPTER IX

NEW USE PLAN FOR GEORGIA'S MILITIA DISTRICTS

Georgia's Militia Districts have served the changing needs of government since the region was first organized under British control. Their origin can be traced back to the Colonial Acts of January 24, 1755⁷² and September 29, 1773, and these basic ideologies have been implemented and modified since the earliest exploits of the State Legislature. Under British rule, the Provincial Governor maintained the power to create Regimental and Company Districts. His commissioned field officers were left to define the lines of the King's Militia Company Districts and allocate the quantity of men comprising the Militia Company in that District. Each Company was administered by a Captain, who would register the names of every male, between the ages of 16 and 60, residing in the Company District. Through this action, all resident males present were by design made members of that Militia Company.

Alex Hitz summed up the Georgia's Militia Districts this way:

The active, organized Georgia Militia, in the sense that it existed during the Revolutionary War, the War of 1812 and the various Indian uprisings until 1840, is today practically extinct. Its place was taken by the Volunteer organizations, both before and after the War Between the States, and later by the National Guard when it was organized in 1916. In fact, although detailed provisions for the government of the organized Georgia Militia were contained in the 1863 Code, later Codes dropped all but a few references to it although containing equivalent provisions relating to the Volunteers. The 1910 Code omitted all references to the Militia as a military force. It is true that the Act of Aug. 21, 1916 (Chap 86-2 of the 1933 Code) and the Act of Feb. 19, 1951 (Chap. 86-1 of the 1933 Code Supplement) contain references to the unorganized Militia, but it is obvious that they are included only to provide for a reservoir of manpower who could be made subject to the draft and duty in the defense of the State in emergencies of the gravest nature. Technically, every citizen of the State, between the ages of 17 and 45, who is not a member of the National Guard or other organized military force, is today a member of the unorganized Georgia Militia in the Militia District in which he resides.⁷³

⁷² Colonial Records of Georgia, Vol. 18, p. 7.

⁷³ Alex M. Hitz. "Georgia Militia Districts." *Georgia Bar Journal* 18, no. 3 (1956): 17.

The State of Georgia's dependence on a local defense force is arguably dead, while the boundary system that delineated each district maintains its importance. Georgia counties depend on the old boundaries to delineate the territorial jurisdiction of Justice of the Peace Courts; the boundaries of election districts; the return of property for taxation; stock and fence laws; for the conveyance of land in head-right counties; and in all other circumstances specifically referred to in the laws of the Senate as presently codified.⁷⁴ Further use of these margins can provide the organizational parameters needed to bolster the success of rural preservation in outlying, unincorporated areas. Modeled after existing urban district programs, this method identifies key district hubs and key historic and natural resource sites radiating outward from them. This inventory would be used to educate and unify those living in the district by fostering a sense of pride based on management and promotion.

Turner County is composed of nine enumerated Militia Districts. This does not include existing historic districts lying within the present unincorporated towns of Ashburn, Sycamore, and Rebecca. These areas contain a higher concentration of housing stock and

District Number	District Name
1623	Inaha District
1624	Geoghagen District
1625	Cold Springs District
1626	Amboy District
1627	Dakota District
1628	Hobby District
1629	Union Grove District
1721	Coverdale District
1758	Rocky Mount District

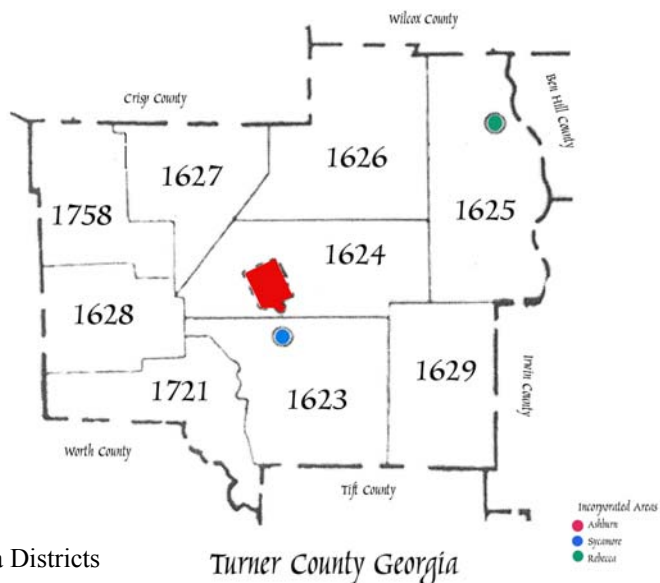


Figure 48: Militia Districts

Turner County Georgia

⁷⁴ Alex M. Hitz. "Georgia Militia Districts." *Georgia Bar Journal* 18, no. 3 (1956): 17.

commercial buildings thus making them candidates for Georgia's Main Street Program and neighborhood historic districting. These municipalities fall outside the scope of this work.⁷⁵

Each District will be referred to from this point as a Rural Preservation District (RPDs). Each RPD will be represented by an elected representative/manager from that sector who will serve on a county preservation council. This board will be made up of representatives from each of the nine districts as well as from the three local municipalities. This coordinated body will work to foster a cohesive relationship between owners of historic and sensitive ecological areas, county commissioners, mayors, the State Historic Preservation Office (SHPO), and various Federal regulatory agencies.

Rural Preservation Districts would be subject to many of the same regulations that are prevalent in urban historic districts. Due to the wide-spread arrangement of resources, each district manager would oversee his or her resource inventory. District inventories should be updated every ten years by local managers under the direction of the State Historic Preservation Officer. Frequent recommendations and consultation should be presented to district land owners in conjunction with updates on economic incentive program options. This "follow-up service" can be helpful in strengthening ties and increasing the potential for additional areas to be set aside for preservation and conservation management.

The operation and management of the Rural Preservation District will be based upon a set of regulatory guidelines (see Appendix 2). Guidelines are useful in coordinating activities between historic property owners as well as owners of adjoining conservation easements. Coordination among historic properties within a rural district could promote a yearly tour of homes to generate revenue, increase the eligibility for additional tax incentives, and contribute to

⁷⁵ Rebecca, Georgia was an exception as it received a comprehensive survey of its historic structures during this survey. The results of this work can be found in Appendix 3.

beautification and restoration of additional features on the surrounding landscape. Conservation easement holders could agree to combine their protected assets to further promote rural tourism. Wildlife management areas are prime destination spots for the urban traveler seeking attractive landscapes and natural surroundings. Recreational outlets such as secluded rental cabins, horseback riding, off-road hiking and biking trails, fishing and hunting preserves are just a few of the promotional opportunities available to Wiregrass Georgia landowners. Appropriately marketed, the revenue produced from these types of operations could serve to supplement or even replace existing income. In juxtaposition with available tax incentive programs, rural residents would benefit from holding onto their land instead of selling out to land development schemes.

Appropriate presentation of available incentives must be presented to rural land owners in conjunction with other state and federal economic programs. On May 26, 2004, the owners of the Breedlove Farm in Oconee County took advantage of combined funds from the U.S. Department of Agriculture and the Georgia Greenspace Program. The family received \$500,000 in return for the development rights on sixty three acres of farmland. Fifty percent came from the USDA, while 25 percent came from the Oconee County's allocation from the Georgia Greenspace Program. The landowner donated the final 25 percent by giving up the equal amount they would have received from a quarter of the value of the land if it had been sold to a developer.⁷⁶ Just as farming families in other rural areas of the state move quickly to preserve fleeting resources, so should Wiregrass farming families. The key is to take advantage of these incentives early to insure a higher, long-term return.

⁷⁶ Mike D' Avria. "Georgia Farmland Will Stay Green Forever." *NRCS This Week*, Natural Resource Conservation Service. 2 June 2004.
<http://www.nrcs.usda.gov/news/thisweek/2004/040602/gafrppoconeecounty.html> (accessed 3 March 2006).

Although a county's RPDs will work independently to preserve the historic and natural elements found in their area of the county, an amalgamation of these RPDs would be highly beneficial in the establishment of a county-wide secular non-profit organization that would be better equipped to meet the needs and challenges of an entire county rather than a small section of it. The program would also be eligible for increased benefits under the Georgia Heritage Grant Program and valuable resources from the Center of Community Design and Preservation, a division of the College of Environment and Design at the University of Georgia. Success of this program would require strong support from area landowners and a corresponding commitment from local county government.

CHAPTER X

RURAL INVENTORY ARRANGEMENT

“The basis purpose of preservation is not to arrest time but to mediate sensitively with the forces of change. It is to understand the present as a product of the past and a modifier of the future.”⁷⁷

John W. Lawrence

In the summer of 2005 work began on establishing an inventory, Appendix 3, of historic as well as ecologically sensitive sites in Turner County. This comprehensive reconnaissance level survey evaluated all buildings, structures and sites of significance dating before 1957 throughout the Cold Springs and Amboy Districts. Though only two of the county’s militia districts were studied during this phase of research, the accumulated data provides valuable insight into the types of historic resources found throughout the county and preliminary evaluations on the impact of present and future public and private development projects. Further reconnaissance of the remaining seven districts will continue and will comprise an addendum to this report when completed.

The key objective was to locate and record data associated with all historic buildings, structures, cemeteries and other similarly significant sights within the boundaries of two of Turner County’s nine historic militia districts. Sites identified within each district were assigned a catalog number that consisted of four digits directly related to the Georgia’s original district numbering system. A sequential number based on the site’s location at the time it was recorded during the survey was also incorporated into the cataloging system. For example, if a Georgian Cottage was the sixth site located in district #1625, then the catalog number would be 1625-6. The latitude and longitude of each site was also recorded to facilitate relocation as well as future incorporation into the State’s Geographic Information System (GIS) database. GIS has proven to

⁷⁷ John W. Lawrence, Dean, School of Architecture, Tulane University, April 24, 1970.

be an invaluable tool when creating and managing spatial data and associated attributes. Many Federal, state, and local government agencies utilize this technology to integrate, store, edit, analyze, and display geographically referenced information such as urban expansion (sprawl), historical sites, geological sites, population densities, and wildlife habitats.

Preliminary site location was based on the utilization of existing mapping. Sites within a given district were first located by pin-pointing relevant features on Georgia General County Road Maps and United States Geological Survey topographic maps and aerial photography. USGS maps are extremely valuable reference material for many types of field survey. Landmarks can not only be identified in relation to not only man-made features but also natural features as well. Another advantage to maps is that all updated data is simply over-laid onto features that existed on the landscape at the time the map was first produced, many of which date back to the first half of the 20th century. This means that the various structures found on a map produced in 1939 will still exhibit the same built resources on a 1995 revision regardless of whether or not they still exist on the present landscape. There were over one-hundred historic sites and structures located within the Cold Springs and Amboy Districts. Of these resources, 90 percent proved worthy of restoration or appropriate renovation. The remaining 10 percent are considered salvageable but suffer from the ravages of time, weathering from natural elements, and neglect.

USGS maps are also important in the location of natural features such as springs, lime sinks, river fords, and wetland areas. Ridgelines and valleys are clearly indicated as well as forested and open land. Many of Turner County's numerous ecologically sensitive sites were located using this data. These Ecological areas were cataloged using the same numbering system as described with the inclusion of the capital letter "E." The latitude and longitude of each site

was recorded to facilitate relocation. Turner County's ecologically sensitive areas contain but are not limited to wetlands, limestone sinks, boiling springs, river habitats, underground river siphons, caves, and unusual limestone and sandstone outcroppings.

CHAPTER XI

CONCLUSION AND RECOMMENDATIONS

“Rural landmarks are the visual reminders of the memories that anchor us in place and time; a subdivision becomes a tombstone for our sense of place. We feel disconnected, out of place, longing for something that is no longer there.”⁷⁸

Russell Versaci

Rural Turner County and Wiregrass Georgia are standing at a crossroads in time. The choice of direction made today will undoubtedly have a direct impact on the quality of life that is to be found there in the future. How will the landscape change? Will over-development win out over the conservation and preservation of the region’s cultural and natural resources, or will ensuing development be channeled into a series of comprehensive guidelines designed for the betterment of all? The choices that the local leaders make lie in the hearts and minds of its citizens and a belief in the superiority of long-term goals over short-term pacification. Richard Russo⁷⁹ stated that “the future and the past are repeatedly getting mixed up in people’s minds. They think that which is gone is going to come back.” These words are indicative of 20th century perception, living for today without much regard for anything else. Can this philosophy take the citizens of rural Wiregrass Georgia into the 21st century without a calamitous ruin to the very economy that gave the region life? One only has to look at Georgia counties such as Gwinnett, Forsyth, Fulton, Cobb, Chatham, Henry, and Paulding. These counties approached the wave of urban development poorly, losing the majority of their tillable land, green pasture, historic farmsteads, distinct crossroad communities, and indigenous culture to unregulated growth,

⁷⁸ Russell Versaci. “Character Building: Drawing On Your Surroundings Can Give a New Old House a Sense of Place,” *New Old House Magazine* (Summer 2005): 14

⁷⁹ Richard Russo, a novelist, is renowned for his depiction of blue collar life in abandoned mill towns in upstate New York and northern New England, believed to be modeled after the city he grew up in, Gloversville, New York.

asphalt, concrete, and steel. Perhaps the path best suited for Wiregrass Georgia's future is the one less trodden.

Residents of Wiregrass Georgia who have never had a role in the initiation of cultural and natural resource protection should not automatically assume that they are facing over-whelming odds even though the first steps toward resource protection may seem daunting. The road may be long, and every mile hard fought, but it has been tread by countless others who have persevered and as a result achieved outstanding success (see Appendix 5).

Concerned citizens must develop an action plan and stand together as a team in order to effectively challenge the forces of large scale development and those few individuals who profit most from unregulated growth. The establishment of a tax exempt (*501(c3)*) organization dedicated to formally addressing regulatory measures is a priority. An example of this type of non-profit group could be referred to as "The Turner County Land Trust," or perhaps "The Wiregrass Georgia Preservation Council." A formal action group would work closely with local governing officials, county planners, the Department of Natural Resource Wildlife Protection representatives, the State Historic Preservation Office, the Department of Community Affairs, and their local Rural Development Commission. Typically, the goals and objectives of non-profit entities are overseen by a committee of volunteers from various backgrounds who are united in protecting the historical and natural integrity of a county or region. A committee of concerned Wiregrass Georgians could monitor local government agencies and land-use activities, address adaptive re-use measures for historic architecture, organize awareness campaigns, and initiate and promote the use of protective easements within surrounding Rural Preservation Districts. Operating funds are usually generated from membership fees, donations,

government grants, and proceeds from educational/entertainment events such as a barbeque, fish fry, golfing or fishing tournament.

Another option would be to organize a regional conference dedicated to addressing various challenges to outlying communities, the historic built environment, farmland, and natural ecosystem found in rural Wiregrass Georgia. A consortium such as this would bring together experts from various fields of research to discuss and evaluate local threats and propose viable solutions through the use of workshops, seminars, demonstrations, keynote speakers, social gatherings, tours and exhibits. Although individuals are more accessible to information via modern technology, there is no substitute for the quality of communication, interaction, and depth of understanding attained at this type of gathering.

The county's Comprehensive Plan should be amended to address the protection of endangered species, historic architecture, archaeological sites, and fertile growing areas that could possibly be impacted by impending growth and development. An effective plan should acknowledge the usefulness of protective easements as viable long-term economic alternatives for concerned landowners. Sensitive historic and natural sites must be subject to a county inventory and monitored regularly. The incorporation of a county wide GIS database is strongly recommended for pin-pointing heavy growth areas and their proximity to these sensitive areas. This technology can be integrated with state and national database networks and would serve as an invaluable planning tool. New development could be directed to less sensitive areas such as inert landfills, abandoned industrial and commercial sites, and current residential areas.

Because of its distinct historic and environmental features, the Wiregrass Region deserves special attention from state and local planning agencies. Sound development strategies are crucial in addressing social and economic problems, development pressure, and the

promotion of the agricultural market. The following nine recommendations will assist rural residents and governing bodies who are searching for ways to preserve the character and boost the economy of their region. *Compilation, Localization, Conservation, Preservation, Regulation, Diversification, Promotion, Exploration, and Jubilation* are key elements in attentive growth planning. The incorporation of these elements in an action plan is vital to the future of Wiregrass Georgia and Turner County (see Figure 49).

1. *Compilation* – Conduct cultural and natural resource surveys within county districts to establish a working inventory of these areas. Develop a GIS database. This database will allow local, state, and federal planning agencies to effectively work with landowners in the protection of sensitive areas from damaging development programs.

2. *Localization* – Structure a plan that addresses local conditions. Institute Rural Preservation Districts (RPDs) to better facilitate local representation, resource organization, and land management. RPDs will localize governing councils and give a voice to the voiceless. They will also aid in the formulation and presentation of educational programs designed to assist landowners in supplementing their current incomes with cutting-edge management techniques; making use of unused assets.

3. *Conservation* – County district authorities must work to protect Wiregrass Georgia's fragile ecosystems. Conservation easements are long-term programs designed to protect a region's natural resources without negatively impacting current land-use patterns.

4. *Preservation* - Local character is defined by traditional land-use patterns and the historic architecture associated with it. County governments should encourage the restoration of historic homes and associated outbuilding located in outlying areas. Other sites pertaining to early travel, indigenous inhabitants, and historic people and events are also vital. These

resources are invaluable for a thorough understanding and appreciation of Wiregrass Georgia's national and global contributions as well as the distinctiveness of its culture.

5. *Regulation* – In order to effectively maintain a county's cultural and natural resources, certain guidelines are needed to protect them. Usually associated with an effective comprehensive plan, resources are regulated by a local preservation commission and are enforced through county edicts and related programs.

6. *Diversification* – Wiregrass Georgia families had to broaden their economic prospects in the disastrous wake of the Boll Weevil's⁸⁰ ravenous exploits, families today should be prepared to do the same. Whether it is in timber production, organic farming, alternative fuel sources, or the tourist trade, rural land and its surrounding architecture will always be vital to local virtue and will never go out of style.

7. *Promotion* – A county's resource inventory can bring in a treasure trove of untapped revenue if regulated effectively and marketed appropriately. Tourism and managed growth depend on energetic advertising campaigns that appeal not only to current trends but also to a broad range of tastes. Easement holders and owners of historic properties, who cooperate by combining their resources to promote this type of public awareness, will achieve the greatest return on their investment.

8. *Exploration* – An effective marketing program compounded with reliable services attract attention. Rural Wiregrass Georgia has a wealth of historic and natural resources just waiting to be discovered. These assets are highly desirable factors in the annual vacation plans for many American and foreign tourists alike. Millions of dollars are spent each year by vacationers in search of beautiful and interesting surroundings to find solitude, enjoyable outdoor

⁸⁰ A grayish weevil (*Anthonomus grandis*) that infests the cotton plant and feeds on the squares and bolls

recreation, shopping, tours, and comfortable accommodation, adding tremendous wealth to local economies.

9. *Jubilation* – Comprehensive growth policies are beneficial to maintaining rural character in Georgia. The complete destruction of a county's rural landscape satisfies the needs of only a small group of people for a relatively short period of time. Protection of the land and the continued use and enjoyment of its historic and natural resources will undoubtedly benefit us today and the generations to come tomorrow.

Whether it is tourism related opportunities or new-use farm production, new strategies can lead to new jobs. Good growth management starts with the realization that the inventory of resources held by rural Wiregrass Georgia counties are just as prevalent and noteworthy as those same resources associated with Georgia's existing tourist destinations such as Savannah, Madison, the barrier islands, and the Blue Ridge Mountains. The promotion of sound preservation and conservation agendas within these areas started small and gained momentum and popularity over time. Ironically, rural county chambers of commerce and commission leaders are led to believe that the only recourse for economic salvation is to promote their section of Georgia as the untapped horizon for industrial growth and development. Although these avenues have successful economic gain in mind, this perception is very one-sided and does not allow for the promotion of other less intrusive economic possibilities.

Today's rural land and its resources are the remnant of a once wide-spread bountiful landscape that provided the sustenance and materials needed to construct and maintain our present cities and towns. Paradoxically, Georgia's urban centers and booming population steadily encroach upon and systematically destroy the resource they once so vitally depended upon. Resembling the rabbit caught in the headlights of a rapidly approaching automobile,

Wiregrass Georgia's rural landscape, with its natural beauty and distinctive architecture, sits directly in the path of least resistance to urban expansion. Many dictionaries define "rural" as country, rustic, pastoral, and bucolic. The term "urban" is only mentioned in these definitions as an antonym, and for all practical purposes must stay that way. Those fortunate Americans who reside in the Wiregrass Region and wish to maintain its integrity must educate themselves in the significance of, and advantages to, historic resource preservation and land conservation before it is too late. Rural residents must teach themselves and each subsequent generation how to effectively confront and address ensuing encroachment issues before they and their landscape are systematically absorbed into the folds of commercial development forever.

Wiregrass Georgia: Nine Key Elements to a Lucrative Growth Action Plan

- **Compilation** - Conduct cultural and natural resource surveys; organize data; create GIS database.
- **Localization** - Establish Rural Preservation Districts; organize local input from each district; promote education and alternate revenue resources.
- **Conservation** - Preserve green space; promote the establishment of conservation easements; wildlife management areas, and habitats for sensitive geological sites as well as endangered plant and animal species. Encourage cooperation between easement holders.
- **Preservation** - Maintain local character by preserving historic architecture within designated RPDs. Interpret prehistoric sites and sites relating to famous persons, events, and early travel.
- **Regulation** - Develop preservation and landscape design guidelines; effectively enforce environmental zoning laws and building restrictions.
- **Diversification** - Promote diverse economic enterprises for agricultural lands.
- **Promotion** - Market diverse tourism campaign
- **Exploration** - Attract attention and expect to be discovered by the intrepid tourist. Managed resources equal increased revenue.
- **Jubilation** - Land and resource protection is profitable and improves the quality of life today and tomorrow.

Figure 49

Wiregrass Georgia High Priority Species: Fauna

Group	Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status	Habitat in Georgia
Amphibian	<i>Ambystoma cingulatum</i>	Flatwoods salamander	G2G3	S2	LT	T	Pine flatwoods; moist savannas; isolated cypress/gum ponds
Amphibian	<i>Desmognathus auriculatus</i>	Southern dusky salamander	G5	S3			In or around the margins of slowly moving or stagnant bodies of water with mucky, acidic soils; cypress swamps, floodplains, sloughs
Amphibian	<i>Notophthalmus perstriatus</i>	Striped newt	G2G3	S2		R	Pine flatwoods; sandhills; isolated wetlands
Amphibian	<i>Pseudobranchius striatus</i>	Dwarf siren	G5	S3			Swamps; marshes; limesink ponds; cypress ponds
Amphibian	<i>Rana capito</i>	Gopher frog	G3G4	S3			Sandhills; dry pine flatwoods; breed in isolated wetlands
Amphibian	<i>Stereochilus marginatus</i>	Many-lined salamander	G5	S3			Sluggish, swampy streams and bayheads with substrate of leaf litter
Bird	<i>Aimophila aestivalis</i>	Bachman's sparrow	G3	S3	SAR	R	Open pine or oak woods; old fields; grassy forest regeneration
Bird	<i>Ammodramus henslowii</i>	Henslow's sparrow	G4	S3	SAR		Grassy areas, especially wet grasslands; wet pine savanna & flatwoods
Bird	<i>Ammodramus savannarum</i>	Grasshopper sparrow	G5	S4			Grassland surrounded by open country (ag, grassland, etc.)
Bird	<i>Colinus virginianus</i>	Northern bobwhite	G5	S4			Early successional mixed grass/forb habitat; longleaf pine savanna
Bird	<i>Elanoides forficatus</i>	Swallow-tailed kite	G5	S2	SAR	R	River swamps and upland adjacent habitats particularly with large, emergent pines and pine islands; marshes
Bird	<i>Falco sparverius paulus</i>	Southeastern American kestrel	G5T4	S3	SAR		Pine sandhills and savannas; open country with scattered trees for nesting; military base habitats; artificial/man-made nesting habitats include nest boxes, power poles, building columns

Wiregrass Georgia High Priority Species: Fauna

Group	Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status	Habitat in Georgia
Bird	<i>Haliaeetus leucocephalus</i>	Bald eagle	G4	S2	(P:SLT, PDL)	E	Edges of lakes & large rivers; seacoasts
Bird	<i>Lanius ludovicianus migrans</i>	Loggerhead shrike	G4T3Q	S?	SAR		Open woods; field edges; savannas
Bird	<i>Laniotlalytis swainsonii</i>	Swainson's warbler	G4	S3	SAR		Dense undergrowth with heavy litter (CP, M); canabrakes in swamps and river floodplains (CP)
Bird	<i>Mycteria americana</i>	Wood stork	G4	S2	(P:SL)	E	Cypress/gum ponds; freshwater marshes; saltmarshes, river swamps; bays, isolated wetlands, ephemeral wetlands, coastal hammocks
Bird	<i>Passerina ciris</i>	Painted bunting	G5	S3	SAR		Shrub-scrub and open grassy habitats; open mature pine forest and maritime oak forest associated with freshwater wetlands
Bird	<i>Picoides borealis</i>	Red-cockaded woodpecker	G3	S2	LE	E	Open pine woods; pine savannas
Fish	<i>Enneacanthus chaetodon</i>	Blackbanded sunfish	G4	S1		R	Blackwater streams; bays; cypress/gum ponds
Fish	<i>Lucania goodei</i>	Bluefin killifish	G5	S1		U	Heavily vegetated ponds and streams with little or no current; frequently associated with springs
Fish	<i>Micropterus notus</i>	Suwannee bass	G3	S2		R	Flowing water over rocky shoals or large springs and spring runs
Mammal	<i>Condylura cristata</i>	Star-nosed mole	G5	S2?			Moist meadows; woods; swamps
Mammal	<i>Corynorhinus rafinesquii</i>	Rafinesque's big-eared bat	G3G4	S3?		R	Pine forests; hardwood forests; caves; abandoned buildings; bridges; bottomland hardwood forests and cypress-gum swamps
Mammal	<i>Geomys pinetis</i>	Southeastern pocket gopher	G5	S4			Sandy well-drained soils in open pine woodlands with grassy or herbaceous groundcover, fields, grassy roadsides

Wiregrass Georgia High Priority Species: Fauna

Group	Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status	Habitat in Georgia
Mammal	<i>Lasurus intermedius</i>	Northern yellow bat	G4G5	S2S3			Wooded areas near open water or fields
Mammal	<i>Neofiber alleni</i>	Round-tailed muskrat	G3	S3		T	Freshwater marshes; bogs
Mammal	<i>Sciurus niger shermani</i>	Sherman's fox squirrel	G5T2	S?			Pine forest, pine savannas
Mammal	<i>Ursus americanus floridanus</i>	Florida black bear	G5T2	S2			Large undeveloped wooded tracts in areas that include multiple forest types
Mollusk	<i>Alasmidonta triangulata</i>	Southern elktoe	G2Q	S1			Large creeks and river mainstems in sandy mud and rock pools
Mollusk	<i>Medionidus walkeri</i>	Suwannee moccasinshell	G1	SH			Large creeks and medium-sized rivers with sand and gravel substrate
Mollusk	<i>Quincuncina kleiniana</i>	Suwannee pigtoe	GU	S2			Small to large rivers in the Suwannee Basin, in slow to moderate current, pools of flowing rivers, often in detritus. More common in Alapaha and Withlacoochee
Reptile	<i>Clemmys guttata</i>	Spotted turtle	G5	S3		U	Heavily vegetated swamps, marshes, bogs, and small ponds; nest and possibly hibernate in surrounding uplands
Reptile	<i>Crotalus adamanteus</i>	Eastern diamondback rattlesnake	G4	S4			Early successional habitats on barrier islands and mainland; pine flatwoods; sandhills
Reptile	<i>Drymarchon couperi</i>	Eastern indigo snake	G4T3	S3	LT	T	Sandhills; pine flatwoods; dry hammocks; summer habitat includes floodplains and bottomlands
Reptile	<i>Eumeces anthracinus</i>	Coal skink	G5	S2			Mesic forests; often near streams, springs or bogs
Reptile	<i>Gopherus polyphemus</i>	Gopher tortoise	G3	S2	(PS:LT)	T	Sandhills; dry hammocks; longleaf pine-turkey oak woods; old fields

Wiregrass Georgia High Priority Species: Fauna

Group	Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status	Habitat in Georgia
Reptile	<i>Heterodon simus</i>	Southern hognose snake	G2	S2			Sandhills; fallow fields; longleaf pine-turkey oak
Reptile	<i>Macrochelys temminckii</i>	Alligator snapping turtle	G3G4	S3		T	Large streams and rivers; impoundments; river swamps
Reptile	<i>Ophisaurus mirificus</i>	Mirric glass lizard	G3	S2			Pine flatwoods; savannas; seepage bogs
Reptile	<i>Pituophis melanoleucus mugitus</i>	Florida pine snake	G4T3?	S3			Sandhills; scrub, old fields
Reptile	<i>Rhineura floridana</i>	Florida worm lizard	G4	S1			Dry upland hammocks, sand pine and longleaf pine-turkey oak sandhills; old fields
Reptile	<i>Tantilla relicta</i>	Florida crowned snake	G5	S1			Sandhills, scrub, and moist hammocks

Wiregrass Georgia High Priority Species: Flora

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status	Habitat in Georgia
<i>Amorpha georgiana</i> var. <i>georgiana</i>	Georgia indigo-bush	G3T2	S1			River terraces; floodplain woods; flint kaolin outcrop; mesic habitats with wiregrass, longleaf pine, mixed oaks
<i>Amorpha herbacea</i> var. <i>floridana</i>	Florida leadbush	G4T?Q	S1			River terraces along the Alapaha River
<i>Arabis georgiana</i>	Georgia rockcress	G2	S1	C	T	Rocky or sandy river bluffs and banks, in circumneutral soil
<i>Aristida simpliciflora</i>	Chapman three-awn grass	G3T2	SH			Longleaf pine-wiregrass savannas
<i>Amoglossum diversifolium</i>	Variable-leaf Indian-plantain	G2	S2		T	Calcareous swamps
<i>Amoglossum sulcatum</i>	Groove-d-stem Indian-plantain	G2G3	S1			Bottomland forests
<i>Asplenium heteroresiliens</i>	Morzenti's spleenwort	G2Q	S1		T	Limestone and marl outcrops; tabby ruins
<i>Astragalus michauxii</i>	Sandhill milkvetch	G3	S2			Longleaf pine-wiregrass savannas; turkey oak scrub
<i>Balduna atropurpurea</i>	Purple honeycomb head	G2G3	S2		R	Wet savannas, pitcherplant bogs
<i>Baptisia arachnifera</i>	Hairy rattleweed	G1	S1	LE	E	Pine flatwoods
<i>Brickellia cordifolia</i>	Heartleaf brickellia	G2G3	S2			Mesic hardwood forests
<i>Calamintha ashei</i>	Ashe's wild savory	G3	S2		T	Ochopee dunes
<i>Campylopus caroliniae</i>	Sandhills awned-moss	G1G2	S2?			Fall line sandhills; Altamaha Grit outcrops in partial shade of mesic oak forests
<i>Carex godfreyi</i>	Godfrey's sedge	G3G4	S3?			Forested depressional wetlands
<i>Coreopsis integrifolia</i>	Tickseed	G1G2	S1S2			Floodplain forests, streambanks
<i>Eccremidium floridanum</i>	Florida eccremidium moss	G1?	S1			Sandy or sometimes clay soil in open, disturbed sites, often in areas that are wet part of the year and quite dry other parts of the year, fields and roadsides, thin soil over rock outcrops, around margins of cypress
<i>Elliothia racemosa</i>	Georgia Plume	G2G3	S2S3		T	Scrub forests; Altamaha Grit outcrops; open forests over ultramafic rock
<i>Epidendrum conopseum</i>	Green-fly orchid	G4	S3		U	Epiphytic on limbs of evergreen hardwoods; also in crevices of Altamaha Grit outcrops
<i>Eupatorium anomalum</i>	Florida boneset	G2G3	SU			Wet, low ground
<i>Evolvulus sericeus</i> var. <i>sericeus</i>	Creeping morning-glory	G5T?	S1		E	Altamaha Grit outcrops; open calcareous uplands

Wiregrass Georgia High Priority Species: Flora

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status	Habitat in Georgia
<i>Fothergilla gardenii</i>	Dwarf witch-alder	G3G4	S2		T	Openings in low woods and swamps; edges of seepage bogs
<i>Habenaria quinqueseta</i> var. <i>quinqueseta</i>	Michaux's orchid	G4G5T?	S1			Moist shade, Altamaha Crip outcrops; open pine woods
<i>Hypercium</i> sp. 3	Georgia St.-John's-wort	G2G3	S2S3			Seepage bogs; roadside ditches
<i>Lachnocaulon beyrichianum</i>	Southern bog-button	G2G3	S1			Flatwoods
<i>Leitneria floridana</i>	Corkwood	G3	S1			Swamps; sawgrass-cabbage palmetto marshes
<i>Lindera melissifolia</i>	Pondberry	G2	S1	LE	E	Margins of seasonal ponds, both sandhill and limesink with swamp blackgum (<i>Nyssa biflora</i>)
<i>Litsea aestivalis</i>	Pondspice	G3	S2		T	Cypress ponds; swamp margins
<i>Lycium carolinianum</i>	Carolina wolfberry	G4	S1			Coastal sand spits
<i>Malaxis spicata</i>	Florida adders-mouth orchid	G4?	S1			Low hammocks; spring-fed river swamps
<i>Matelea alabamensis</i>	Alabama milkvine	G2	S1		T	Open bluff forests; mesic margins of longleaf pine sandridges
<i>Matelea pubiflora</i>	Trailing milkvine	G3G4	S2		R	Exposed sandy soils; sandridges
<i>Myriophyllum laxum</i>	Lax water-milfoil	G3	S2		T	Bluehole spring runs; shallow, sandy, swift-flowing creeks; clear, cool ponds
<i>Oxypolis ternata</i>	Savanna cowbane	G3	S2			Wet pine savannas and bogs
<i>Peltandra sagittifolia</i>	Arrow arum	G3G4	S2?			Swamps; wet hammocks on pristine sphagnum mats
<i>Penstemon dissectus</i>	Cutleaf beardtongue	G2	S2?		R	Altamaha Crip outcrops and adjacent pine savannas; rarely sandridges
<i>Phaseolus polystachios</i> var. <i>sinuatus</i>	Trailing bean-vine	G4T?	S2?			Sandhills; dry pinelands and hammocks
<i>Plantago sparsiflora</i>	Pineland plantain	G3	S2			Open, wet pine savannas; shallow ditches
<i>Platanthera blephariglotis</i> var. <i>conspicua</i>	Southern white fringed-orchid	G3G5T3T4	S2?			Bogs, seeps, roadsides, wet savannas
<i>Platanthera chapmanii</i>	Chapman's fringed-orchid	G4?	S1			Open, wet meadows; pine flatwoods
<i>Platanthera integra</i>	Yellow fringed-orchid	G3G4	S2			Wet savannas, pitcherplant bogs

Wiregrass Georgia High Priority Species: Flora

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status	Habitat in Georgia
<i>Portulaca biloba</i>	Grit portulaca	G1G2	S1			Altamaha Grip outcrops
<i>Pteroglossaspis ecristata</i>	Wild coco	G2	S1			Grassy saw palmetto barrens; longleaf pine grasslands, sometimes with <i>Schwalbea americana</i>
<i>Rhynchospora breviseta</i>	Short-bristle beakrush	G3G4	SU			Bogs; flatwoods
<i>Rhynchospora pleiantha</i>	Clonal thread-leaved beakrush	G2	SH			Margins of limesink depression ponds (dolines)
<i>Rhynchospora punctata</i>	Spotted beakrush	G1?	S1?			Wet savannas, pitcherplant bogs
<i>Sagerehia minutiflora</i>	Climbing buckthorn	G4	S1?		T	Calcareous bluff forests; maritime forests over shell mounds
<i>Sagittaria graminea</i> var. <i>chapmanii</i>	Chapman's arrowhead	G5T3?	S3?			Low woods and seasonal wet swamps with <i>Carex leptalea</i> , <i>Rhynchospora miliacea</i>
<i>Sarracenia flava</i>	Yellow flytrap	G5?	S3S4		U	Wet savannas, pitcherplant bogs
<i>Sarracenia minor</i> var. <i>minor</i>	Hooded pitcherplant	G4T4	S4			Wet savannas, pitcherplant bogs
<i>Sarracenia psittacina</i>	Parrot pitcherplant	G4	S2S3		T	Wet savannas, pitcherplant bogs
<i>Saracenia rubra</i>	Sweet pitcherplant	G3	S2	(PS)	E	Atlantic white cedar swamps; wet savannas
<i>Scutellaria altamaha</i>	Altamaha skullcap	G2G3	S1?			Sandy, deciduous woods
<i>Scutellaria mellichampii</i>	Mellichamp's skullcap	G?Q	S1?			Sandy, deciduous woods
<i>Sideroxylon</i> sp. 1	Dwarf buckthorn	G3Q	S3			Dry longleaf pine woods with oak understory, often hidden in wiregrass
<i>Sideroxylon thornei</i>	Swamp buckthorn	G2	S2		E	Forested limesink depressions; calcareous swamps
<i>Sphagnum cyclophyllum</i>	Round-leaved peat-moss	G3	S2			CP: bare sand where wet or submerged for part of the year and then drying, as around seasonal ponds in pine barrens. PD: seepage over granite outcrops
<i>Stewartia malacodendron</i>	Silky camellia	G4	S2		R	Along streams on lower slopes of beech-magnolia or beech-basswood-Florida maple forests
<i>Xyris drummondii</i>	Drummond's yellow-eyed grass	G3	S1			Pine flatwoods
<i>Xyris scabrifolia</i>	Harper's yellow-eyed grass	G3	S1			Sedge bogs; pitcherplant bogs; pine flatwoods

APPENDIX 2

**TURNER COUNTY
RURAL PRESERVATION DISTRICT ORDINANCE**

Section 1. Purpose

The purpose of these regulations is to effectively promote the educational, cultural, economic, and general welfare of the county at large. In furtherance of this purpose, these regulations are hereby adopted:

- 1) to stimulate the revitalization of Turner County's open lands;
- 2) to preserve and enhance the historic character and architectural beauty of the County's agricultural areas;
- 3) to establish an orderly procedure for use in issuing building permits resulting in the materials change to the exterior appearance of existing structures.
- 4) to conserve and protect the assemblages of natural and geological resources unique to Wiregrass Georgia that are found within the boundaries of the Turner County.

Section 2. Boundaries

The boundaries of Turner Counties Rural Preservation Districts shall be described as follows:

Inaha District – 1623

From the intersection of Highway 32 and County Road 252/38 proceed northward 1.75 miles to a point on the north side of Sand Creek; turn west and advance 8.3 miles to County Road 103; continue south a distance of .8 miles, then east .95 miles to the Little River; follow Little River southeast approximately 3.3 river miles to its intersection with County Road 248, then .9 miles to the intersection of County Road 194; follow County Road 194 a distance of 2.3 miles, then .35 miles to Tift County Line; proceed 4.95 miles east, then turn northward a distance of 4.4 miles to the point of beginning.

Geoghagen District – 1624

From the intersection of County Road 1 and Bussey Road proceed 1.7 miles west, thence south .95 miles to a point at the north side of sand creek; turn west and continue 8.3 miles to the intersection of County Road 103, then north 1.1 miles to a point above County Road 97; turn west and go .3 miles, then northeast a

distance of 4.5 miles to a point just west of Ewing Farm Road. From this point turn east and proceed 7.3 mile, crossing Highway 159, County Road 54, Highway 112, and Legg Road; turn southward and continue 3.5 miles to the point of beginning.

Cold Springs District – 1625

From the center line of the Alapaha River, follow the county line in a westerly direction 3.15 miles; turn south and proceed 10.3 miles to the intersection of County Road 1 and Bussey Road; thence east 4.4 miles to the center line of the Alapaha River. Follow the Alapaha northward approximately 11.95 river miles to the point of beginning at the Wilcox County line.

Amboy District - 1626

Beginning at the intersection of Spires Road, follow the county line in a northerly direction 1.4 miles; thence east 4.2 miles along Welchel Road, Highway 90 to County Road 45. From the east side of County Road 45 turn southwest and continue .6 miles to Double Run Creek; thence .8 miles in an easterly direction to a point on the south side of County Road 45. Turning south, travel 6.9 miles to a point south of Legg Road, then west 7.3 miles to a point west of Ewing Farm Road; turn north for a distance of 1.4 miles, then north 2.85 miles to a point just south of Watson Road; turn east 1.7 miles along the county line, crossing Deep Creek then northward 1.95 miles to the point of beginning.

Dakota District – 1627

From the intersection County Roads 96 and 83 proceed 1.15 miles northward to an intersection with County Road 84; then .5 miles to a point just west of County Road 83; turn north and continue .55 to the Crisp County line; follow the county line 6.35 miles east to a point on the south side of Watson Road; turn southward and proceed to a point below the West Fork of Deep Creek; turn to the southwest and continue 4.5 miles to a point southwest of County Road 97; turn north and continue 3 miles to a point above County Road 249; turn west and advance a distance of 1.8 miles to a point just east of County Road 96; continue northward a distance of 2.35 miles to the point of beginning.

Hobby District – 1628

From the intersection of County Roads 86 and 96 proceed west 0.25 miles, then north 0.6 miles; turn west and continue a distance of 3.65 miles to the Worth County line; turn southward and follow the county line a distance of 4.7 miles to a point just above Abrams Creek; turn east and proceed 3.7 miles to the bend in County Road 110; follow County Road 110 a distance of 0.9 miles, turning east and crossing Daniels Creek and following County Road 101, continue 1.6 miles then turn north and continue 2.8 miles to a point just above County Road 97; turn

west a proceed 0.3 miles, then north 0.5 miles to an intersection with County Road 86; follow County Road 86 west a distance of 1.1 miles to the point of beginning.

Union Grove District – 1629

From the intersection of County Road 134 at the Irwin County line proceed 4.35 miles westward, crossing the intersection of County Roads 1, 2, and 33, to a point just south of Lake Creek; turn south and proceed along a line 7.0 miles to the Tift County line; turn east and follow the county line 3.85 miles to a point just east of the intersection of the Tift, Irwin, and Turner County lines; turn northward along the Irwin County line to County Road 20, a distance of 1.75 miles; continuing along the county line, turn east and proceed 0.45 miles, then north 5.3 miles to the point of beginning.

Coverdale District – 1721

From the center of the bridge at Daniels Creek and County Road 194 proceed northwest along the center line of the creek approximately 7.2 river miles to its intersection with County Road 252; proceed westward along the Worth County line 5.6 miles to a point just west of County Road 100; turn northward and continue a distance of 1.7 miles to the north side of Abrams Creek; turn east and continue 3.7 miles to the bend in County Road 110; turn north and proceed 0.9 miles along County Road 110, then east crossing Daniels Creek and along County Road 101; turn north and proceed 2.8 miles, then east a distance of 0.95 miles to the center of the Little River Bridge; turn southeast and follow the run of Little River approximately 3.3 river miles to its intersection with County Road 249; follow County Road 249 to its intersection with County Road 194, a distance of 0.9 miles; continue along County Road 194 a distance of 2.3 miles to the point of beginning.

Rocky Mount District – 1758

From the intersection County Roads 96 and 83 proceed 1.15 miles northward to an intersection with County Road 84; then .5 miles to a point just west of County Road 83; turn north and continue .55 to the Crisp County line; follow the county line 3.2 miles west to its intersection with Swift Creek; turn southeast and follow the run of Swift Creek 0.3 miles, the turn south along the Worth County line 2.45 miles; turn east and continue 0.15 miles, then south again a distance of 2.95 miles; turn east and proceed 3.65 miles to a point , then south 0.6 miles to and intersection with County Road 86; go east along County Road 86 a distance of 1.35 miles then turn to northward and continue 3.0 miles to a point above County Road 249; turn west and proceed 1.8 miles to a point east of County Road 96; turn north and proceed 2.35 miles to the point of beginning.

These Districts shall include all structures abutting said roadways as well as those within the described district.

Section 3. Relationship to Existing Zoning Districts

The Rural Preservation District regulations as provided herein for zones within said districts are intended to preserve and protect the historic or architecturally noted buildings; structures, sites, monuments, and sensitive ecological in each of the designated areas. In all zoning districts lying within the boundaries of the Rural Preservation District, the regulations for both the zoning district and the preservation zone shall apply. Whenever there is conflict between the regulations of the zoning district and the regulations of the encompassing preservation zone, the more restrictive shall apply.

Section 4. Classification of Buildings and Structures

Within the Historic District, all buildings and structures shall be classified and designated by the Board of Review and made part of the “Map of Historic Buildings.” Such structures shall be divided into two classes.

- A. Historic
 - 1) Exceptional – Those structures having special character or special historical or architectural value.
 - 2) Notable – Structures which represent one or more architectural styles typical of one or more eras in Ashburn’s history.
 - 3) Valuable – Structures that are of value as part of the scene.

- B. Non-Historic – Those structures not classified as exceptional, notable or, valuable.

Section 5. Certificate of Appropriateness Required

A certificate of appropriateness issued by the County Clerk, after approval by the Board of Review, shall be required before a permit is issued for any of the following within all zones of each Rural Preservation District:

- A. Demolition of a historic building
- B. Moving a historic building
- C. Any material change in the exterior appearance of existing buildings classified as historic by additions, reconstruction or alteration.
- D. The erection of display of any lot, building, or structure, any sign, light or other appurtenant fixture.
- E. Disturbance of any kind to existing forested and/or agricultural lands.

Section 6. Application of Certificate of Appropriateness

Application of a certificate of appropriateness shall be made to the Board of Review accompanied by such sketches, drawings, photographs, descriptions, or other information showing the proposed exterior alterations, additions, changes, or new construction as reasonably required for the Board of Review to make a decision.

Section 7. Action of Application for Certificate of Appropriateness

The County Clerk shall transmit the application for a certificate of appropriateness, together with the supporting information and material, to the Board of Review for approval. The Board of Review shall act upon the application within 30 days after the filing thereof, otherwise the application shall be deemed to be approved and a certificate of appropriateness shall be issued. Nothing herein shall prohibit an extension of time where mutual agreement has been made and the Board of Review may advise the applicant and make recommendations in regard to the appropriateness. If the Board of Review approves the application, a certificate of

appropriateness shall be issued. If the certificate of appropriateness is issued, the application shall be processed in the same manner as the applications for building or demolition permits. If the Board of Review disapproves the application, a certificate of appropriateness shall not be issued. The Board shall state its reason in writing, and the Zoning Administrator shall advise the applicant and permit shall not be issued.

Section 8. Board of Review

- A. Creation and Composition: There is hereby created a Board of Review, which shall consist of nine members appointed by district election who shall be residents of Turner County, and interested in the preservation, conservation, and development of local Historic and Ecological Areas.
- B. Jurisdiction: The Board's jurisdiction shall be limited to the Rural Preservation Districts. The Board shall be concerned with those elements of development, redevelopment, conservation, rehabilitation, and/or preservation that affect visual quality of the districted area. They shall not consider detailed design, interior arrangement, or building features not subject to public view nor shall they make any requirement except for the purpose of preventing development or demolition obviously incongruous to the districted area's cultural and natural surroundings.
- C. Terms of Office: The terms of office shall be three years. The term of a Board Member may be terminated in the event of failure to attend any three consecutive meetings or any four meetings in any 12-month period during the term of office.
- D. Serve Without Pay: Members of the Board shall serve without pay.
- E. Organization: The Board shall elect from its membership a Chairman and a Vice-Chairman who shall serve for terms of one year and who shall be eligible for reelection. The Chairman shall preside over the Board and shall have the right to vote. In the absence or disability of the Chairman, the Vice-Chairman shall perform the duties of the Chairman.

A majority of the members of the Board shall constitute a quorum, however, no application for approval shall be denied except by the affirmation vote of a majority of the entire Board.

The Board shall adopt rules for the transaction for its business and consideration of applications not inconsistent herewith which shall provide for the time and place of regular meetings and for the calling of special meetings. All meetings of the Board shall be open to the public and a public record shall be kept of the Board's resolutions, proceedings, and actions.

- F. Meetings: The Board shall hold regular meetings, at least monthly, to review applications for certificates of appropriateness.
- G. Calendar: Applications filed in proper form shall be numbered serially, docketed, and placed in the same order upon the calendar of the Board.

Section 9. Development Standards

- A. Preservation of Historic Buildings Within All Zones in the Rural Preservation District: A building or structure, classified as Historic or any part thereof, or any appurtenance related thereto including but not limited to stone walls, fences, light fixtures, steps, paving, and signs shall only be moved, reconstructed, altered, or maintained in a manner that will preserve the historical and architectural charter of the building, structure, or appurtenance thereto.
- B. Demolition of Historic Buildings: Whenever a property owner shows that a building classified as Historic is incapable of earning an economic return on its value, as appraised by a qualified real estate appraiser, and the Board of Review fails to approve the issuance of a certificate of appropriateness, such building may be demolished, provided, however, that before a demolition permit is issued, notice of proposed demolition shall be given as follows:
 - 1) For buildings rated Exceptional: 12 months
 - 2) For buildings rated Notable: 6 months
 - 3) For buildings rated Valuable: 3 months
 Notice shall be posted on the premises of the building or structure proposed for demolition in a location clearly visible from surrounding county maintained

- roadways. The purpose of this section is to further the purposes of this Ordinance by preserving historic buildings which are important to the education, culture, traditions, and the economic values of the city, and to afford the city, interested persons, historical societies, or organizations the opportunity to acquire or to arrange for the preservation of such buildings. The Board of Review may at any time during such stay approve a certificate of appropriateness in which event a permit shall be issued without further delay.
- C. Relocation of Historic Buildings: A historic building shall not be relocated on another site unless it is shown that the preservation on its existing site is not consistent with the purposes of such building on such site.
- D. Protective Maintenance of Historic Buildings: Historic buildings shall be maintained to meet the requirements of the Minimum Housing Code and the Building Code.
- E. Not Historic Buildings
1. Adjacent to Historic Structures: the construction of a new building, or structure, or the moving, reconstruction, alteration, or repair involving a change materially affecting the external appearance of a non-rated building, structure, or appurtenance thereof, shall be generally of such form, proportion, mass, configuration, building material, texture and location on lot as will be visually compatible with the adjacent Historic structure as defined herein.
 2. Not Adjacent to Historic Structures: All applicable standards as provided in the Zoning Ordinance for the City of Ashburn shall apply as the Development Standards for all other areas of the Historic District.
- F. Visual Compatibility Factors: Where adjacent to Historic structures and appurtenances thereof which are moved, reconstructed, materially altered, or repaired, shall be visually compatible with buildings, squares, and places to which they are visually related generally in terms of the following factors:
1. Height: The height of proposed buildings shall be visually compatible with adjacent buildings.
 2. Proportion of Building's Front Façade: The relationship of the width of building to the height of the front elevation shall be visually compatible to buildings and area to which it is visually related.

3. Proportion of Openings Within the Facility: The relationship of the width of the windows to height of windows in a building shall be visually compatible with buildings and area to which the building is visually related.
4. Rhythm of Solids to Voids in Front Façades: The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings and area to which it is visually related.
5. Relationship of Materials and Textures: The relationship of materials and textures of the façade of a building shall be visually compatible with the predominant materials used in the buildings to which it is visually related.
6. Roof Shapes: The roof shape of a building shall be visually compatible with the buildings to which it is visually related.
7. Walls of Continuity: Appurtenances of a building such as walls, wrought iron, fences, evergreen landscape masses, building façades shall, if necessary, form cohesive walls of enclosure along a street, to insure visual compatibility of the building to the building and area to which it is visually related.
8. Scale of a Building: The size of a building, the building mass of a building in relation to open spaces, the windows, door openings, porches, and balconies shall be visually compatible with the buildings and area to which it is visually related.

Section 10. Severability

It is hereby declared that the sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this ordinance be declared unconstitutional or otherwise invalid by a court of law, such unconstitutionality or invalidity shall not affect any of the remainder of this ordinance.

Section 11. Appeal of Board of Review Decision

Any person adversely affected by any determination made by the Board of Review related to the issuance or denial of a certificate of appropriateness may appeal such determination

to the city council. The city council may approve, modify and approve, or reject the decision of the board if the city council finds the board abused its discretion in reaching its decision.

The application for such appeal shall be filed with the District Council and County Clerk stating finding of board, and individual's reason for disagreement with such.

Section 12. This ordinance shall be administered with the zoning Ordinance of Turner County, Georgia.

Section 13. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

ADOPTED THIS _____ DAY of _____, 20__.

APPENDIX 3

Turner County Historic Resource Survey
Rural Preservation District 1625: Cold Springs District

<u>No.</u>	<u>Address or Location</u>	<u>Coordinates</u>	<u>Remarks</u>
32	Gordy Road	17R0260640 3518630	Dog-Trot, circa 1870. The central breezeway has been enclosed and the entire structure clad in pine board and batten. There are two enclosed chambers on the front and the entire shed addition has been enclosed on the rear.
33	Hawkins Road <ruin>	17R0264531 3514663	Hall and Parlor/Side Gabled, circa 1915. Shed extension over full length front porch. Ride side of porch enclosed and accessible from interior. Roof is clad in tin and the exterior walls are clapboard.
34	Atkinson Road	17R0264749 3514143	Enclosed 2-Story Dogtrot w/ cypress footers and Gabled Ell addition on rear. Joists are hand hewn log and incorporates post and beam framing.
35*	Hawkins Road (north of Hwy. 110)	17R0264835 3512851	Paulk Cemetery – Approx. 12 graves. This area lies within the county R.O.W. and is heavily overgrown. Site has been moderately impacted by vandalism and decay.
36*	Rebecca-Waterloo Road (250' from edge of Highway's East Side)	17R0264266 3515988	Taylor/Luke Cemetery is enclosed by a primitive brick and stucco wall. The interior is overgrown with scrub willow and briars. The 20-30 graves observed have all suffered from various degrees of vandalism.

**Turner County Historic Resource Survey
Rural Preservation District 1625: Cold Springs District**

<u>No.</u>	<u>Address or Location</u>	<u>Coordinates</u>	<u>Remarks</u>
37	Barker Road	17R0265351 3516739	Gable Front & Wing/Gabled Ell, circa 1910. Heavily Overgrown with vines and briars. Large trees have begun to impact the foundation.
38	Atkinson Road	17R0265575 3596517	Hall and Parlor, circa 1900.
39	Young Road	17R0265289 3517869	Side Gabled/Gabled Ell (abandoned – sit in pecan grove on ridge top. Still a nice house)
40		17R0264765 3517879	Double Pen (Asphalt siding – porch is gone)
41	Legg Road	17R0263309 3518216	Side Gabled Cottage

**Turner County Historic Resource Survey
Rural Preservation District 1625: Cold Springs District**

<u>No.</u>	<u>Address or Location</u>	<u>Coordinates</u>	<u>Remarks</u>
42	5671 Legg Road	17R0264121 3519432	Georgian Cottage
43*	Amboy-Rebecca Road	17R0259145 3520846	Smith Cemetery (Site Plowed under stones removed or buried)
46	#1991 Hwy 90 (Southside)	17R0261711 3522796	Large Hall and Parlor has been nearly obliterated by slaving. Circular sawn brace and balloon framing, chimney, truss system, and brick and stone piers remain.
47	#1875 Amboy-Rebecca Road	17R0261482 3521529	Early Gable Front & Wing Cottage with Craftsman features. House has been restored by Hobby family. Much of the original detail has been obscured.
48	#2434 Amboy-Rebecca Road	17R0260592 3521351	Gable Front & Wing/Gabled Ell, circa 1910. Structure built by Jesse Lawson Hobby for his daughter, Viola. Shed roof above front and back porch; brick piers; Eastlake entry door; clapboard siding

**Turner County Historic Resource Survey
Rural Preservation District 1625: Cold Springs District**

<u>No.</u>	<u>Address or Location</u>	<u>Coordinates</u>	<u>Remarks</u>
49	Hobby-Woodward Road	17R0261456 3519749	Gable Front & Wing, Gabled Ell circa 1960.
50	Shivers Road	17R0262144 3518001	Massed Plan-Side Gabled Cottage circa 1950
51	Legg Road	17R0262189 3517333	Hall & Parlor Tenant House Ruin circa 1920
52	#4280 Legg Road	17R0262797 3517641	St. Luke's Church (Decommissioned) Built by Guy Maddox. Constructed of concrete block. Massed Plan.
53	Maddox Road	17R0263979 3517604	Gable Front and Wing/Gable Ell circa 1900. Much of house has been restored, many original features obscured.

Turner County Historic Resource Survey
Rural Preservation District 1625: Cold Springs District

<u>No.</u>	<u>Address or Location</u>	<u>Coordinates</u>	<u>Remarks</u>
54	Maddox Road	17R0263911 3517616	Front Gabled Commercial Building served as the commissary for the Maddox Farm. Balloon frame construction; shed roof above porch; shed addition on right; primary interior room retains historic detail.
55	Amboy-Rebecca Road	17R0263573 3521533	Pleasant Hill Church-Gable Front circa 1900. Small gabled roof over front stoop. Shed addition to right rear. Clapboard siding; brick piers; circular sawn framing.
56*	Amboy-Rebecca Road	17R0263573 3521533	Pleasant Hill Cemetery - Large open area containing over 300 marked and unmarked graves (1840s to Present).
57	#85 Holly Street, Rebecca	17R0264138 3521916	Central Hall w/ Pyramidal Roof circa 1910. Hipped roof above front porch, Craftsman elements, clapboard siding; gabled rear addition, roof dormer, battered columns; brick piers.
58	Corner Holly Street & Hwy 90	17R0264213 3522013	The "Old Bush Place" circa 1890. Pyramidal Cottage-gabled additions to side and rear. Clapboard siding; shed roof above front porch; Eastlake elements; brick chimneys; brick piers; pine shake/asphalt roof

**Turner County Historic Resource Survey
Rural Preservation District 1625: Cold Springs District**

<u>No.</u>	<u>Address or Location</u>	<u>Coordinates</u>	<u>Remarks</u>
59	Hwy 90	17R0263961 3522098	Gabled Front & Wing/Gable Ell circa 1910. Gabled addition to rear; shed roof above porch;clapboard siding; brick piers.
60	Hwy 90	17R0263784 3522138	Side Gabled Massed Plan circa 1960. Small gabled roof above front stoop.
61	#1601 Hwy 90	17R0262314 3522732	Pyramidal with gabled additions (New South Cottage) Circa 1910. Clapboard siding, brick piers.
64	Pines Street	17R0264506 3521424	Side Gabled Massed Plan circa 1925 built forward an earlier Hall & Parlor. Gabled roof above front stoop; clapboard siding; brick piers; asphalt shingle
65	Depot Street and Church Street	17R0264356 3521610	Side Gabled Massed Plan circa 1930-1950. Small tenant shack built from recycled framing elements. Brick and stone piers;shed roof extension over front porch.

**Turner County Historic Resource Survey
Rural Preservation District 1625: Cold Springs District**

<u>No.</u>	<u>Address or Location</u>	<u>Coordinates</u>	<u>Remarks</u>
66	Church Street and Double Run, Rebecca	17R0264407 3521705	Rebecca Methodist Church Front Gable Massed Plan circa 1965. Brick and concrete façade atop balloon framing.
67	Corner Church Street and Double Run (South quadrant of Intersection)	17R0264434 3521677	Side Gable Massed Plan circa 1920. Shed extension above front porch; brick piers.
68	Corner Church Street and Double Run, Rebecca (North quadrant of Intersection)	17R0264438 3521704	Central Hallway/Side Gabled circa 1900. Shed roof above front porch; enclosed shed addition on rear; clapboard siding; brick and stone piers; Victorian design features.
69	Intersection of County Road 139 and Ashley Street, Rebecca	17R0264666 3521750	“The Welchel House” circa 1920. Pyramidal Cottage with Craftsman elements; roof dormer; exposed look-outs at roof line; battered porch columns.
70	#205 Ashley Street, Rebecca	17R0264806 3521950	“The Judge Abrahams House” circa 1890-New South Cottage-Pyramidal Family. Central Hallway with four satellite rooms; gabled addition to rear; brick and stone piers; Victorian elements.

**Turner County Historic Resource Survey
Rural Preservation District 1625: Cold Springs District**

<u>No.</u>	<u>Address or Location</u>	<u>Coordinates</u>	<u>Remarks</u>
71	#69 Grant Street	17R0264829 3521987	Side Gable Massed Plan circa 1920 with unique double gable dormers in front. Shed roof above front porch with enclosed shed addition in rear; Victorian elements; stone and brick piers.
72	261 Depot Street, Rebecca	17R0264743 3522041	Simple Hipped Roof Cottage with hipped roof above front porch and enclosed shed addition in rear, circa 1915.
73	Academy Street	17R0264411 3522173	Queen Anne Vernacular with Classical Elements circa 1900. Pyramidal roof with large gabled dormers; wrap around porch; brick piers; gable roof above steps; clapboard siding; heavily renovated.
74	Washington Street (Northeast quadrant of Hwy 112)	17R0264373 3522022	Gabled Front with enclosed shed addition on right and shed roof above front porch. Circa 1930.
75	#31 Washington Street	17R0264396 3522000	Gabled Front & Wing with enclosed shed addition on right and shed roof above front porch. Circa 1920. Recent renovation has obscured much of the original detail.

**Turner County Historic Resource Survey
Rural Preservation District 1625: Cold Springs District**

<u>No.</u>	<u>Address or Location</u>	<u>Coordinates</u>	<u>Remarks</u>
76	Northwest Washington Street Corner Hwy 112	17R0264338 3522053	Gable Front and Wing with Queen Anne Elements, circa 1890. Front porch resembles the bow of a riverboat. Clapboard siding; stained glass windows; brick and stone piers.
77	Northwest Washington Street	17R0264298 3522074	Side Gabled Cottage circa 1900. Shed roof above front porch; brick piers; clapboard siding. Renovation has obscured much detail.
78	Grant Street	17R0264536 3522265	Pyramidal Cottage circa 1900. Hipped roof above front porch; roof dormer; brick piers; clapboard siding.
79	#191 Washington Street	17R0264571 3521827	Pyramidal Cottage circa 1890 with gabled additions to front and rear.
80	Washington Street, Rebecca	17R0264976 3521462	Brick Bungalow Cottage circa 1940.

**Turner County Historic Resource Survey
Rural Preservation District 1625: Cold Springs District**






<u>No.</u>	<u>Address or Location</u>	<u>Coordinates</u>	<u>Remarks</u>
81	Intersection of Double Run and Cherry Street	17R0264726 352412	Side-Gabled Cottage, circa 1910. Shed roof above front porch; clapboard siding, brick piers, exposed end gabled brick chimneys.
82	Intersection of Magnolia and Double Run, Rebecca	17R0264851 3521284	Piney Grove Baptist Church-Front Gabled Massed Plan circa 1960.
83*	County Road 40 (End)	17R0265292 3520697	Piney Grove Cemetery- established 1920s. Many marked and unmarked graves in heavily overgrown area. Damage primarily from neglect - no signs of vandalism.
84	Hwy 112	17R0264556 3521127	Pyramidal Cottage with hipped roof addition above front porch, circa 1900. Clapboard siding; brick piers; asphalt shingles on roof above pine shake shingles.
85	Railroad Street, Rebecca	17R0264540 3521727	Historic Commercial District, Rebecca, Georgia circa 1880 to present. This is a collection of brick and block buildings in various stages of decay.

**Turner County Historic Resource Survey
Rural Preservation District 1625: Cold Springs District**

<u>No.</u>	<u>Address or Location</u>	<u>Coordinates</u>	<u>Remarks</u>
86	End of County Road 46	17R0264232 3523518	Gabled Front and Wing circa 1890. "The Thomas Gibbs House" built by a local builder named Peacock. House is abandoned and suffering from neglect.
87	#15075 Hwy 112	17R0264475 3525760	Pyramidal Cottage with central hall circa 1910
88	Hwy 112 (East side North of Rebecca)	17R0264396 3523346	Pyramidal Cottage with central hall circa 1900.
89*	Young Road (East side)	17R0267239 3517262	Paulk Cemetery circa 1870. One of the oldest cemeteries in Turner County. Reputed to have well over 200 marked and unmarked pioneer graves. Located in a heavily overgrown pine thicket.
90*	Young Road (East side)	17R0267224 3517228	Paulk Cemetery circa 1870. One of the oldest cemeteries in Turner County. Reputed to have well over 200 marked and unmarked pioneer graves. Located in a heavily overgrown pine thicket.



**Turner County Historic Resource Survey
Rural Preservation District 1625: Cold Springs District**

<u>No.</u>	<u>Address or Location</u>	<u>Coordinates</u>	<u>Remarks</u>	
91	Young Road (West side)	17R0267331	3516838	 <p>“The Hill Place”-Hall & Parlor Style circa 1880. Clapboard siding; 2/2 light aragement/ brick chimney; circular sawn framing; brick and stone piers; bead board interior</p>
92	Young Road on Alapaha River	17R0267381	3517149	 <p>Hickory Springs. This is an high-output spring on a bluff above the Alapaha River. A large culvert pipe has been lowered into the boil to allow for better accumulation and access, circa 1900.</p>
93	County Road 133	17R0264218	3517574	 <p>Side Gable and Wing Cottage with central gabled dormer in front, circa 1890. Clapboard siding; shed roof above front porch; gabled addition in rear; 2/2 light arrangement; stone and brick piers. Very Primitive</p>
94*	Live Oak Road	17R0261580	3510929	 <p>Live Oak Church Cemetery - Front Gabled with large single interior space, circa 1900. Retains its original design features. Clapboard siding; tin roof, gabled roof-front stoop; brick and stone piers</p>
95	Live Oak Road	17R0262221	3510782	 <p>Single Pen Tenant House circa 1910. Clapboard siding; extended shed roof in front with small gabled addition to rear; brick chimney; stone piers. A very well-preserved original.</p>

Turner County Historic Resource Survey
Rural Preservation District 1625: Cold Springs District

<u>No.</u>	<u>Address or Location</u>	<u>Coordinates</u>	<u>Remarks</u>
96	Hwy 159 North (West side)	17R0255874 3521726	The "Tom Roberts" House - Gabled Ell Cottage circa 1910. Shed roof above front porch; gabled dormer in front; gabled addition in rear. House has been heavily renovated.



Turner County Historic Resource Survey
Rural Preservation District 1626: Amboy

<u>No.</u>	<u>Address or Location</u>	<u>Coordinates</u>	<u>Remarks</u>
1	Highway 159 North	N314533.1 W0833745.4	Central Hallway Cottage w/ Steep Hipped Roof. Built circa 1920; pine clapboard siding; brick piers; hipped porch addition; two brick fireplaces; rear porch enclosed for bedroom and kitchen. Deep Creek Farms.
2	Hwy. 159/Hawpond Rd.	N314604.5 W0833745.4	Deep Creek Grocery; Owner Hubert Watson. Built from concrete block; end gabled frame roof w/asphalt sheathing; built circa 1960; one interior room with small office area subdivided in NW corner.
3	Hopewell Road (north side)	N314625.5 W0833733.4	Hopewell Church built by A.P. Haman circa 1903. Single Room wood frame; pine clapboard currently covered in vinyl. Shed roof extension above stoop. Two side entrydoors. Hobby Family
3a	Hopewell Road (north side)	N314624.6 W0833730.6	Hopewell Church Spring associated with Haman Park. Circa 1900; twenty-four inch diameter concrete pipe surrounding small flowing spring; approximately 2 feet deep; drains into small run; access via path from clearing.
4	Hopewell Road (south side)	N314628.4 W0833750.3	Hopewell Church Cemetery, burial ground associated with nearby church. Many marked negro section in northwest corner, former employees of A.P. Haman.





Turner County Historic Resource Survey
Rural Preservation District 1626: Amboy

<u>No.</u>	<u>Address or Location</u>	<u>Coordinates</u>	<u>Remarks</u>
5	Amboy Road	N314748.8 W0833818.5	High Hill Church: Massed-Plan.Organized in 1916. Present church built in 1981. Rectangular brick with gabled ell brick addition at rear; low-pitch gable roof above front stoop. Present façade encompasses original wood frame structure.
6	John Pate and Welchel Rd.	N315113.7 W0833602.6	Low-pitched hipped roof; central hallway built circa 1910. Moved to present site in 1960s by the Welchell Family. Currently utilized as cook house and hunting cabin. Original location on Welchell land along Highway 90. Wood frame.
7	John Pate Road	N315054.4 W0833602.0	Double Pen/Hall and Parlor Tenant House built circa 1915. Full façade shed front porch (fallen); enclosed shed addition on rear for kitchen; central brick chimney; clapboard siding; circular sawn framing; well located just off left rear of house.
8	John Pate Road	N315018.0 W0833623.9	Hall and Parlor built or circular sawn pine. Exposed side-gable brick chimneys; no windows in front façade; shed addition to rear housed kitchen; side gabled addition matching lines of original house built off of left side; shed roof, full façade front porch/brick piers.
9	Welchel Road	N315113.5 W0833543.7	Welchel Chapel. Gabled Front one room building built by Welchell Family for black employees circa 1920. Circular sawn wood frame with pine clapboards, small shed roof covered front stoop; framed hipped addition on rear; brick and stone piers.

Turner County Historic Resource Survey
Rural Preservation District 1626: Amboy

<u>No.</u>	<u>Address or Location</u>	<u>Coordinates</u>	<u>Remarks</u>
10	1614 Lamb Road	N315048.7 W0833446.1	Massed Plan/Front Gabled, circa 1930. Gabled roof addition above front porch; wood frame; exposed lookouts; solid brick foundation.
11	Lamb Road	N315048.7 W0833446.1	Circa 1900 Hall and Parlor built of log and circular sawn pine. Moved to present site by Doyle Lamb in 1970s. Currently rests on concrete piers; never electrified; never plumbed.
12	Hwy 90 (south side)	N315111.9 W0833347.3	Side Gabled cottage with gabled wing addition to right rear. Circa 1920. Extensively modified; wood frame construction; full façade front porch with shed roof; interior layout reflects mass plan.
13	Highway 159 North	N315057.6 W0833347.3	Farm House: Gabled Front and Wing/Gable Ell. Full façade front porch with shed roof; central chimney. Clapboard siding; asphalt shingle roof. Saddle-notched round log structure in rear of house.
14	159 North	N315044.8 W0833348.1	Gabled Front Massed Plan with Craftsman details. Gable fronted full façade front porch; solid brick foundation; clapboard siding.

Turner County Historic Resource Survey
Rural Preservation District 1626: Amboy

<u>No.</u>	<u>Address or Location</u>	<u>Coordinates</u>	<u>Remarks</u>
15	 Hwy. 159 North	N315044.1 W0833350.2	Side Gabled Hall and Parlor. Circular sawn wood framing; exterior side gable chimneys (removed); full façade shed roof porch; stone piers; 6/6 light arrangement. Converted to barn.
16	 Reid Road at Hwy. 159	N314912.3 W0833359.5	Pyramidal/ Central Hallway with full façade front porch with shed roof, circa 1900. A circa 1920 gable ell addition on right rear housed kitchen and dining area. Interior brick chimneys between rooms. Clapboard siding; stone/brick piers; tin roof.
17	 Williford Road	N314826.8 W0833351.5	Hall and Parlor tenant house, circa 1900. Built by Williford Family. Full façade shed roofed porch with enclosed chamber on right. Enclosed rear shed porch housed kitchen and dining area; clapboard siding; stone and brick piers; tin roof.
18	 1314 Williford-Freeman Rd.	N314823.4 833347.5	Gabled Front and Wing (Gabled Ell) built circa 1905 by the Williford Family. Exterior gable end brick chimney; clap board siding; Ell shaped shed-roofed front porch.
19	 Williford-Freeman Road	17R0257275 3521689	Post War Bungalow, circa 1945. Side Gable/Massed Plan. Clapboard siding; front gabled roof extension above stoop. Solid foundation built of concrete block.

Turner County Historic Resource Survey
Rural Preservation District 1626: Amboy

<u>No.</u>	<u>Address or Location</u>	<u>Coordinates</u>	<u>Remarks</u>
20	990 Williford Road	17R0258656 3521503	Pyramidal/Massed Plan with hipped roof extension above front porch. Clapboard siding has been replaced by vinyl. Gabled roof dormers additions; brick piers; standing seam steel roof;
21	Joyner Road	17R0258893 3521275	Front Gabled/Massed Plan Cottage with Brick Piers and integrated front porch. Circa 1960. Clapboard siding; concrete piers; asphalt shingle roof.
22	Williford Road	17R0257171 3520164	Gabled Front Cottage with gabled roof extension above front porch, circa 1930. Massed plan; clapboard siding; brick piers; interior off-set chimney; asphalt shingle roof.
23a	Williford Road	N364747.6 W0833352.4	Hall and Parlor cottage with gabled ell extension on left rear. Full façade shed roof extension above front porch.
23b	Williford Road	17R0257195 3520688	Hall and Parlor/Side Gable, circa 1920. Shed roof extension above porch; clapboard siding; brick piers; asphalt shingle roof.

Turner County Historic Resource Survey
Rural Preservation District 1626: Amboy

<u>No.</u>	<u>Address or Location</u>	<u>Coordinates</u>	<u>Remarks</u>
24*	Rainy Road	17R0256107 3519844	Rainy Cemetery (Pioneer Era to Present)
25	S.R. 159/Phillips Road	17R0256194 3521552	Gable Front/Massed Plan, circa 1920. Clapboard siding; integrated full length front porch with aluminum shades (circa 1950). Lap siding; interior off-set brick chimney; brick piers.
26	8823 Highway 159 North	17R0256195 3521551	Pyramidal Cottage with central hall, circa 1925. Shed roof extension above front porch; brick piers; clapboard siding; asphalt shingle roof.
27	Amboy, Georgia	17R0255220 3520547	Amboy Baptist Church established 1905. Present church built in the 1970s. Front Gable/Massed Plan with gabled extension above front stoop. Brick veneer over concrete block construction.
28	S.E. Quadrant Hwy 159 and Amboy-Rebecca Road	17R0254979 3520363	Pate's Store – Amboy, Georgia, circa 1920. Gabled Front with shed roof extension at front. Circular sawn construction with clapboard siding. Sign above front door originally associated with the Amboy train depot.



Turner County Historic Resource Survey
Rural Preservation District 1626: Amboy

<u>No.</u>	<u>Address or Location</u>	<u>Coordinates</u>	<u>Remarks</u>
29	N.W. of Intersection of Hwy 159 and Amboy-Rebecca Road	17R0254967 3520483	Hipped Roof/Massed Plan. Old H&FSR/Gulf Line Depot (last of its kind in Turner County). Moved to present site by Bennett Pate in 1960s. Circular sawn wood framing on brick piers. Pressed tin roof. Structure is in extreme danger. <i>Intervention Recommended</i> .
30	Phillips Road	17R0255740 3519633	Central Hall Cottage w/ enclosed shed addition on rear. brick piers w/ brick infill foundation. Clapboard covered with asphalt roll siding; roof is sheathed in asphalt shingle above pine shakes.
31	County Road 71 N.E.	17R0255941 3518598	Central Hallway with gabled rear addition. Exterior is sheathed in pine clapboard and tin roof. A full-length shed extension covered the front porch (removed) Front walls removed to store machinery, converted to barn.
44	# 8300 Hwy 159 North	17R0255643 3520933	Hall and Parlor/ Side Gable. Lap siding and shed roof above full front porch. Supported by brick piers and retains 2/2 light arrangement on front. Circa 1920.
45	#9137 Hwy 159 North	17R0256390 3522062	Hall and Parlor/ Side Gable, circa 1910. Brick and stone piers support a circular sawn wood frame. Exterior is clad in asphalt sheathing above original clapboard siding. Roof is tin. Interior brick chimney is off-set from the center roof line.

Turner County Historic Resource Survey
Rural Preservation District 1626: Amboy

<u>No.</u>	<u>Address or Location</u>	<u>Coordinates</u>	<u>Remarks</u>
62	 North Side of County Road 76 (Edge	17R0259491 3521326	Central Hallway with Double Gable roof. Clapboard siding; full facade front porch w/shed roof extension; enclosed rear shed addition. House was built by Osie Lewis Hobby in 1917. Interior gutted and burned down in 2001.
63	 North Side of C.R. 76	17R0259466 3521350	Single-Pen Cabin site. Constructed from heart pine log. First residents of Osie Lewis Hobby and his wife Mary Haman. This was the 1917 birth place of Judson Luther Hobby, Sheriff of Seminole County, Florida and locomotive engineer.
64	 Spires Road	N315023.9 W0833645.0	Concrete cross marking the line between Crisp and Wilcox County. This monument was erected prior to the establishment of Turner County. Located on the south side of road.
65	 C.R. 161	N314741.9 W0833541.0	Hall and Parlor with enclosed full length shed addition on rear. Full length front porch has been removed but signs indicate it had a shed roof. Constructed of curcular sawn lumber and sheather with board and batten siding that was later covered in rolled asphalt with a brick pattern.

Turner County Historic Resource Survey
 Rural Preservation District 1626: Amboy

<u>No.</u>	<u>Address or Location</u>	<u>Coordinates</u>	<u>Remarks</u>
	C.R. 161	N314736.8 W08333532.0	<p>Gable Front Shotgun with exterior brick chimney on right side. A shed roof once extended over a small front porch. The house was sheathed with pine board and batten; the roof was clad in tin. The frame is constructed of circular sawn pine.</p>
	C.R. 162	N314827.5 W0833354.2	<p>This large granite monument was erected by the United Daughters of the Confederacy around 1900. This was the site of a large pioneer cemetery that has been destroyed by negligent farming activity. The monument was once surrounded by over 200 marked and unmarked graves.</p>

APPENDIX 4

Helpful Agricultural Tourism (Agritourism) Definitions

Agricultural Tourism: Refers to the act of visiting a working farm or any agricultural, horticultural or agribusiness operation for the purpose of enjoyment, education, or active involvement in the activities of the farm or operation.

Certified Farmers' Market (CFM): A location approved by the county agricultural commissioner, where certified farmers offer for sale only those certified agricultural products they grow themselves. Other agricultural and non-agricultural products may be sold at the markets depending on regulations and market rules.

Community Supported Agriculture (CSA): Partnership between consumers and farmers in which consumers pay for farm products in advance and farmers commit to supplying sufficient quantity, quality and variety of products. This type of arrangement can be initiated by the farmer (farmer directed) or by a group of consumers (participatory).

Direct Marketing: Any marketing method whereby farmers sell their products directly to consumers. Examples include roadside stands, farm stands, U-pick operations, community supported agriculture or subscription farming, farmers' markets, etc.

Farm Stays: The activity of visiting a farm for overnight stays and for the purpose of participating in or enjoying farm activities and/or other attraction offered.

Farm Visits: The activity of visiting a farm for short periods of time for the purpose of participating in or enjoying farm activities and/or other attraction offered.

Roadside Stands: Also known as farm stands, refers to any activity where the farmer sells agricultural and value added products from his farm directly to consumers at a stand or kiosk located on or near his farm or along a road near the farm.

U-Pick or Pick-Your-Own Operations: These are fruits and farms or orchards where the customers themselves harvest the fruits or products. The prices they pay for the volume harvested will be usually higher than what the grower would get from a broker.

Rural Tourism: Recreational experience involving visits to rural settings or rural environments for the purpose of participating in or experiencing activities, events or attractions not readily available in urbanized areas. These are not necessarily agricultural in nature.

Rent-a-Tree Operations: These are arrangements where customers rent or lease trees from farmers. The consumers pay the farmer at the beginning of the season, the farmer takes care of the trees and either the farmer or the customer will do the harvesting.

Value-Added: Any activity or process that allows farmers to retain ownership and that alters the original agricultural product or commodity for the purpose of gaining a marketing advantage. Value-added may include bagging, packaging, bundling, pre-cutting, etc.

APPENDIX 5
CASE STUDIES

JEFFERSON COUNTY, MONTANA

This county sits in the heart of Montana near the towns of Helena, Butte, and Bozeman and between two popular tourist destinations, Glacier and Yellowstone National Parks. The local economy was built on mining, timber, and agricultural operations. Today, due to its close proximity to urban growth, Jefferson County has become one of the fastest growing counties in the state. Development pressure was hurting long established economic variables such as mining, timber, and agriculture operations deeply ingrained into the local landscape.¹

Until recently, the majority of residents in the county lived within two miles of Boulder and Whitehall—the county’s two towns. Today more than half of the county’s residents live in the northern part of the county and commute into these cities. Buckling under the needs required by an increasing population, residential development was absorbing farmland at an alarming rate. Newly placed residential development also proved troublesome to the surrounding natural environment including the migratory patterns of local deer, elk, and antelope herds. Rural residential development also had a tremendous negative impact on Jefferson County’s scenic viewscapes and vistas, agricultural landscape, and financial health.²

With the help of the Sonoran Institute, Jefferson County has addressed these growth issues by revising and updating its comprehensive plan to regulate rapid growth and preserve the traditional integrity of rural areas. County leaders sought innovative ways to involve the public in the examination process and technical assistance in designing the new plan. This activity involved a three-year process of public outreach, research, and analysis in order to define a series

¹ Sonoran Institute. www.sonoran.org. (accessed 10 December 2005).

² Ibid.

of guiding principles that would maintain the economic security of residents and protect the county's rural character. Natural resource mapping and a build-out analysis helped county leaders to pin-point areas of heavy growth, identify future growth areas, and sensitive sites where development should be suppressed. The local planning board, armed with this new data, began to implement a plan that would allow growth to be directed toward existing towns and settlements while limiting or restricting growth in open areas and on agricultural land.³

³ Sonoran Institute. www.sonoran.org. (accessed 10 December 2005).

HIGH DESERT RANCH, OREGON

Doc and Connie Hatfield began raising cattle in the early 1970s with intent to have minimal impact on the surrounding range land. Their first goal was to breed “fault free cattle,” which are heartier and can thrive on what grows naturally around them—much like the piney woods cattle tended by Wiregrass cowboys prior to the extensive deforestation we see today. Hatfield cattle became highly desirable for use as breeding stock on ranches with minimal supplemental feed and management.⁴

In the mid-1980s, when beef prices sharply dropped in conjunction with changing public attitudes towards beef, the Hatfields along with other ranchers collaborated to form Oregon Country Beef (OCB), a cooperative that promoted the sell of beef that was hormone and antibiotic-free.⁵ This organization was formed to exploit a burgeoning niche market that is still growing throughout North America and Japan. According to USDA's Economic Research Service (ERS), increased sales of organic and natural food products are being driven by health-conscious consumers.⁶ Organic food sales grew 20 to 24 percent annually through the 1990s. As orders for organic products increased, ranchers converted more of their land to organic production. According to 2001 statistics, the United States had one million acres of certified organic pasture and rangeland and 1.3 million acres of certified organic cropland.⁷

Oregon Country Beef began producing about ten head a week and now produce well over ninety head a week, topping five million dollars in meat, offal⁸, and hide sales.⁹ Farmers and ranchers must continue to diversify their holdings by recognizing and exploiting profitable niche

⁴ Sonoran Institute. www.sonoran.org. (accessed 10 December 2005).

⁵ Ibid.

⁶ Agricultural Marketing Resource Center. www.agmrc.org. (accessed 15 February 2006).

⁷ Ibid.

⁸ Offal is organ meat and is very nearly a whole class of food in itself, encompassing everything from the heart, liver, lungs, and entrails of an animal, to the tail, feet, and head.

⁹ Sonoran Institute. www.sonoran.org. (accessed 10 December 2005).

markets. By working together on a community, county, and regional level, they will be able to better sustain their operations and financial futures as the situation of the United States market continues to change.

SAN RAFAEL VALLEY LAND TRUST

As the southern Arizona landscape changes with increased population and development, local farmers and ranchers have become concerned about how this activity might threaten the vitality of their traditional way of life. The San Rafael Valley Land Trust (SRVLT) was organized to protect these interests through the protection of agricultural and ranch lands, and open space.¹⁰

In response to growing pressures to subdivide the surrounding landscape, local landowners met to discuss ways to save their holdings and preserve the integrity of their home. A profile of the valley stirred discussion as it highlighted current ownership patterns, natural resource values, and land-use trends.¹¹ One year later a community workshop was organized to help local residents develop a vision for their valley and a plan of action to respond to the ever-mounting development threat. The most popular objective from these proceedings was the creation of a land trust that would support the use of conservation easements and limited development.¹²

To date, the SRVLT has secured well over 530 acres in conservation easements and continues to forge partnerships with public and private agencies in order to further carry out its mission.¹³ Thanks to this work the rolling short-grass prairie of the San Rafael Valley remains one of the last places left in the West where the eye can roam free across vistas of lush land.

¹⁰ Sonoran Institute. www.sonoran.org. (accessed 10 December 2005).

¹¹ Ibid.

¹² Ibid.

¹³ Ibid.

MADISON-MORGAN CONSERVANCY

Nestled among the rolling hills of Northeast Georgia lies beautiful Morgan County. Located approximately 62.3 miles east of Atlanta along Interstate 20, Morgan County has become a popular bedroom community and tourist destination. Madison, the seat of county government, flourishes with classic Southern charm with antebellum homes and a thriving Victorian Era commercial district. The town has been the setting for numerous Hollywood movies and documentaries which has resulted in national and world-wide popularity. But this popularity has proven to be a double-edged sword. Though popularity brings in tourist dollars it also brings a desire for growth and development. In response to the negative impacts of this threat local landowners banded together to preserve local farming, ranching, and timber interests utilizing wildlife conservation and historic preservation measures. This interest led to the founding of the Madison-Morgan Conservancy (MMC), a non-profit organization designed to work with County Commissioners, the County Planning Department, Planning Commission, City Council, and private citizens in achieving and maintaining smart-growth objectives.

Cynics expound upon the impossibility of managing growth, the MMC whole-heartedly disagrees. Through a balance of private property rights, thoughtful and wise zoning and development ordinances, they feel that the county would be destined to grow in a way that all interested parties would be proud.¹⁴ This work has led to the addition of a “Greenprint” to Morgan County’s Comprehensive Plan. This Greenprint is designed to steer new growth away for the county’s rich natural and cultural resource areas to more appropriate, less intrusive zones.¹⁵ Just like a blueprint, it is a sketch of an area’s structure, including maps of existing land use, groundwater recharge areas, agricultural land, tree cover, environmental factors, water

¹⁴ Madison-Morgan Conservancy, Inc. *Newsletter*. Summer 2002.

¹⁵ Madison-Morgan Conservancy, Inc. www.mmcgeorgia.org (accessed 11 January 2006).

resources/streams and lakes, development/infrastructure, and historic areas.¹⁶ These efforts have also led to the development of an Adopt-A-Stream Program. This popular program is designed to increase awareness and protect the county's numerous stream habitats and valuable water supply.

The MMC has assisted in the setting aside of over 450 acres of farmland and historic greenspace through the use of Conservation Easements, Transfer of Development Rights, and many other popular land-use alternatives.¹⁷ Their continued success shows that private landowners can meet the challenges associated with increased development through viable regulation and public awareness policies. Morgan County continues to grow without a negative impact on the resources that led to the rise of its initial popularity.

¹⁶ Madison-Morgan Conservancy, Inc. *Newsletter*. Summer 2004.

¹⁷ Madison-Morgan Conservancy, Inc. *Newsletter*. Summer 2005.

APPENDIX 6

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes



Preservation of Sterling Vineyards, CA

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for the Treatment of Cultural Landscapes provide guidance to landscape owners, managers, landscape architects, preservation planners, architects, contractors, and project reviewers who are planning and implementing project work.

Introduction

The Secretary of the Interior is responsible for establishing professional standards and providing advice on the preservation of cultural resources listed in or eligible for listing in the National Register of Historic Places. In partial fulfillment of this responsibility, the Secretary of the Interior's Standards for Historic Preservation Projects were developed in 1976. They consisted of seven sets of standards for the acquisition, protection, stabilization, preservation, rehabilitation, restoration, and reconstruction of historic buildings.

Since their publication in 1976, the Secretary's Standards have been used by State Historic Preservation Officers and the National Park Service to ensure that projects receiving federal money or tax benefits were reviewed in a consistent manner nationwide. The principles embodied in the Standards have also been adopted by hundreds of preservation commissions across the country in local design guidelines.

In 1992, the Standards were revised so that they could be applied to all historic resource types included in the National Register of Historic Places--buildings, structures, sites, objects, districts, and landscapes. The revised Standards were reduced to four sets by incorporating protection and stabilization into preservation, and by eliminating acquisition, which is no longer considered a treatment. Re-titled, *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, this new, modified version addresses four treatments: preservation, rehabilitation, restoration, and reconstruction. The *Guidelines for the Treatment of Cultural Landscapes* illustrate how to apply these four treatments to cultural landscapes in a way that meets the Standards.

Of the four, Preservation standards require retention of the greatest amount of historic fabric, including the landscape's historic form, features, and details as they have evolved over time.

Rehabilitation standards acknowledge the need to alter or add to a cultural landscape to meet continuing or new uses while retaining the landscape's historic character. *Restoration* standards allow for the depiction of a landscape at a particular time in US history by preserving materials from the period of significance and removing materials from other periods. *Reconstruction* standards establish a framework for recreating a vanished or non-surviving landscape with new materials, primarily for interpretive purposes.

The Secretary of the Interior's Standards for the treatment of Historic properties, revised in 1992, were codified as 36 CFR Part 68 in the 12 July 1995 *Federal Register* (Vol. 60, No. 133) with an "effective" date of 11 August 1995. The revision replaces the 1978 and 1983 versions of 36 CFR 68 entitled *The Secretary of the Interior's Standards for Historic Preservation Projects*.

Preservation Planning and the Treatment of Cultural Landscapes



Lyndhurst, New York

CAREFUL PLANNING PRIOR TO TREATMENT can help prevent irrevocable damage to a cultural landscape. Professional techniques for identifying, documenting, and treating cultural landscapes have advanced over the past twenty-five years and are continually being refined. As described in the National Park Service publication, Preservation Brief #36: Protecting Cultural Landscapes, the preservation planning process for cultural landscapes should involve: historical research; inventory and documentation of existing conditions; site analysis and evaluation of integrity and significance; development of a cultural landscape preservation approach and treatment plan; development of a cultural landscape management plan and management philosophy; development of a strategy for ongoing maintenance; and, preparation of a record of treatment and future research recommendations.

In all treatments for cultural landscapes, the following general recommendations and comments apply:

1. Before undertaking project work, research of a cultural landscape is essential. Research findings help to identify a landscape's historic period(s) of ownership, occupancy and development, and bring greater understanding of the associations that make them significant. Research findings also provide a foundation to make educated decisions for project treatment, and can guide management, maintenance, and interpretation. In

addition, research findings may be useful in satisfying compliance reviews (e.g. Section 106 of the National Historic Preservation Act as amended).

2. Although there is no single way to inventory a landscape, the goal of documentation is to provide a record of the landscape as it exists at the present time, thus providing a baseline from which to operate. All component landscapes and features (see definitions below) that contribute to the landscape's historic character should be recorded. The level of documentation needed depends on the nature and the significance of the resource. For example, plant material documentation may ideally include botanical name or species, common name and size. To ensure full representation of existing herbaceous plants, care should be taken to document the landscape in different seasons. This level of research may most often be the ideal goal for smaller properties, but may prove impractical for large, vernacular landscapes.
3. Assessing a landscape as a continuum through history is critical in assessing cultural and historic value. By analyzing the landscape, change over time -the chronological and physical "layers" of the landscape -can be understood. Based on analysis, individual features may be attributed to a discrete period of introduction, their presence or absence substantiated to a given date and, therefore the landscape's significance and integrity evaluated. In addition, analysis allows the property to be viewed within the context of other cultural landscapes.
4. In order for the landscape to be considered significant, character-defining features that convey its significance in history must not only be present, but they also must possess historic integrity. Location, setting, design, materials, workmanship, feeling and association should be considered in determining whether a landscape and its character-defining features possess historic integrity.
5. Preservation planning for cultural landscapes involves a broad array of dynamic variables. Adopting comprehensive treatment and management plans, in concert with a preservation maintenance strategy, acknowledges a cultural landscape's ever-changing nature and the interrelationship of treatment, management and maintenance.

Some Factors to Consider When Selecting an Appropriate Treatment

The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources. They cannot be used to make essential decisions about which contributing features of a cultural landscape should be retained and which can be changed . But once a specific treatment is selected, the Standards can provide the necessary philosophical framework for a consistent and holistic approach for a cultural landscape project.

A treatment is a physical intervention carried out to achieve a historic preservation goal -- it cannot be considered in a vacuum. There are many practical and philosophical variables that influence the selection of a treatment for a landscape. These include, but are not limited to, the extent of historic documentation, existing physical conditions, historic value, proposed use, long and short term objectives, operational and code requirements (e.g. accessibility, fire, security) and anticipated capital improvement, staffing and maintenance costs. The impact of the treatment on any significant archeological and natural resources should also be considered in this decision making process. Therefore, it is necessary to consider a broad array of dynamic and interrelated

variables in selecting a treatment for a cultural landscape preservation project.

For some cultural landscapes, especially those that are best considered ethnographic or heritage landscapes, these Guidelines may not apply. However, if people working with these properties decide that community coherence may be affected by physical place and space--or if there is potential for loss of landscape character whose significance is rooted in the community's activities and processes (or other aspects of its history)--this guide may be of service.

- **Change and Continuity:** There is a balance between change and continuity in all-cultural resources. Change is inherent in cultural landscapes; it results from both natural processes and human activities. Sometimes that change is subtle, barely perceptible as with the geomorphological effects on landform. At other times, it is strikingly obvious, as with vegetation, either in the cyclical changes of growth and reproduction or the progressive changes of plant competition and succession. This dynamic quality of all cultural landscapes is balanced by the continuity of distinctive characteristics retained over time. For, in spite of a landscape's constant change (or perhaps because of it), a property can still exhibit continuity of form, order, use, features, or materials. Preservation and rehabilitation treatments seek to secure and emphasize continuity while acknowledging change.
- **Relative Significance in History:** A cultural landscape may be a significant resource as a rare survivor or the work of an important landscape architect, horticulturist or designer. It may be the site of an important event or activity, reflect cultural traditions, or other patterns of settlement or land use. This significance may be derived from local, regional, or national importance. Cultural landscapes may be listed in the National Register of Historic Places individually or as contributing features in a historic district. In some instances, cultural landscapes may be designated National Historic Landmarks by the Secretary of the Interior for their exceptional significance in American history.
- **Integrity and Existing Physical Condition:** Prior to selecting a treatment, it is important to understand and evaluate the difference between integrity and existing conditions. Integrity is the authenticity of a cultural landscape's historic identity: it is the physical evidence of its significance. Existing conditions can be defined as the current physical state of the landscape's form, order, features and materials. For example, the integrity of an abandoned garden may be clear based on its extant form, features, and materials, but existing conditions may be poor, due to neglect or deferred maintenance.
- **Geographical Context:** The *surroundings* of a cultural landscape, whether an urban neighborhood or rural farming area, may contribute to its significance and its historic character and should be considered prior to treatment. The setting may contain *component landscapes or features* (see definitions, page 9) which fall within the property's historic boundaries. It also may be comprised of separate properties beyond the landscape's boundaries, and perhaps those of the National Register listing. The landscape context can include the overall pattern of the circulation networks, views and vistas into and out of the landscape, land use, natural features, clusters of structures, and division of properties.

- **Use.** Historic, current, and proposed use of the cultural landscape must be considered prior to treatment selection. Historic use is directly linked to its significance [bottom left], while current and proposed use(s) can affect integrity and existing conditions. Parameters may vary from one landscape to another. For example, in one agricultural landscape, continuation of the historic use can lead to changes in the physical form of a farm to accommodate new crops and equipment. In another agricultural property, new uses may be adapted within the landscape's existing form. Order and features.
- **Archeological Resources:** Prehistoric and historic archeological resources may be found in cultural landscapes above and below the ground [below] and even under water. Examples of prehistoric archeological resources include prehistoric mounds built by Native-Americans. Examples of historic archeological resources include remnants of buildings, cliff dwellings, and villages; or, features of a sunken garden, mining camp, or battlefield. These resources not only have historical value, but can also reveal significant information about a cultural landscape. The appropriate treatment of a cultural landscape includes the identification and preservation of significant archeological resources. Many landscape preservation projects include a site archeologist.
- **Natural Systems:** Cultural landscapes often derive their character from a human response to natural features and systems. The significance of these natural resources may be based on their cultural associations and from their inherent ecological values. Natural resources form natural systems that are interdependent on one another and which may extend well beyond the boundary of the historic property. For example, these systems can include geology, hydrology, plant and animal habitats, and climate. Some of these natural resources are particularly susceptible to disturbances caused by changes in landscape management. Many natural resources such as wetlands or rare species fall under local, state, and federal regulations, which must be considered. Since natural resource protection is a specialized field distinct from cultural landscape preservation, a preservation planning team may want to include an expert in this area to address specific issues or resources found within a cultural landscape. Natural systems are an integral part of the cultural landscape and must be considered when selecting an appropriate treatment.
- **Management and Maintenance:** Management strategies are long-term and comprehensive. They can be one of the means for implementing a landscape preservation plan. Maintenance tasks can be day-to-day, seasonal, or cyclical, as determined by management strategies. Although routine horticultural activities, such as mowing and weeding, or general grounds maintenance, such as re-laying pavement or curbs, may appear routine, such activities can cumulatively alter the character of a landscape. In contrast, well-conceived management and maintenance activities can sustain character and integrity over an extended period. Therefore, both the management and maintenance of cultural landscapes should be considered when selecting a treatment.
- **Interpretation:** Interpretation can help in understanding and "reading" the landscape. The tools and techniques of interpretation can include guided walks, self-guided brochures, computer-aided tours, exhibits, and wayside stations. Interpretive goals should

compliment treatment selection, reflecting the landscape's significance and historic character. A cultural landscape may possess varying levels of integrity or even differing periods of significance, both of which can result in a multi-faceted approach to interpretation. In some cases, interpretation and a sound interpretive strategy can inform decisions about how to treat a landscape.

- **Special Requirements:** Work that must be done to meet accessibility, health and safety, environmental protection or energy efficiency needs is usually not part of the overall process of protecting cultural landscapes; rather this work is assessed for its potential impact on the cultural landscape.
- **Accessibility Considerations:** It is often necessary to make modifications to cultural landscapes so that they will be in compliance with current accessibility code requirements. Three specific Federal laws require accessibility to certain cultural landscapes: the Architectural Barriers Act of 1968, Section 504 of the Rehabilitation Act of 1973, and the Americans With Disabilities Act of 1990. Federal rules, regulations and standards have been developed which provide guidance on how to accomplish access to historic areas for people with disabilities. Work must be carefully planned and undertaken so that it does not result in the loss of character-defining features. The goal is to provide the highest level of access with the lowest level of impact on the integrity of the landscape.
- **Health and Safety Considerations:** In undertaking work on cultural landscapes, it is necessary to consider the impact that meeting current health and safety codes (for example, public health, life safety, fire safety, electrical, seismic, structural, and building codes) will have on character-defining features. For example, upgrading utility service, storm or sewer drainage systems requires trenching which can disturb soils, plants and archeological resources. Special coordination with the responsible code officials at the state, county, or municipal level may be required. Securing required permits and licenses is best accomplished early in project planning work. It is often necessary to look beyond the "letter" of code requirements to their underlying purpose; most modern codes allow for alternative approaches and reasonable variance to achieve compliance.
- **Environmental Protection Requirements:** Many cultural landscapes are affected by requirements that address environmental issues. Legislation at the federal, state and municipal level have established rules and regulations for dealing with a variety of natural resources -- including water, air, soil and wildlife. Work predicated on such legislation must be carefully planned and undertaken so that it does not result in the loss of a landscape's character-defining features. Securing required permits and licenses should be considered early in project work, and special efforts should be made to coordinate with public agencies responsible for overseeing specific environmental concerns.
- **Energy Efficiency:** Some features of a cultural landscape, such as buildings, structures, vegetation and furnishings, can play an energy-conserving role. Therefore, prior to undertaking project work to achieve greater energy efficiency, the first step should

always be to identify and evaluate existing historic features to assess their inherent energy conserving potential. If it is determined that such work is appropriate, then it needs to be carried out with particular care to insure that the landscape's historic character is retained.

APPENDIX 7

A COLLECTION OF RURAL PORTRAITS
FROM
TURNER COUNTY



Needless Destruction of Historic Resources - Rebecca, Georgia



Bucolic Landscape Along John Pate Road



Demolition By Neglect Along John Pate Road



Rural Highway



Porthole in Time



Forgotten Well Along Reid Road



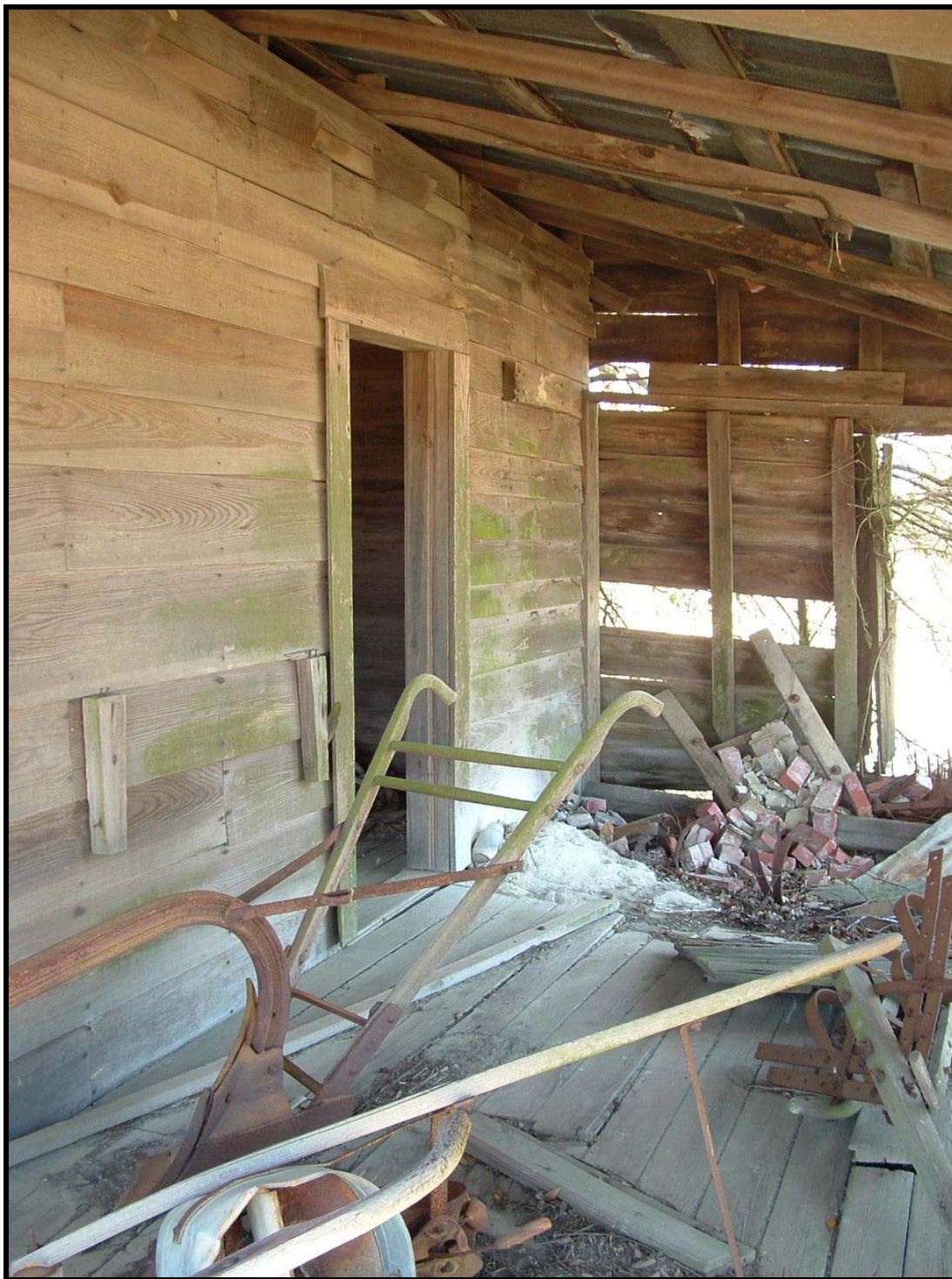
Natural Beauty in a Cypress Swamp



Marking Time - A Wiregrass Plantation House



Abandoned Railroad Grade at Deep Creek - Amboy, Georgia



Elements of Yesteryear



Waiting For The Parson - Lamb Road



Bennett Pate's Store - Amboy, Georgia



Listening For That Lonesome Whistle - Amboy, Georgia



Heritage On The Edge - Amboy, Georgia



Needed Regulation? - Double Run, Georgia



Our Future?

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Figure 50

**TROUBLE ON THE HORIZON:
Preservation Strategy vs. Over Development in
Rural Wiregrass Georgia**