

## Oglethorpe County Resource Team Appendices

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### Oglethorpe County Comprehensive Plan Guiding Principles of Community Agenda

#### **1. Protect and support agricultural uses.**

Agriculture remains an important part of the county's identity as well as its economy. The Future Development Map designates an agricultural area limiting infringement and incompatibility between non-farm and farm uses. Additionally, buffers and separation requirements, found within conservation and master planned subdivisions, between residential and agricultural uses should be implemented wherever possible.

#### **2. Coordinate infrastructure expansion with land use.**

It is important that future land use decisions are coordinated with the capacities of existing infrastructure. The expansion of supportive infrastructure networks (roads, water, and sewer) should be guided by the Future Development Map illustrating areas designated for growth to provide the most efficient and cost-effective use of public funds.

#### **3. Encourage innovative development techniques.**

Master planned developments and conservation subdivisions, meeting the county's vision and goals, will be encouraged to increase the amount of open space within new development, promote a compatible mixture of uses, and protect environmentally sensitive areas. Additionally, intensive development will be encouraged within nodes at major intersections providing inter-parcel connectivity minimizing the impact of increased vehicle trips on the road network.

#### **4. Encourage the expansion of employment opportunities (industrial, office, or commercial uses) in appropriate locations.**

The Future Development Map illustrates ample space to accommodate employment-generating uses. These areas are concentrated along existing and planned arterial thoroughfares with access to existing or planned water service. The county and its cities will continue to program appropriate infrastructure expansion within these areas to expand and diversify the local economy.

## 5. Protect environmentally sensitive areas.

Oglethorpe County's environmentally sensitive areas are important components of the county's identity and vital to the environmental integrity of the county and region. As the county continues to grow increased pressures will be placed on the county's resources as development encroaches on sensitive natural areas. The Future Development Map illustrates the significant environmentally sensitive areas and limits incompatible land uses in conjunction with the county's zoning code.

## 6. Land use compatibility.

The intensity, scale and design of new development should be compatible with the function, character, and scale of adjacent land uses. Adequate transitions and buffers should be provided as needed to mitigate any adverse impacts on adjacent properties.

### Employment Center Area: (Appendix 2)

Designated for larger-scale commercial including light industry, office, retail and services. B-2; OIP; LI; PD Commercial, Office, Light Industry



The overall character of the area is intended for large-scale, employment intensive commercial uses. The area is designed to provide a compatible mix of commercial development (retail and services), professional offices, or light industrial uses. The intended types of development require access to the necessary supportive infrastructure, including public water and sewerage service and major transportation networks. Public sewerage is currently unavailable in this area but is identified as a long-term need to accommodate the desired commercial growth. Developments using planned development concepts are encouraged, such as business/office parks that provide internal transportation networks minimizing the traffic impacts on the arterial road network. General commercial retail and service development should be focused along the US Highway 78 corridor to increase access and visibility. Inter-parcel access should be promoted along the corridor eliminating the need for multiple access points.

### QCO's Addressed in This Character Area

**Growth Preparedness:** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These might include infrastructure to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth

as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

**Employment Options:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.

**Appropriate Businesses:** The businesses and industries encouraged to develop or expand in the community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

**Regional Cooperation:** Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or redevelopment of a transportation network.

<p><b>Oglethorpe County</b> <b>Economic Development Initiatives, Activities and Accomplishments</b></p>
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It is important to note that the recently commenced initiatives of the Oglethorpe County Chamber of Commerce show great promise for the future. As such, the QGRT set out not to replace these initiatives, but to expand upon an already solid foundation. Recent local initiatives and accomplishments are summarized below:

**Entrepreneur Friendly:** As of 10/02/07, Oglethorpe County completed its year-long “Entrepreneur Friendly” designation process. Initiated by the Governor’s Office and administered by the Georgia Department of Economic Development (GDEcD), this program helps local chambers and development authorities create the necessary soft infrastructure to assist local entrepreneurs and small businesses in their growth and development. Accomplishments of the program include information gathering from numerous small business interviews, a custom-tailored guide for starting a business in Oglethorpe County, a system for tracking the progress of local businesses, and a small business resource fair for the community.

**Technology Infrastructure:** In 2006, Oglethorpe County collaborated with Elbert County on a successful *OneGeorgia BRIDGE* application which awarded the two communities \$20,000 to fund a research & development study to be conducted by *TechSmart*, a division of Georgia Tech. The study will ultimately help create a roadmap for the two communities in their goal of becoming equipped with comprehensive broadband communication infrastructure for local businesses, residents and government.

**Leadership Development:** In an effort to cultivate and retain talented local leadership, Oglethorpe County will soon begin its year-long “Leadership

Oglethorpe” development program, which will be the first of its kind for the community in over 20 years. The County received a \$5,000 UGA Fanning Institute grant to help develop the program, and it has currently received verbal support from over 20 local community organizations, Georgia Power, Rayle EMC, and Athens Tech.

**Agri-tourism:** Oglethorpe County is presently working with organizations such as UGA and GDEcD to enhance its agritourism marketability. As agriculture is the community’s #1 economic engine, there are plentiful opportunities to generate additional revenues in the area of agritourism, including (1) the *Goodness Grows* plant nursery (a truly regional business that attracts garden clubs from all over Georgia and the Carolinas), (2) the *Buffalo Creek Berry Farm*, (3) the historic *Tucker Plantation*, and (4) the *Living Waters Aqua Farm*.

**Tourism:** Located in the midst of a historically significant region of Georgia, Oglethorpe County has the luxury of being located along the *Bartram Trail*, the *Heartland of the Confederacy* trail, and the *Heritage Art Loop*. The *Broad River Craft, Farm and Garden Trail* is presently under development and a *Lexington Walking Tour* is also being discussed. In addition, with a plethora of historic homes and antique shops, the County is filled with potentially strong tourism assets.

**Renovation of the Historic Depot:** In 2006, the County received a \$275,000 DOT Transportation Enhancement grant to restore and renovate Crawford’s historic Depot building along State Hwy 78. The building will house a non-profit Historic Preservation Foundation, the Chamber of Commerce, and the local Development Authority (if re-activated). In addition to becoming a local economic development headquarters, the property will serve as (1) a visitor center, (2) a community park, (3) a public meeting space, and (4) a historic centerpiece for downtown Crawford.

**Georgia WorkReady:** Oglethorpe County has begun efforts with another state certification program initiated by the Governor’s Office called “WorkReady”, which was designed to improve and supplement a local workforce’s qualifications through rigorous training, assessment and data collection. The program, when fully functional, will be a valuable resource for both workforce development and employers who will be able to rely on highly organized databases to find qualified workers who have gone through the program’s “WorkKeys” assessment system.

## Resources for Implementation

- DCA offers a variety of assistance with plan implementation, including:
  - Facilitated Priority Setting meetings to get you started with implementing your plan. In these meetings, local officials are guided through an interactive process of identifying which plan implementation activities should be undertaken first and what's needed to get these underway.
  - Direct, hands-on technical assistance for specific implementation projects.
  - Quality Growth Resource Teams to develop detailed plans for particular character areas identified in your plan.
  - Workshops on plan implementation topics such as: alternative development regulations, impact fees, effective site plan review.
  - Call (404)-679-5279 or visit [www.georgiaplanning.com](http://www.georgiaplanning.com) for details about the above assistance resources.
- You may take your plan implementation questions directly to the experts by signing up for DCA-sponsored [Advisory Clinics](#), offered at regular conferences of Georgia Municipal Association, Association County Commissioners of Georgia, and Georgia Planning Association, among others. Call (404)-679-5279 or visit [www.georgiaplanning.com](http://www.georgiaplanning.com) for details and schedule of upcoming events.
- Many of DCA's partner organizations offer [assistance](#) with planning and quality growth issues. Visit the assistance menu at <http://www.georgiaqualitygrowth.com> for details.

### Getting good ideas

- The [Quality Growth Toolkit](#) provides a clearinghouse of information and resources about a broad range of plan implementation tools. It can be accessed through the Georgia Quality Growth website at [www.georgiaqualitygrowth.com](http://www.georgiaqualitygrowth.com).
- Peruse the [Quality Growth Resource Team Reports](#) to see recommendations made by our "team of experts" on visits to various communities around the state. These can be accessed by choosing the "Resource Teams" link on [www.georgiaplanning.com](http://www.georgiaplanning.com)
- The [State Planning Recommendations](#) are designed to give you good ideas for all aspects of plan implementation. They include recommended development strategies for character areas; implementation best practices; recommended development patterns; and suggested policies. They are available at [www.georgiaplanning.com](http://www.georgiaplanning.com).

### Guidebooks and other resources

- DCA offers several guidebooks on plan implementation topics, including:
  - "Creating Plans for Small Areas in Your Community" focuses on how to plan in more detail for the character areas identified in your comprehensive plan.

- "Effective Plan Implementation" provides an overview of techniques that can be used to ensure that the plan is accepted and implemented by key decision-makers in the community.
- "Effective Development Review Process" focuses on designing your local development approval process to be an efficient tool for implementing the plan.

**These guidebooks are available at [www.georgiaplanning.com](http://www.georgiaplanning.com) or by calling (404) 679-5279.**

- The [Model Code: Alternatives to Conventional Zoning](#) provides a number of viable alternatives to conventional zoning. The code is presented as a relatively simple, modular, set of land use management techniques that can be pieced together to create unique regulations tailored to fit local circumstances. The Model Code may be accessed at [www.georgiaplanning.com](http://www.georgiaplanning.com).

### **State Economic Development Grant and Loan Programs**

The State of Georgia has several innovative economic development grant and loan programs administered through DCA and the OneGeorgia Authority that could greatly assist Oglethorpe County with viable economic development projects. These programs typically award dollars in exchange for applicant commitments to meet certain economic development goals, such as job creation, capital investment, redevelopment of blighted commercial property, downtown redevelopment, and workforce development. There are generally two types of awards: (1) infrastructure grants and (2) grant-loans to local businesses.

Infrastructure grants are straightforward and available to communities to help with the construction of public infrastructure (water, sewer, rail, etc.) that supports economic development projects.

Grant-loans awards are another tool available to businesses to help finance their private asset needs at 3% interest (private property such as land, building, equipment, etc.). Such awards are applied for by the local government on behalf of the "sub-recipient" business, which, in exchange, contractually commits to meeting certain economic development goals (job creation, capital investment, redevelopment, etc.). The award is received by the local government, who then loans the funds to the business. These loan terms typically range from 7 to 15 years depending on DCA's credit-underwriting process and the funds are always repaid by the business to the local government applicant. In several programs, including the Employment Incentive Program (EIP), the RDF and the Community Development Block Grant - Regular Round (CDBG), these repaid loan funds can be retained by the community for the establishment of a local Revolving Loan Fund (RLF). Local RLF's are used to make low interest loans for future economic development projects (criteria established by a local

government) and can be cycled again and again in perpetuity. Communities with successful economic development programs utilize their RLF's to stimulate new business investment by making loan offers (usually in conjunction with local banks) that are extremely advantageous financial opportunities

There are numerous other economic development infrastructure grant and grant-loan programs administered through DCA and the OneGeorgia Authority. Several of these programs offer 3% grant-loans, such as OneGeorgia Equity, the Downtown Development Revolving Loan Fund (DD RLF), and the Georgia Cities Foundation, but these three programs do not result in the establishment of a local RLF. These programs and others, such as ones administered through the U.S. Department of Agriculture and the U.S. Economic Development Administration, are described in great detail at [www.dca.state.ga.us](http://www.dca.state.ga.us), [www.rurdev.usda.gov](http://www.rurdev.usda.gov), and [www.eda.gov](http://www.eda.gov), respectively.

Before & After Illustrations

A. Fire Station “Before”



B. Fire Station "After"



C. Bank "Before"



D. Bank "After"



E. Oglethorpe Pharmacy Parking Lot “Before”



F. Oglethorpe Pharmacy Parking Lot “After”



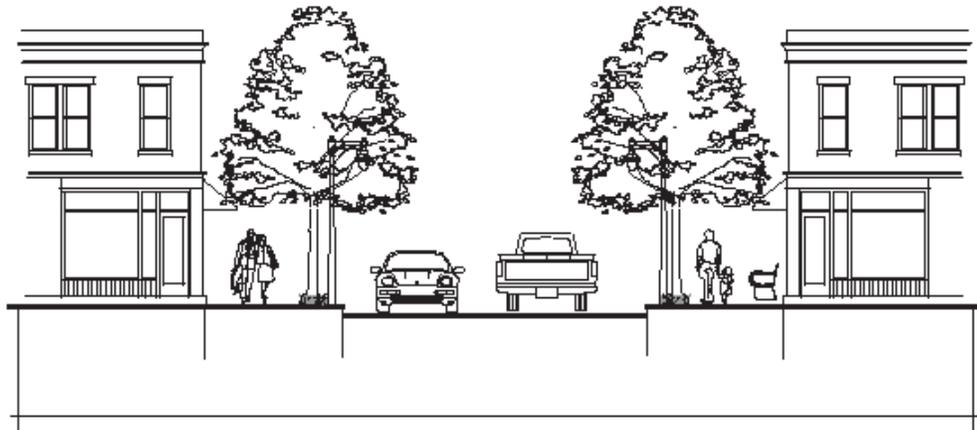
G. Gas Station “Before”



H. Gas Station “After”



## I. Downtown Street Section



### Information Infrastructure

Information or technology infrastructure is another tool communities could take advantage of to guide growth as well as attract certain types of industries. Cellular service, internet access, cable television, etc. are types of services Oglethorpe County can expand and/or install in the Cities of Crawford and Lexington in order to concentrate growth and ensure clean industries locate within the study area.

Infrastructure investments can result in improved services and quality of life, and can usually be made without increasing the tax burden. In the past infrastructure has meant roads, water and sewer, electricity, and other utilities. Historically, there has been little public investment in “information” infrastructure. Any infrastructure that might be considered such was totally under the purview of cable TV, telephone, and similar companies that are minimally involved in and demonstrate little interest in community and economic development. Generally, for such firms, rural areas and small towns are not good place to invest, and so the more growth the better. Also, these companies traditionally invest unilaterally, with little no partnership with community stakeholders.

Private sector domination of information infrastructure has changed somewhat in the last decade or so due to economic and political pressures, especially as local development professionals, planners, and policy makers have realized what information infrastructure is

and the essential role it plays in community and economic development. There is still progress to be made—particularly in understanding the critical part that software and data play as components of information infrastructure—but communities are beginning to tap a whole new set of tools for promoting job and revenue growth by taking an active role in planning information infrastructure.

Most importantly for Oglethorpe County, its cities, and citizens: *Information infrastructure provides a means of achieving what would otherwise be mutually exclusive goals of promoting growth while maintaining rural, small town character.* There is a simple general process for doing this, a few basic principles for implementing this process, and some basic ideas and practices that will make the process practical.

*The general process is:*

- Start by investing in information infrastructure that makes you more efficient and control costs by acting as a substitute for travel, materials, facilities, and manual labor for local enterprises—public and private, for-profit and not-for-profit. Basically, this means automating processes, creating more digital content, and electronic information, and reducing paper and trips.
- Next, use information gathered via automation to guide investment in information infrastructure that enable you to customize, enhanced, or improve products and services in order to increase interest in, revenue from, and/or support for enterprises in your community.
- Finally, based on relationship developed as a result of improvements, information infrastructure can be used to create new sources of income, new enterprises, and new jobs.

*The principles involved in implementing this process are:*

- Leverage traditional infrastructure investment to cost-effectively increase the amount of information infrastructure. Specifically, water, sewer, and road projects should be reviewed with an eye towards information infrastructure, particularly for installing physical infrastructure such as conduit, fiber optic lines, towers, equipment enclosures, etc., but also for software and data that might provide information about markets (traffic counts, utility utilization, etc.), and further information infrastructure development (utility pole ownership, right-of-way status, easements, etc.). This principle avoids huge costs for information infrastructure with only marginal increases in the cost of the traditional projects. Costs can be recovered by savings on connectivity and technology for public and non-profit agencies, cost-savings from using technology to increase efficiency, revenue from leasing the infrastructure to third parties, or revenue from directly selling connectivity to community enterprises. This principle should also be applied to public spaces such as the library, governmental agencies, parks, etc. For example, streetscape improvements might include light posts that can accommodate wireless access points, or renovations to public buildings might include public access computers.
- Establish active community partnerships to increase utilization of information infrastructure. Information infrastructure is an investment, which is only worthwhile if it is being used in ways that create value. The more and better the uses, the more value it will create, and the more the investment will make sense for both private and public investors.

These partnerships should be based on common requirements and shared values, such as fostering participation in local civic, economic, and social activities, and may be best structured around critical economic sectors. Specific functions that might be targeted by such partnerships include shared calendars, committee and club online forums, photo galleries, social networking, electronic commerce, and access to school content, public planning materials, and historical materials. It is important to note that such utilization requires investment in software infrastructure, “modeling” effective use, support and training. In other words, people need to have the tools, need to know what those tools are capable of, and need help to tap these capabilities. Sources of such help include retirees/seniors, technical colleges, technology professionals, and young people.

- Cultivate private partnerships to build and operate information infrastructure. Information infrastructure has traditionally been provided by private sector firms, and they will continue to represent the dominant players in this area. The “incumbent” companies, as well as “insurgent” entrepreneurial start-ups, electric utilities and other enterprises. The premise of this principle is that government entities are not used to operating in the open market, but market dynamics are important for optimizing the price/performance of information infrastructure. That said, the public sector has a clear interest in fostering development of information infrastructure because it can have positive implications for public agencies but also help make citizens more competitive and productive, and increase public revenue. Specific to the goals expressed by community stakeholders in Oglethorpe County, information infrastructure is an essential element for growing knowledge-intensive, high-paying and minimizing travel. Consider that implementing step 1, above, could involve using information infrastructure for telecommuting and that knowledge-intensive industries generate relatively little heavy truck traffic.

# Georgia Department of Natural Resources

Lonice C. Barrett, Commissioner

## Historic Preservation Division

Mark R. Edwards, Division Director and State Historic Preservation Officer  
500 The Healey Building, 57 Forsyth Street, N. W., Atlanta, Georgia 30303  
Telephone (404) 656-2849 Fax (404) 657-1040

8 July 1997

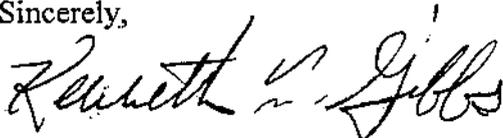
Ms. Beverly Montgomery, Chair  
Lexington Historic Preservation Commission  
P.O. Box 285  
Lexington, GA 30648

Dear Ms. Montgomery:

The recently completed survey of historic resources in Oglethorpe County outside of Lexington is excellent. Only a handful of surveys statewide over the last eight or nine years meets the high standards found in this survey. Ken Kocher and Scott Messer of Piedmont Preservation should both be commended for the quality of the project, apparently the result of a high degree of cooperation. The Lexington Historic Preservation Commission should be proud as well for your efforts to get the best possible update of your countywide survey.

I will be happy in the future to use your survey as an excellent example of how these surveys should be conducted.

Sincerely,



Kenneth T. Gibbs  
Survey Coordinator

cc: Ken Kocher  
Scott Messer

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# Oglethorpe County Historic Resources Survey Report

Prepared by:



**Piedmont Preservation**  
Athens, Georgia

for:  
The Lexington Historic Preservation Commission  
June 1997

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## Project Description

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Historic Oglethorpe County and the Lexington Historic Preservation Commission jointly sponsored the completion of a historic resource survey of Oglethorpe County outside the city limits of Lexington. The project was funded through a grant obtained from the Historic Preservation Division of the Georgia Department of Natural Resources and additional funds from Historic Oglethorpe, and the cities of Lexington, Crawford, Maxeys, and Arnoldsville. The goal of this survey is to provide a base of information for local governments within the county to use toward the preservation of their cultural resources. Piedmont Preservation, a preservation firm located in Athens, performed the survey beginning in the Fall of 1996.

Oglethorpe County is approximately 70 miles west of Atlanta and, at 442 square miles in area, is the largest county in northeast Georgia. The county is bounded on the north by the Broad River and on the southwest by the Oconee River. US route 78/GA route 10 bisects the county running east to west through the county seat of Lexington which is at the center. GA route 22 bisects the northern half of the county and proceeds from Lexington along a northwest-southeast diagonal to Philomath. GA route 77 bisects the southern half of the county and proceeds from Lexington along a southwest-northeast diagonal toward Elberton. A fourth main artery is the Lexington-Carolton Road which roughly parallels GA 77 north of Lexington.

The following report is a synopsis of the method used to complete the survey and an overview of the results of the survey. Potential preservation activities are also discussed for future use by the local governments and other groups interested in preserving these vital elements of Oglethorpe County's historic environment.

## Method

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The method used for the Oglethorpe County survey is based upon the Georgia Historic Resources Survey program, an ongoing, statewide survey of buildings, sites, structures, and objects of historical, architectural and cultural significance administered by the Historic Preservation Division of the Georgia Department of Natural Resources. The goal of the Georgia Historic Resource Survey is to collect, as uniformly and reliably as possible, the minimum level of information needed statewide for preservation activities. Under the Georgia system, information gained through fieldwork is entered into a data-base program furnished by the Historic Preservation Division. The Historic Preservation Division prints the information onto a Georgia Historic Resource Survey form, a single-page, two-sided, acid-free form providing a concise record of the surveyed property. Photographs and topographical maps keyed to individual buildings are included with the survey forms.

Surveys in Georgia do not routinely document all buildings fifty years or older. Resources to be documented are identified by surveyors during a field survey of the area and are evaluated for condition and architectural integrity. The assessment of condition is based upon the future viability of the resource. For instance, any house in which the roof was opened to the weather was not surveyed. In order for a building to display architectural integrity, it must continue to convey an accurate sense of the past. During this survey architectural integrity was evaluated as a combination of the following factors: 1) impact of additions or alterations on overall form; and 2) changes to siding, doors, windows, chimneys, and foundations. If the combination of changes was considered to compromise the integrity of the resource, it was not surveyed. Historic changes, such as adding clapboard siding to a log cabin in the 1840s or a gable ell to a central hall cottage in the 1910s, were considered as contributing to rather than detracting from integrity. Evaluations were also influenced by the relative historic significance of a resource. For example an 1810 I-house with changes to siding, windows, doors, and chimneys may have been surveyed whereas a 1940 bungalow with the same changes may not have been surveyed. Every attempt was made to note resources failing the condition or integrity tests on the final survey maps. Where possible the house form of these non-surveyed resources were noted as well. Potential archeological sites including chimney stacks, deemed outside of the scope of the present survey, were also noted on the final survey maps.

The consultants conducted an intensive field survey during the fall and winter of 1996. The historic resources were surveyed using the Oglethorpe County Field Survey form. The forms supplied all of the information necessary for transferal onto the data-entry program provided by the Historic Preservation Division but were customized to fit the needs of Oglethorpe County. The survey team created these multiple-choice, two-sided, single-page documents to increase

the efficiency of field work. Commercial structures, mills, and gas stations were surveyed on Georgia Historic Resource field forms. One black and white photograph was taken of each building for later attachment to the final survey forms. Additional photos were taken of significant outbuildings.

The information on the field forms was entered into the Georgia Historic Resource Survey data-base program, for use in the statewide effort to document Georgia's historic resources. The program produced Georgia Historic Resource Survey forms for each property surveyed. Each property was designated with a county code followed by a resource number (OG-0111). Contact prints and location maps were later attached to the individual forms. Site plans were included for those properties containing a significant number of outbuildings or other resources.

The location of resources are recorded by four different methods. As mentioned each Georgia Historic Resource Survey form has location map locating the resource. Each form also has written address or location. Due to the rural nature of this survey, these entries are generally a verbal description of the location of the resource; e.g. North side of US 78 between CO 258 and Billy Bryant Rd.(CO 147). All road names and numbers for the location maps and written locations are based on the 1991 Oglethorpe County Highway map. Resources are given third location indicator on the Georgia Historic Resource Survey form – a Universal Transverse Mercator (UTM) number. Using a UTM number a resource can be located on a US Geological Survey (USGS) map or in the field using a Global Position Sensing unit. Finally, all resources are plotted on the appropriate USGS map with the exception of resources located in Crawford, Maxeys, and Arnoldsville. Due to the density of resources in these areas they are plotted on maps in the appendix of this document.

The original survey forms with contact prints and USGS maps were forwarded to the Historic Preservation Division for storage. Copies of the individual forms and maps were submitted to Historic Oglethorpe County. The following survey report was created to assist in the analysis of the information gained during the survey and provide recommendations for the future preservation activities.

## Developmental History

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The history of Oglethorpe County has been the focus of several studies and touched upon in many more. The goal of a developmental history is not necessarily to recount the history of events as found in other sources, but rather to highlight the activities which could be expected to mold the built environment. Therefore a developmental history focuses less on names and specific dates but upon broad phenomena such as changes in demographics and economy.

The earliest section of Georgia's Piedmont opened to whites was an area ceded to the Colony of Georgia in 1773 by the Cherokees in order to discharge their indebtedness to Indian traders licensed by the Governor. Settlement was immediately encouraged by Governor White but significant migration was interrupted by the Revolutionary War. Following the war, the Constitutional Convention of 1777 named the cession of Wilkes County. Additional land to the west of Wilkes County was opened by the Indian treaties of 1783. Around this time migration to the area increased rapidly. These new inhabitants, predominantly North Carolinians and Virginians, settled along the Broad River and Long Creek, as well as near Cherokee Corner and Lexington.

Having migrated from North Carolina and Virginia, many of the original inhabitants were tobacco growers. This was in fact probably the most important factor encouraging migration to the area. The tobacco producing lands of the older southern states were depleted from the exploitive farming practices used at the time. These planters were in search of rich, virgin soil and they found it in the Piedmont of Georgia.

In response to the increase in population, Wilkes County was divided resulting in the creation of Oglethorpe County in 1793. Gradually, settlement expanded outward from the waterways. Because the county was organized before 1802, Oglethorpe is what is known as a "head-right" county. No surveys were made of these counties for the purpose of dividing them. Surveys were made by the county surveyor in response to an application for a head-right grant which could not exceed one thousand acres. After 1803, the land lottery was established to distribute public lands. Unlike these counties, which were surveyed into 202 1/2 acre plots, the original section of Oglethorpe County was a patchwork of landholdings of various sizes.

Through the 1780s and 1790s tobacco continued to be the principle crop. Tobacco growing was a complex process, which did not lend itself easily to the slave system. The introduction of the cotton gin, patented in 1793, increased the profitability of growing cotton and crop production shifted away from tobacco. This shift caused a rapid increase in the county's slave population. Nonetheless, most slave holdings, at least initially, remained small. The first two decades of the nineteenth century were prosperous years with white population reaching its antebellum peak in 1810. Lexington, the county seat, became an economic and cultural center.

*Table 1*  
**Population of Oglethorpe County by Race**

Year	White	Black	Total	Year	White	Black	Total
1800	6,686	3,094	9,780	1900	5,638	12,243	17,881
1810	6,857	5,440	12,297	1910	7,342	11,338	18,680
1820	6,703	7,343	14,046	1920	8,790	11,497	20,287
1830	5,659	7,941	13,600	1930	6,503	6,424	12,927
1840	4,506	6,362	10,868	1940	6,934	5,496	12,430
1850	4,382	7,877	12,259	1950	5,642	4,316	9,958
1860	4,014	7,535	11,549	1960	4,370	3,556	7,926
1870	4,641	7,141	11,782	1970	4,761	2,830	7,591
1880	5,469	9,931	15,400	1980	6,073	2,830	8,903
1890	5,686	11,264	16,950	1990	7,294	2,419	9,713

*Source: Cemeteries of Oglethorpe County*

Cotton, however, was also hard on the land depleting its productivity. Soon the newly opened lands to the west began to draw the population of Oglethorpe County away. In the twenty years between 1820 and 1840 the county lost a little over twenty percent of its white population. Many of those leaving may have been tenant farmers. Evidence points to wage labor and tenancy being more cost effective than the use of slave labor for land clearing, much of had been completed by the 1820s. Between 1810 and 1830, while emigration of the white population was occurring, the slave population continued to rise. At the same time the number of owners decreased pointing to the growth of a small planter class. It was during this time that the town of Philomath, the home of several families of prosperous planters, was established.

Table 2  
 Slave Ownership in Oglethorpe County

Year	Number of Slaves Owned						Average Holding	Total Owners	Total Slaves	
	1-3	4-9	10-19	20-49	50-99	99+				
1795	215	114	60	10	0	0	5.01	395	1,980	
1800	275	163	69	17	0	0	5.32	521	2,788	
1805	295	234	79	22	1	0	5.7	631	3,598	
1810	Number	316	262	139	37	3	0	7.07	757	5,255
1815	of	286	230	138	50	5	0	7.73	709	5,457
1820	Owners	280	258	130	82	8	0	8.5	758	6,444
1830		233	233	151	98	10	1	10.15	726	7,369
1835		219	203	142	89	12	0	10.2	658	6,689
1850		183	153	131	103	17	0	12.1	587	7,111
1860		165	151	112	96	16	1	12.2	541	6,589

Source: C.L. Mohr, "Slavery in Oglethorpe County, Georgia"

George White's *Statistics of the State of Georgia* of 1849 mentions only the towns of Lexington, Philomath, and Bairdstown. This was soon to change. After South Carolina had completed a railroad to Charleston, people on the Georgia side of the Savannah River quickly realized the advantage rail transportation provided. Though not the first railroad chartered in Georgia, the Athens-Augusta Railroad – later the Georgia Railroad – was the first to be built. The line was completed in 1841. It crossed into Oglethorpe County from Greene County at Bairdstown, proceeded north to a point about three miles west of Lexington, and turned west and northwest to Athens. This railroad greatly benefitted Oglethorpe County providing, among other things, transport to the coast for the cotton crop. It was the beginning of Georgia's extensive development of railroads. The communities of Maxeys, Stevens, Hutchins, Crawford, Arnoldsville, and Dunlap all sprang up around the railroad.

Though the county saw relatively little direct action, the economic impact of the Civil War was great. Nonetheless the county was able to rebound fairly rapidly. Cotton producers turned to the practices of tenant farming and sharecropping to replace the change in labor emancipation had brought. In their study of farm tenancy in ante- and postbellum Georgia, Frederick Bode and Donald Ginter found that "the sharpest rise in tenancy rates in the state occurred on the older lands of the eastern Piedmont, where increases ran as high as 400 percent." It is also important

that the tenancy rates for this area were produced by extraordinarily high increases in absolute numbers of tenants and by moderate increases in proprietors. Records suggest that land which had been fallow during the late antebellum period was being brought back into production. Bode and Ginter state, "This old and aristocratic cluster of counties experienced a more dramatic structural change in its landholding following the war than did any other subregion in the state."

Cotton continued to be King in the county through the turn of the century. It was a progressive era and saw the growth of new communities such as Enterprise, named for the spirit of the time. In the northwest corner of the county, James Monroe Smith, a proponent of using the land to its full capacity while at the same time protecting its fruitfulness through scientific farming methods, built an agricultural empire. The center of his holdings became the town of Smithonia, a fully incorporated town but completely within his control. Smith's large farm, many enterprises, and two small railroads embodied the economic boom Oglethorpe County experienced in the early part of the twentieth century. This boom was not to last.

The boll weevil arrived in the 1920s and devastated cotton production in the region. According to a report by the Works Progress Administration's Division of Social Research, the west to east movement of the infestation created a situation where the last areas affected – Georgia and South Carolina – experienced the greatest economic disruption. As the boll weevil moved east, planters in the unaffected areas increased production to the danger point to take advantage of raising cotton prices. It was in this over-extended circumstance that most eastern planters experienced short crops due to boll weevil infestation. The crisis was intensified by the fact that cotton prices had dropped due to the recovery of the lands in the west and the opening of new cotton fields in the far west. During the decade of the 20's Oglethorpe County lost more than a third of its population with seventy percent of that loss from the black community.

The Great Depression continued the population decrease which persisted until about twenty years ago. During that time the cotton fields for the most part, became pine farms though an appreciable amount of land has become pasture. The recent upswing in the population can be largely attributed to development on the western side of the county associated with the growth of Athens-Clarke County.

## Survey Results

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### Previous Surveys

As indicated by Table 1, population in the county decreased during the years between 1920 to 1980. Consequently the housing stock and other structures are by and large over fifty years of age. Notable areas of exception are along U.S. 78 especially between Crawford and Lexington and the area surrounding Winterville. This development is attributable to the growth of Athens-Clarke County. Pine farming is concentrated in large sections of the county south of U.S. 78 and the northeast corner of the county between GA 77 and U.S. 78 creating areas generally devoid of historic resources.

Patricia Cooper performed a county-wide historic resource survey of Oglethorpe County in 1974. This survey assigned 229 resource numbers – more accurately photo numbers as a few sites received more than one number when a detail or outbuilding photo was taken. Thirty of these were within the city limits of Lexington and outside the purview of the present survey. Six were non-architectural types of resources and not considered during the present survey. Two had been surveyed recently as part of a survey of state owned properties. Twenty-six were either not found or had no access to their location. Another seventeen were not found but their location identified with enough certainty that they are assumed lost. Twelve are known losses. One hundred and twenty were identified and resurveyed. Finally, fourteen were identified but not resurveyed because of condition or lack of integrity. A complete listing of these resources' current status is located in the appendix.

There are two other publications which contain partial surveys of historic resources in Oglethorpe County. Ava Rodgers book *The Housing of Oglethorpe County, Georgia: 1790-1860*, written in 1967, documents 79 buildings constructed prior to the Civil War. Twenty-one are located in Lexington; twenty-one were not found, had no access, or assumed to be losses; and eight were known losses, in poor condition, or lacking integrity. Twenty-nine were identified and surveyed. Karen Hudson's book *Oglethorpe County Georgia: A Survey of Historic Farmsteads*, written in 1986, documents twenty-six houses and their outbuildings. One farmstead was not found; one was within the Lexington limits; and the remaining twenty-four were identified and surveyed. A complete listing of these resources' current status is located in the appendix.

The present survey identified 780 surveyable resources. Of this number 187 are located in a "town" setting – either Crawford, Maxeys, Stevens, Philomath, Arnoldsville or Lexington. Seventy-two were identified as being located in a crossroads community – Sandy Cross, Enterprise, Fairview, or Point Peter. The remaining number were noted as being in a rural environment.

### Periods of Construction and House Forms

Oglethorpe County's development prior to 1950 divides roughly into four periods: the frontier and early development period, 1790-1819; the antebellum cotton period, 1820-1859; the postbellum cotton period, 1860-1919; and the depression/post depression period, 1920-1949. When construction dates for the survey are examined in this manner the results are as follows:

Period of Construction	#†
1790-1819	15
1820 - 1859	112
1860 - 1919	483
1920 - 1949	178

†some resources have more than one date

Many of the earliest buildings were considered by their owners to be temporary structures and most have not survived. We should also be mindful that some have been expanded and updated and may have been assigned a later construction date. Of the fifteen identified from this period, two have been updated in such a manner. A notable exception is the Brooks Mill Home place which is in its original condition. Several houses from this period are early plantations; a few of which replaced earlier houses. These have had much more success at surviving in their original form.

Fourteen percent of the surveyed resources have construction dates which fall within the antebellum cotton period. This may seem unusual considering that this was a period of declining population for the area. However, one quarter of the houses identified as having been built during this period are I-houses, of which noted cultural geographer Fred Kniffen states, "Early in its movement southward the I-house became symbolic of economic attainment by agriculturists and remained so associated throughout the Upland Sound and its peripheral extensions." Indeed the surveyors found that when a house together with a cemetery were indicated on the USGS map, a practice associated with the more established and wealthier families, that house more often than not was an I-house. Therefore, the appearance of this type of house at a time when a planter class was forming is not unusual.

Also appearing in significant numbers during this period are central hall cottages. According to *Georgia's Living Places: Historic Houses in Their Landscaped Settings* this house type was popular for farmsteads of average size and had two main periods of construction: 1840-1860 and 1870-1890. It is very possible that the thirty-five central hall cottages estimated constructed between 1820 and 1859 were build by small farmers with less than twenty slaves – especially those with fieldstone foundations or chimneys. There is also the possibility that a portion of

these are actually of the second building period, a time of population growth, and were misdated due to the constancy of building technology and form in vernacular construction as well as the difficulty of dating a resource from the public right-of-way.

House Type	#surveyed	#in poor condition	#lacking integrity
Bungalow (all subtypes)	111	3	10
Georgian cottage	102	4	3
Central hall cottage	86	7	8
Gable-ell cottage	85	10	6
Saddlebag (both subtypes)	72	15	4
New South cottage	43	0	1
I-house (all subtypes)	40	6	2
Hall-parlor	33	2	4
Queen Anne cottage	25	0	0
Georgian house	19	0	0
Pyramidal cottage	12	0	1
Saltbox	12	0	0

*The following types were represented by less than 10 resources: single pen, double pen, dogtrot, shotgun, double shotgun, extended hall-parlor, plantation plain, gable-ell house, and Queen Anne house.*

It was during the postbellum cotton period that most of the surveyed resources were constructed – more than sixty percent. This is not surprising considering the growth in the cotton economy and population during this period. We find large numbers of Georgian cottages, central hall cottages, and gable ell cottages appear all of which *Georgia's Living Places* notes as having concentrated periods of construction during this era. One surprising finding is the high incidence of rural saddlebag cottages dated to this period. *Georgia's Living Places* places the bulk of saddlebag construction during this period on the fringes of towns or in mill villages. However, as noted earlier, Oglethorpe County had a sharp increase in tenant farming and sharecropping – far higher than the state as a whole. The high number of saddlebags is probably a consequence of this fact.

Nearly a quarter of the surveyed properties fall within the last historic period of development, 1920-1949. Though this was generally a period of population decrease in the county, there was a slight increase in white population between 1930 and 1940 which would account for some of these resources. More importantly, being the buildings most recently constructed, these resources were more likely to be extant.

### Architectural Styles

<b>Colonial Styles 1600-1820</b>	
Federal	2
<b>Romantic Styles 1820-1880</b>	
Greek Revival	39
Gothic Revival	6
Italianate	7
<b>Victorian Styles 1860-1910</b>	
Queen Anne	23
Folk Victorian	28
<b>Eclectic Styles 1880-1940</b>	
Colonial Revival	9
Neoclassical	6
Beaux Arts	1
Prairie	1
Craftsman	38
International	1

Generally, the resources in Oglethorpe County are devoid of stylistic elements. Of the 780 resources surveyed, 623 were found to have no academic style at all. The architectural style of highest incidence among the oldest resources was the Greek Revival style. A style of extreme popularity both nationally and in the South, the Greek Revival period coincides with the beginning of a small planter class in Oglethorpe County. The county contains several plantations in this style, as well as, outstanding examples in Philomath. Queen Anne and Folk Victorian elements are

also represented in relatively high numbers. Again the period of popularity for these styles corresponds with a period of economic prosperity in Oglethorpe County. Architectural elements were also more easily obtained during the Victorian period due to growing mass production and an expanded rail network. Finally, there are a great number of resources with elements of the Craftsman style. Most of these are bungalows built when houses with modest details were becoming available to working class families of modest incomes.

### Construction characteristics

Historic residential buildings – homes – in Oglethorpe County are nearly all of wood construction with a few exceptions of brick and stone bearing construction. Several of the oldest examples are constructed of logs using half-dovetail joinery. Many older buildings make use of mortis-and-tenon framing, especially two story buildings. The remainder are of balloon frame construction. Cladding is overwhelmingly clapboard or weatherboard. Also represented are the following cladding types in order of occurrence: novelty board, brick veneer, asphalt, asbestos, and board-and-batten. Houses in the county are most often set on pier foundations – dry laid fieldstone in early examples and mortared brick in latter structures. In the northwest portion, of the county where granite is abundant, cut stone pier foundations are common. Chimneys follow the same pattern: fieldstone and fieldstone in combination with brick for the oldest structures, brick for later houses, and cut stone in the northeast section.

Outbuildings display a similar evolution to that of residential structures. The earliest structures, few of which remain, were constructed of log using half-dovetail joinery. Later mortise-and-tenon and balloon framing became the predominant construction types. The use of mortise-and-tenon persisted in the construction of larger buildings. Several examples of saddle-notch log structures dating to the turn of the century were found during this survey. These structures were built when fallow land was being cleared of second growth pine for cotton production. The use of saddle-notch joinery is explained by the smaller circumference of the logs and possibly the loss of craftsmanship in log construction. One owner related that the only log structure out of twenty-five on the property, a corncrib of saddle-notch construction, was built during the first World War when nails were unavailable.

The historic commercial buildings of the county are found either in small business blocks along or near the railroad or at the center of crossroads communities. Those near the railroad are generally brick bearing and often two stories in height. The ground floors originally had typical storefronts with display windows, transoms, and kickboards though many have been altered. This is especially true of those in Crawford. The upper floors contain double-hung sash windows and were originally living, office, or meeting space. Crossroads commercial buildings are usually front gable, frame structures and may or may not have display windows.

## Condition and integrity

Buildings in the county are in varying conditions of repair, however certain patterns are discernable. Residential buildings located in towns (Crawford, Maxeys, Philomath, Stevens, and Arnoldsville) are generally in good to excellent condition with few examples of derelict structures. The same can be said of houses located along the arterial roads (US 78, GA 77, GA 22, and CO 315). Houses at a distance from the main roads range in condition from excellent to poor. Larger houses have tended to remain in good condition as have houses whose ownership has remained in the original family. Smaller houses, especially saddlebags, are in the worst condition. Abandoned when cotton production ceased, these houses are too small, poorly constructed, and too secluded to attract new occupants. Finally, the few remaining buildings within the boundaries of pine farms are also in poor condition.

Outbuildings which have maintained their original use or have been adapted to a new use survive in fair to good condition. When no longer in use, size and proximity to the house appear to be factors in an outbuilding's condition and survival. Many properties have barns at a distance from the house in a state of collapse while smaller structures located nearer to the house, such as smokehouses or sheds, are maintained in fair to good condition. Again, farms which have remained in family ownership often have outbuildings in good condition.

Commercial buildings were often found to be vacant with the exception of those in Crawford. Nonetheless, many remain in fair condition. Brick bearing structures are in fair to good condition save one example in Stevens. Crossroads commercial structures are in fair to poor condition. One has been dismantled since the survey was conducted.

The integrity of resources in the county range from fair to good. At times there is an inverse relationship of condition to integrity. Many houses that have been maintained have lost historical integrity because of inappropriate replacement materials. On the other hand, abandoned houses were apt to have had no changes but in poor condition. Likewise, many commercial buildings in Crawford have undergone unsympathetic alterations whereas those in the smaller towns, by nature of their vacancy, have gone unchanged. Houses with stylistic elements located within towns are often valued for their historic features and therefore retain excellent integrity.

## Recommendations

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As stated in the project description, the goal of this survey is to provide a base of information for local governments within the county to use toward the preservation of their cultural resources. The following section contains recommendations for future preservation activities which are readily apparent from the survey data. These recommendations are not intended to comprise a full list of preservation possibilities in Oglethorpe County. Local governments, groups, and individuals are encouraged to continue to use the survey data as a source for generating preservation ideas as our understanding of the past and needs of the present evolve.

### National Register Recommendations

The National Register of Historic Places documents the appearance and importance of districts, sites, buildings, structures, and objects significant in our prehistory and history. Properties listed in the National Register receive limited Federal protection and certain benefits. These properties represent the major patterns of our shared local, State, and national experience. To guide the selection of properties included in the National Register, the National Park Service has developed the National Register Criteria for Evaluation. The National Register Criteria recognize different types of values embodied in districts, sites, buildings, structures, and objects. These values fall into the following categories:

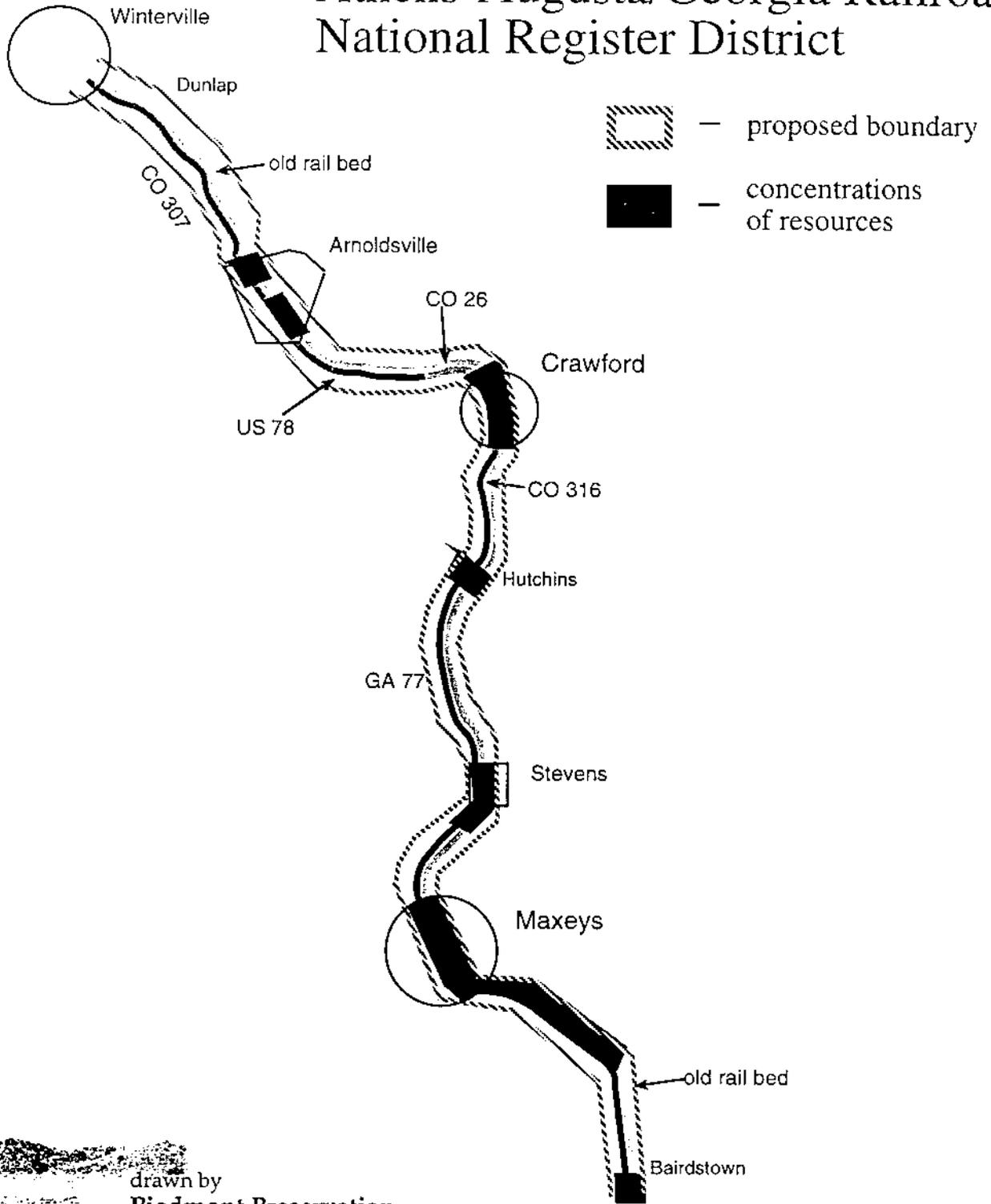
- Associative value (Criteria A and B): Properties significant for their association or linkage to events (Criterion A) or persons (Criterion B) important in the past.
- Design or construction value (Criterion C): Properties significant as representatives of the manmade expression of culture or technology.
- Information value (Criterion D): Properties significant for their ability to yield important information about prehistory or history.

Several properties in the county are listed in National Register and Philomath and Smithonia are listed as districts. Many more are eligible. Because of the large possible number the recommendations are divided into two categories. The first category contains a few properties/districts which we feel should be immediately pursued while the second contains the bulk of properties which appear to be eligible. Nomination is encouraged for properties in the second category according to the owners' desires.

Category One:

- The Brooks Homestead (OG-0044)  
This well-preserved, hall-parlor, log cabin located on its original site is eligible under criteria C and A.
  
- The Old Crawford High School (OG-0197)  
This building is an important part of Crawford's history and retains many of its original characteristics including a second floor auditorium. It is eligible under Criteria A and possibly C.
  
- Barrow Mill  
An early water-powered mill with an intact mill building, remnants of the raceway, and remnants of the dam. It is eligible under Criteria C and A.
  
- Athens-Augusta/Georgia Railroad District (see figure 1)  
This would be a discontinuous district (defined as a district composed of two or more definable significant areas separated by nonsignificant areas; for example a transportation network). The district would include residential, commercial, and industrial properties located along the right-of-way of Georgia's first railroad. The district would be eligible under Criteria C and A.
  
- Jefferson Mill Village District (see figure 2)  
This district could be included in the above mentioned railroad district or listed as a separate entity. The village consists of a cluster of saltbox form houses located adjacent to the mill. Though a few of the houses have been moved, the village maintains a high degree of integrity. The mill building has undergone significant alterations any may prove to be ineligible. There are several larger houses on the far side of the mill tied to the mill by a sidewalk. These could have been managers residences. If further research proves this to be so, district boundaries could be drawn to include these resources as well.

figure 1  
**Athens-Augusta/Georgia Railroad  
 National Register District**

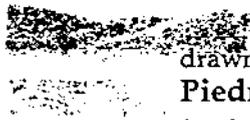
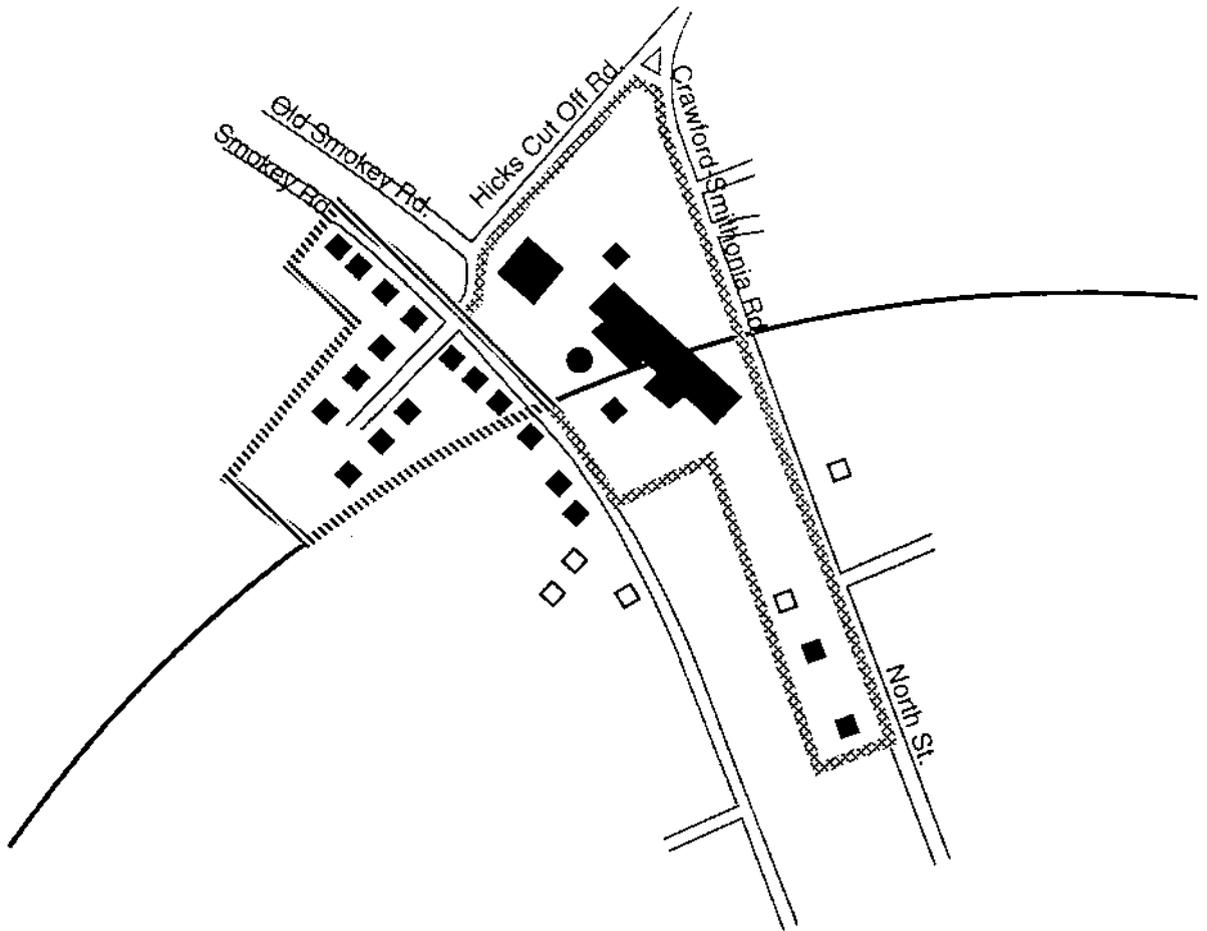


drawn by  
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 for the  
 Lexington Historic Preservation Commission

figure 2

# Jefferson Mill National Register District

-  — proposed boundary
-  — possible extended boundary



drawn by  
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for the  
Lexington Historic Preservation Commission

## Category Two

The following properties appear to be eligible under Criteria C focusing on the main house though several have significant outbuildings as well. A few of these resources may also be eligible under Criteria A.

OG-0018 – Dillard- Fleming House	OG-0539 – Captain Barnet House
OG-0201 – a Queen Anne house	OG-0695 – White Oak Plantation
OG-0236 – Davies-Hawkins House	OG-0707 – Collier-Howard House
OG-0290 – P. M. Stevens House	OG-0719 – Green-Arnold House
OG-0305 – Dr. Nash House	OG-0767 – Fielding-Dillard House
OG-0357 – Jack Collier House	OG-0769 – Edwards-Byrde House
OG-0---- – Birdsong-Hogan House	

The following properties retain a large number of their original outbuildings and therefore appear to be eligible under Criteria C. These resources may be eligible under Criteria A and D as well.

OG-0346 – C. J. Howard Farm	OG-0558 – Johnson-Meyer Farm
OG-0434 – McCannon Farm	OG-0626 – Obadiah Stevens Farm
OG-0484 & 5 – Hartsfield Farm	OG-0717 – Wynne Farm
OG-0498 – Wheelers Farm	

## County Action

An important historic resource is the Clouds Creek Covered Bridge. *Historic American Covered Bridges* lists this bridge as the longest, single-span, Town lattice bridge in the United States. The bridge is listed in the National Register and has been maintained in fairly good condition. Unfortunately, the area around the bridge has become a dumping site and is scattered with refuse. It is suggested that the area be kept clean in order to avoid the appearance of dereliction which may invite vandalism. Another tactic in such a strategy would be to apply to the State of Georgia for a historical marker to be placed at the site.

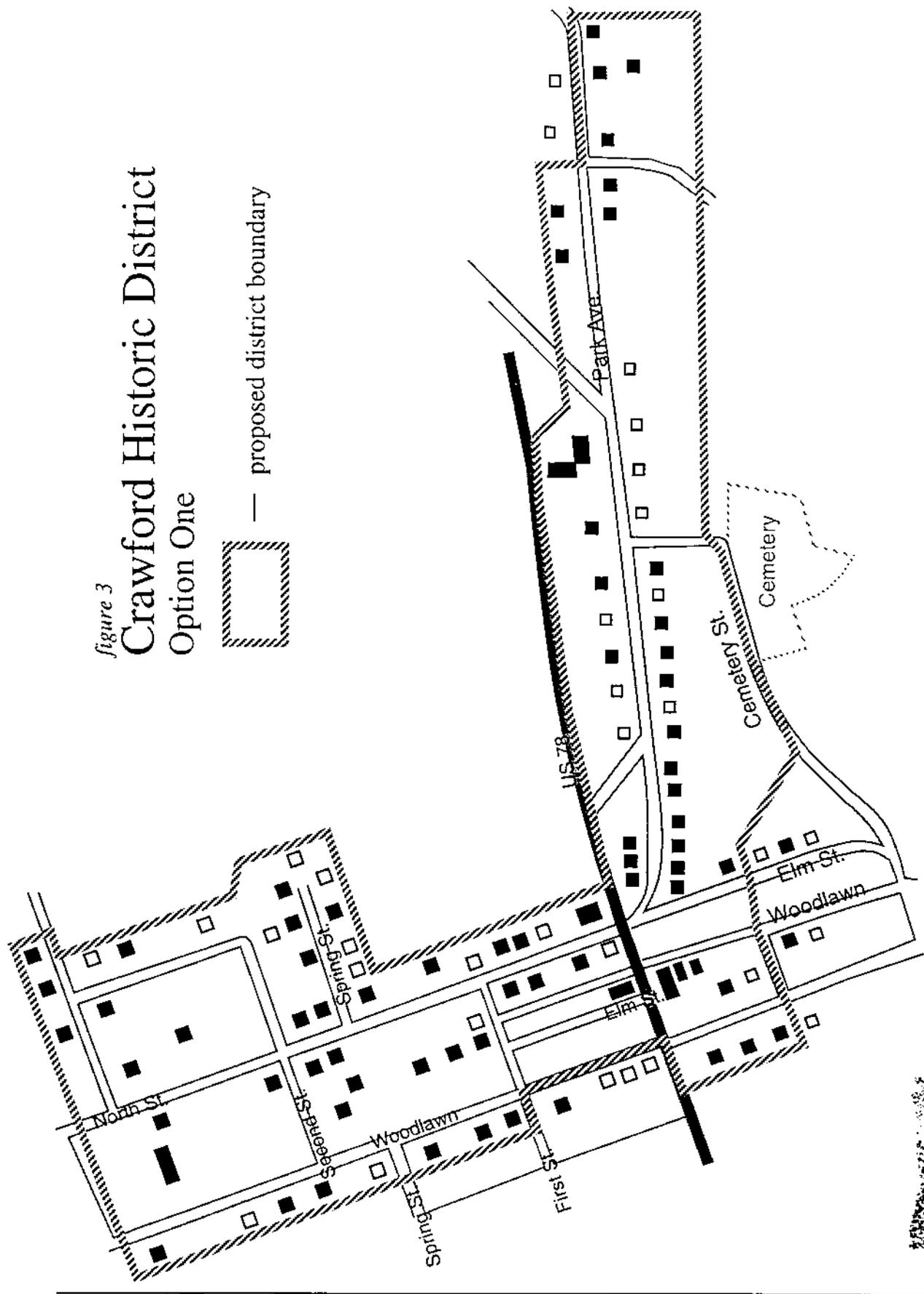
Many of the sites listed in Category Two of the National Register eligible properties have numerous outbuildings. Often these buildings are unused but continue to be a tax burden on the owners. Two owners mentioned plans to demolish buildings to ease this burden. Oglethorpe County should consider establishing criteria for the designation of historic farmsteads. Properties meeting these criteria could be granted a lower tax rate on unused historic outbuildings as an incentive to maintain them.

## Community Action

The town of Crawford has a concentration of historic resources adjacent and parallel to the former railroad right-of-way. There is also a concentration along Park Avenue. These areas are good candidates for local historic districts. In order to locally designate historic districts, Crawford would need to pass a Historic Preservation Ordinance. Such an ordinance would create an appointed citizen review board known as a historic preservation commission to examine proposed changes to historic properties in designated districts. This review can be advisory or compulsory depending on the wishes of the citizens of Crawford. Historic districts stabilize property values and often increase them by insuring that changes to the area are in keeping with the character of the area. Figures 3 and 4 suggest possible boundaries for historic districts in Crawford.

figure 3  
**Crawford Historic District**  
 Option One

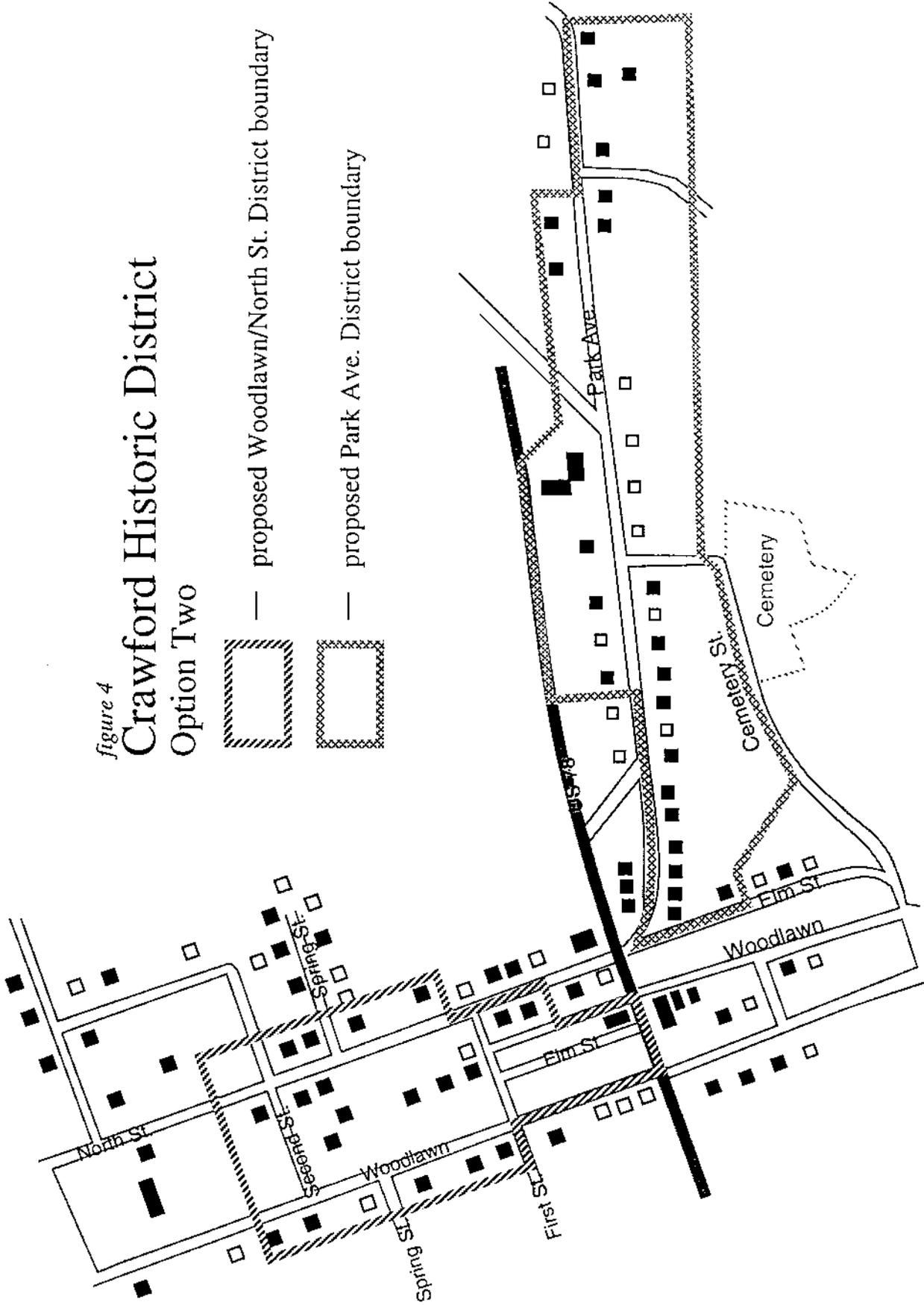
— proposed district boundary



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figure 4  
**Crawford Historic District**  
 Option Two

- proposed Woodlawn/North St. District boundary
- proposed Park Ave. District boundary



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## Appendix

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## Status of resources surveyed in 1974

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Old number	Current status
# 1	..... not found/no access
# 2	..... OG-0769
# 3	..... lacking integrity
# 4	..... OG-0774
# 5	..... OG-0776
# 6	..... probably OG-0779
# 7	..... OG-0778
# 8	..... OG-0778
# 9	..... OG-0771
# 10	..... poor condition
# 11	..... not found
# 12	..... OG-0750
# 13	..... OG-0751
# 14	..... OG-0755
# 15	..... poor condition
# 16	..... archeological
# 17	..... loss of integrity or moved
# 18	..... not found
# 19	..... not found/may be extant without access
# 20	..... OG-0761
# 21	..... not found
# 22	..... OG-0752
# 23	..... OG-0757

## Status of resources surveyed in 1974

---

Old number	Current status
# 24	OG-0081
# 25	not found/no access
# 26	OG-0063
# 27	OG-0064
# 28	OG-0061
# 29	OG-0057
# 30	OG-0047
# 31	OG-0066
# 32	OG-0737
# 33	OG-0281
# 34	OG-0024
# 35	OG-0037
# 36	OG-0042
# 37	not found
# 38	not found
# 39	OG-0274
# 40	archeological
# 41	OG-0231
# 42	OG-0236
# 43	OG-0238
# 44	OG-0248
# 45	apparent loss or no access
# 46	lacks integrity

## Status of resources surveyed in 1974

---

Old number	Current status
# 47	..... poor condition
# 48	..... apparent loss
# 49	..... not found
# 50	..... apparent loss
# 51	..... poor condition
# 52	..... no access
# 53	..... OG-0666
# 54	..... OG-0076 & 0077
# 55	..... OG-0765
# 56	..... OG-0767
# 57	..... OG-0290
# 58	..... not found
# 59	..... OG-0725
# 60	..... not found
# 61	..... OG-0113
# 62	..... OG-0111
# 63	..... OG-0116
# 64	..... OG-0117
# 65	..... OG-0119
# 66	..... OG-0121
# 67	..... OG-0122
# 68	..... lacks integrity
# 69	..... not architectural

## Status of resources surveyed in 1974

---

Old number	Current status
# 70	OG-0305
# 71	OG-0308
# 72	OG-0719
# 73	apparent loss
# 74	OG-0394, house is gone
# 75	OG-0384
# 76	not found
# 77	OG-0322
# 78	OG-0708
# 79	OG-0321
# 80	OG-0707
# 81	OG-0707
# 82	OG-0695
# 83	not found/possible loss of integrity
# 84	OG-0698
# 85	not found
# 86	OG-0703
# 87	OG-0690
# 88	archeological
# 89	not found/not architectural
# 90	OG-0453
# 91	OG-0444
# 92	OG-0660

## Status of resources surveyed in 1974

---

Old number	Current status
# 93	..... poor condition
# 94	..... apparent loss
# 95	..... standing - ruinous condition
# 96	..... OG-0616
# 97	..... OG-0645
# 98	..... OG-0645
# 99	..... OG-0439
# 100	..... OG-0613
# 101	..... known loss, pile of rubble
# 102	..... OG-0438
# 103	..... detail of #101, i.e. lost
# 104	..... OG-0438, roof collapsed
# 105	..... OG-0438
# 106	..... OG-0411
# 107	..... ?
# 108	..... OG-0620
# 109	..... seems to be extant, no access, not surveyed
# 110	..... mismatched? stacks at CO 204 & 202?
# 111	..... OG-0434
# 112	..... replaced or loss of integrity
# 113	..... known loss, pile of rubble
# 114	..... apparent loss, could be OG-0615
# 115	..... OG-0614

## Status of resources surveyed in 1974

---

Old number	Current status
# 116	..... either lost or loss of integrity
# 117	..... OG-0498
# 118	..... OG-0498
# 119	.....
# 120	..... OG-0235
# 121	..... not found
# 122	..... OG-0417, surveyed flower house is gone
# 123	..... OG-0493
# 124	..... gone
# 125	..... not found
# 126	..... apparent loss, could be OG-0472
# 127	..... OG-0491
# 128	..... OG-0484
# 129	..... known loss, chimney stacks only
# 130	..... moved
# 131	..... OG-0648
# 132	..... OG-0522
# 133	..... OG-0516
# 134	..... apparent loss
# 135	..... apparent loss or poor condition
# 136	..... OG-0018
# 137	..... OG-0022
# 138	..... OG-0558

## Status of resources surveyed in 1974

---

Old number	Current status
# 139	OG-0539
# 140	not found
# 141	cemetery, not surveyed
# 142	OG-0213
# 143	extant, not surveyed
# 144	OG-0176
# 145	OG-0127
# 146	OG-0126
# 147	OG-0125
# 148	OG-0128
# 149	OG-0143
# 150-180	Lexington
# 181	OG-0531, outbuilding
# 182	apparent loss
# 183	OG-0499
# 184	not found
# 185	OG-0592
# 186	chimney stack
# 187	apparent loss
# 188	house gone, collapsing barn on site
# 189	not found
# 190	not found
# 191	either loss of integrity or gone

## Status of resources surveyed in 1974

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Old number	Current status
# 192	..... apparent loss or no integrity
# 193	..... not found
# 194	..... OG-0535
# 195	..... apparent loss
# 196	..... loss of integrity
# 197	..... OG-0694
# 198	..... not found
# 199	..... OG-0585
# 200	..... OG-0357
# 201	..... OG-0601
# 202	..... OG-0601
# 203	..... OG-0601
# 204	..... OG-0602
# 205	..... OG-0605
# 206	..... OG-0349
# 207	..... OG-0345
# 208	..... OG-0344
# 209	..... If Mt. Olive: loss, if St. Pauls: lacks integrity
# 210	..... apparent loss
# 211	..... OG-0356
# 212	..... OG-0363
# 213	..... OG-0361
# 214	..... apparent loss

## Status of resources surveyed in 1974

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Old number	Current status
# 215	..... part of survey of state properties
# 216	..... part of survey of state properties
# 217	..... unknown, area not accessible
# 218	..... apparent loss
# 219	..... chimney stacks only
# 220	..... OG-0629
# 221	..... probably OG-0225, though possibly OG-0224
# 222	..... outbuilding of OG-0326
# 223	..... OG-0632
# 224	..... not found/may be on Saxton-Mattox Rd.
# 225	..... OG-0589
# 226	..... apparent loss
# 227	..... OG-0609
# 228	..... OG-0590
# 229	..... OG-0570

## Status of resources surveyed in Ava Rodgers' book

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Resource	Current status
Howard-Hartsfield Cabin p. 12 .....	OG-0484
Landrum-Booth Cabin p. 13 .....	OG-0394, house is gone
Faust Cabin p. 14 .....	known loss, pile of rubble
Bridges Cabin p. 15 .....	seems to be extant, no access, not surveyed
Glenn-McCannon Cabin p. 16 .....	not found
Wille Stevens Cabin p. 18 .....	apparent loss
Stamps-Johnson Cabin p. 18 .....	not found
Thomas M. Gilmer House p. 19-20 .....	moved
Daniel-Bryan House p. 20-22 .....	OG-0116
Smith-Elder House p. 22-23 .....	not found/may be extant without access
Amis-Elder House p. 24 .....	OG-0778
William Bugg House p. 24-25 .....	poor condition
Smith-Harris House p. 25-26 .....	OG-0645
Beard-Faust House p. 26 .....	apparent loss
Dillard-Fleming House p. 27 .....	OG-0018
Hall-Cook House p. 27-28 .....	apparent loss or no access
Joe Dillard House p. 28 .....	not found

## Status of resources surveyed in Ava Rodgers' book

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Resource	Current status
W.B. Brightwell-Tucker House p. 29 .....	not found
Dowdy-Thaxton House p. 29-30 .....	apparent loss
Butler-Norman House p. 30 .....	OG-0703
Burkhalter-Lester House p. 32 .....	apparent loss
Johnson-Meyer House p. 33 .....	OG-0558
Chandler House p. 35 .....	unknown, area not accessible
J.V. Andrews House p. 36 .....	not found
Patman-Tiller House p. 37-38 .....	not found
Watkins-Faust House p. 38 .....	OG-0616
Jackson-Boggus House p. 39 .....	not found
Holland-Witcher House p. 40 .....	not found
Jacks-Brightwell House p. 40-41 .....	OG-0057
Bailey-Durham House p. 41-42 .....	OG-0061
Huff-Watkins House p. 42-43 .....	house gone, collapsing barn on site
John Mathews House p. 44 .....	OG-0493
Fielding Dillard House p. 45-46 .....	OG-0767
Robertson-Wright House p. 46-47 .....	OG-0121

## Status of resources surveyed in Ava Rodgers' book

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Resource	Current status
Lumpkin-Bacon House p. 47-48 .....	apparent loss
Sims-Brooks House p. 48 .....	poor condition
Davis-Hawkins House p. 49 .....	OG-0236
Phinizy-Howard House p. 50-51 .....	not found
Arnold-Armour House p. 51 .....	OG-0113
P.M. Stevens House p. 52-53 .....	OG-0290
Tuck-Butts House p. 53-54 .....	OG-0022
Birdsong-Hogan House p. 54 .....	OG-0384
Bush-Harris House p. 55-56 .....	chimney stack
Collier-Smith House p. 57 .....	OG-0345
Collier-Howard House p. 59-60 .....	OG-0707
Hutcheson-Johnson House p. 60-61 .....	not found
Glenn-Callaway House p. 63-64 .....	OG-0117
Pope-Allen House p. 64-65 .....	OG-0248
James E. Smith House p. 65-66 .....	loss of integrity or moved
Winter-Dunlap House p. 66-67 .....	not found
Edwards-Byrd House p. 67-68 .....	OG-0769

## Status of resources surveyed in Ava Rodgers' book

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Resource	Current status
Captain Barnett House	
p. 68-69 .....	OG-0539
Whitehead House	
p. 69 .....	OG-0629
Daniel House	
p. 71 .....	OG-0238
Wallis-Dudley House	
p. 73-74 .....	OG-0231
Pass House	
p. 74-75 .....	known loss, chimney stacks only
Huff-Broach House	
p. 75-76 .....	not found
Collier-Collquitt House	
p. 76 .....	OG-0349

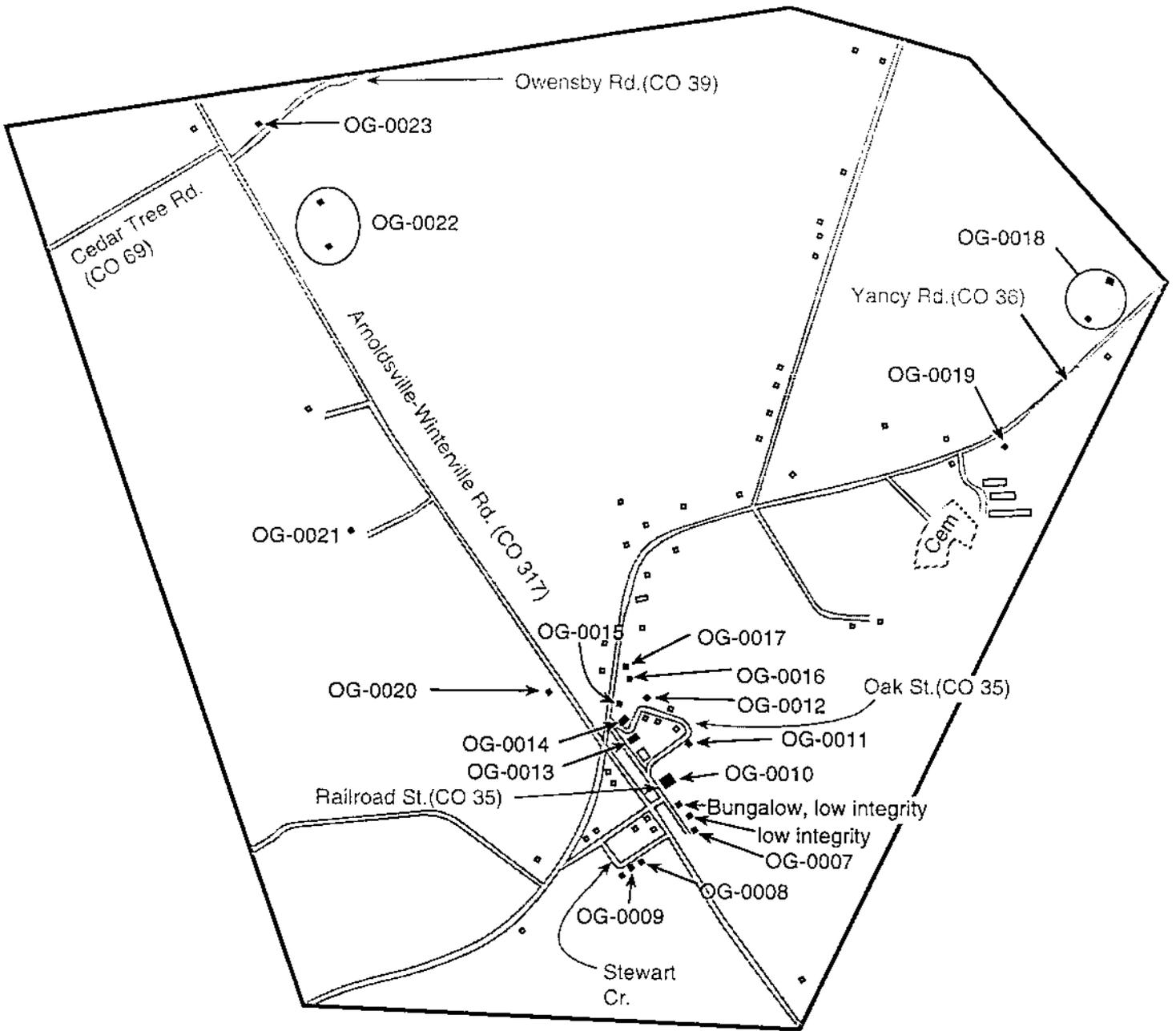
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## Status of resources surveyed in Karen Hudson's book

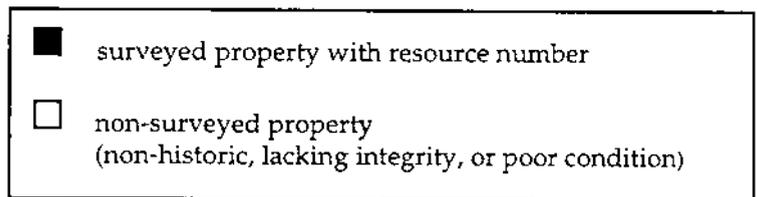
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Number	Current status
# 01	OG-0236
# 02	OG-0238
# 03	OG-0767
# 04	OG-0771
# 05	OG-0018
# 06	OG-0558
# 07	OG-0539
# 08	OG-0761
# 09	OG-0752
# 10	OG-0394, house is gone
# 11	OG-0384
# 12	OG-0695
# 13	OG-0438
# 14	OG-0417, surveyed flower house is gone
# 15	OG-0645
# 16	not found
# 17	OG-0640
# 18	Lexington
# 19	OG-0516
# 20	OG-0508
# 21	OG-0498
# 22	OG-0493
# 23	OG-0494
# 24	OG-0489
# 25	OG-0491
# 26	OG-0305

# Arnoldsville, Georgia

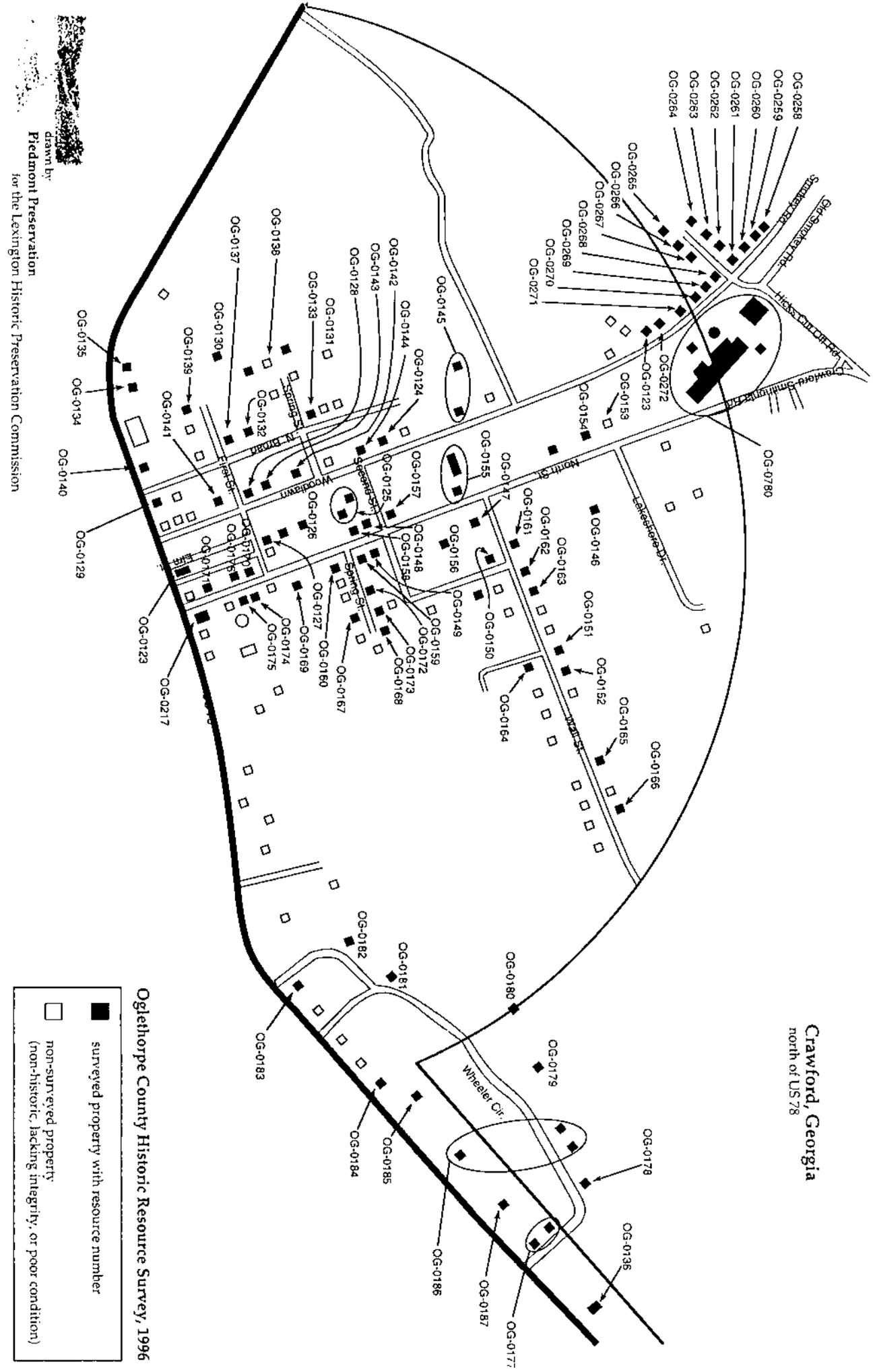


## Oglethorpe County Historic Resource Survey, 1996



drawn by  
**Piedmont Preservation**  
 for the  
 Lexington Historic Preservation Commission

**Crawford, Georgia**  
north of US 78

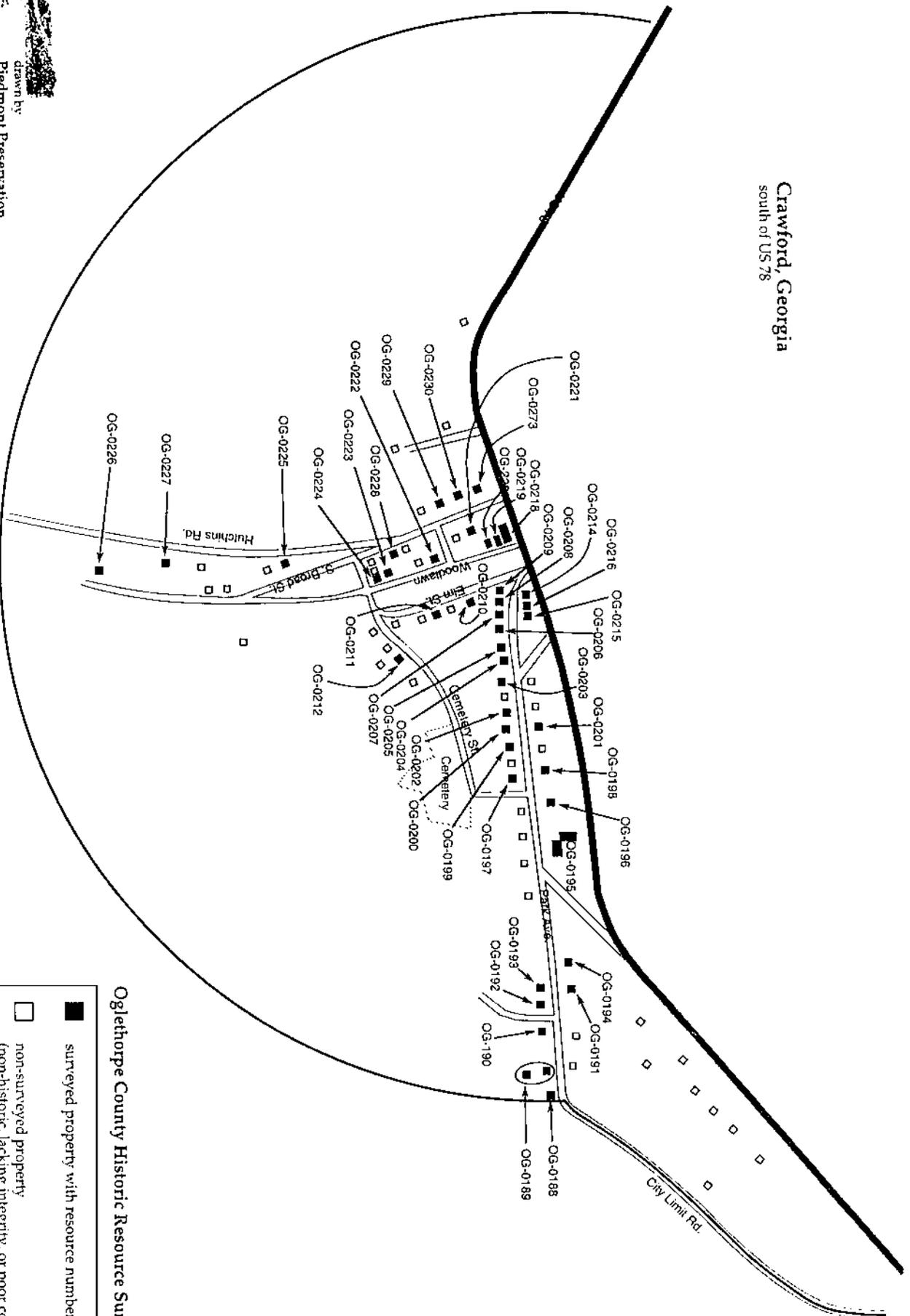


drawn by  
**Piedmont Preservation**  
for the Lexington Historic Preservation Commission

**Oglethorpe County Historic Resource Survey, 1996**

surveyed property with resource number  
 non-surveyed property  
 (non-historic, lacking integrity, or poor condition)

Crawford, Georgia  
south of US 78

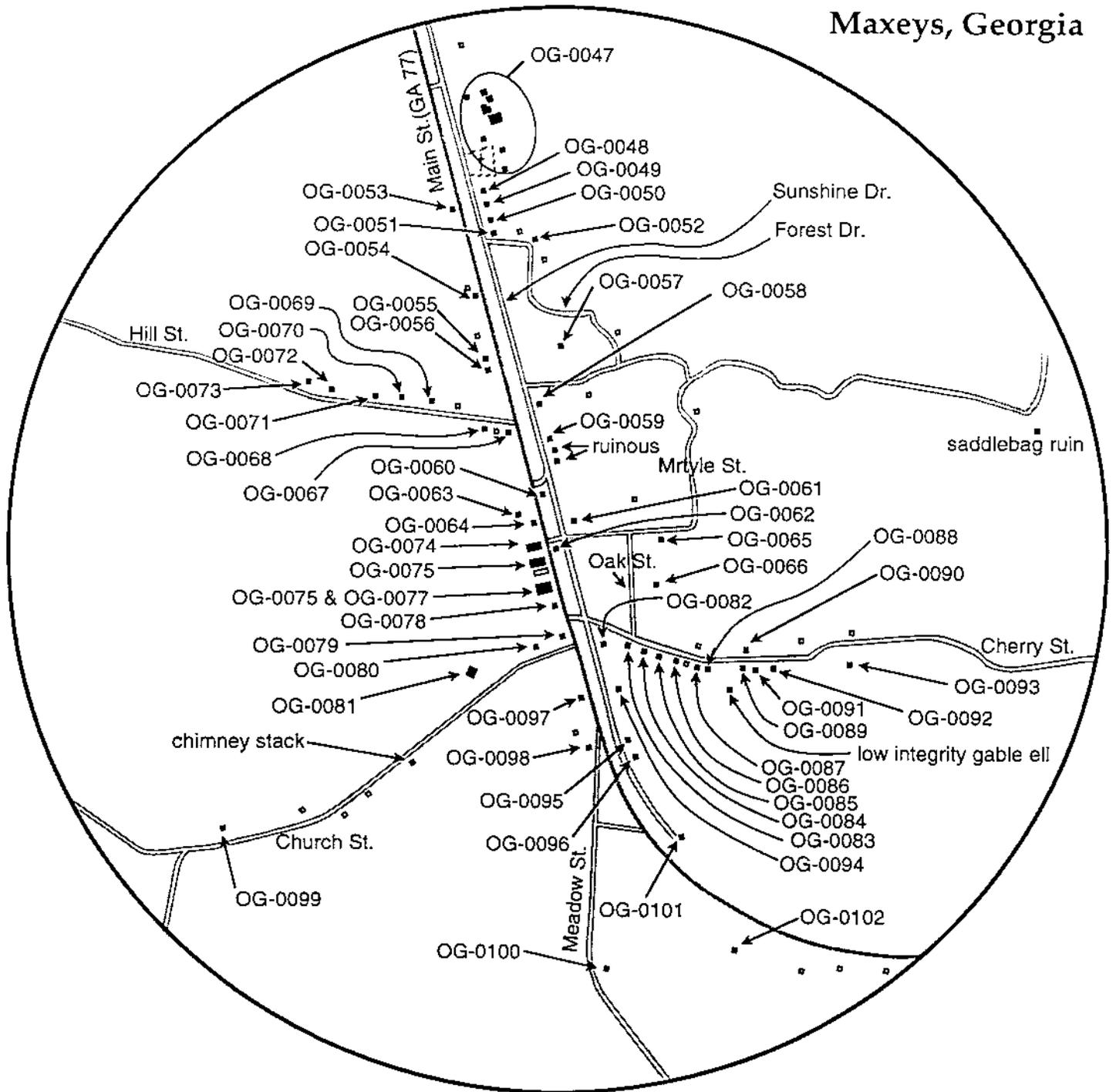


drawn by  
**Piedmont Preservation**  
for the Lexington Historic Preservation Commission

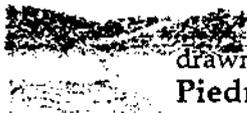
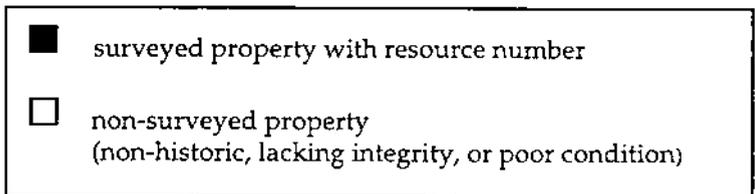
**Oglethorpe County Historic Resource Survey, 1996**

■	surveyed property with resource number
□	non-surveyed property (non-historic, lacking integrity, or poor condition)

# Maxeys, Georgia



## Oglethorpe County Historic Resource Survey, 1996



drawn by  
**Piedmont Preservation**  
for the  
Lexington Historic Preservation Commission

## Oglethorpe County

# Community Technology Roadmap

Version 2.0, December 13, 2007

Greg Laudeman, Georgia Tech Enterprise Innovation Institute  
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### Digital Development Action Plan

#### Oglethorpe Agora

Establish a common platform and set of services for local business, civic, and government enterprises to buy and sell, communicate, coordinate, document, and share information, making it easier and more beneficial to be online. Anchor the system with local institutions, get local technical talent to build and operate it, and have means for young people (students) to help enterprises and individuals create and customize content.

“The Oglethorpe Agora is a virtual public space and marketplace that captures the activities and events, the culture and history, the sights and sounds, of Oglethorpe County. It is the online parallel for the community’s public space and marketplace. It is a calendar and an archive, a place to share and a place show. All access to the Agora and its functions are secure and controlled by username and password. Members’ access is based on rights assigned by the administrator(s) for each area.”

Task	Lead	Resources	Start/End	Metrics
<input type="checkbox"/> Establish partnership to participate in pilot and anchor the system	Partners			Partnership agreement
<input type="checkbox"/> Create a technology council to plan development and operation <ul style="list-style-type: none"><li>○ Local technical talent</li><li>○ General consensus on standards</li></ul>	Partners Tech talent			Persons engaged Technical abilities, experience, and interests

Task	Lead	Resources	Start/End	Metrics
<ul style="list-style-type: none"> <li>○ Contract: Partners with tech council</li> <li>○ Budget and funding</li> </ul>				
<ul style="list-style-type: none"> <li><input type="checkbox"/> Identify and/or create student/youth program to provide basic talent                             <ul style="list-style-type: none"> <li>○ Check classes, clubs, after-school programs, recreation, youth groups</li> <li>○ Identify particular participants and assess interests and skills</li> </ul> </li> </ul>	Partners Tech team			Programs tapped Youths identified Participant abilities, experience, and interests
<ul style="list-style-type: none"> <li><input type="checkbox"/> Select, install, and configure portal platform                             <ul style="list-style-type: none"> <li>○ Define requirements and evaluation criteria</li> <li>○ Identify systems and tools, including framework, hosting, modules, etc.</li> <li>○ Select and acquire/purchase with approval and support of partners</li> <li>○ Install and configure</li> </ul> </li> </ul>	Tech team			Systems considered System functions System costs
<ul style="list-style-type: none"> <li><input type="checkbox"/> Provide basic knowledge of portal system to stakeholders and youth talent                             <ul style="list-style-type: none"> <li>○ Acquire or create a comprehensive and reasonably detailed description of the portal system and available modules</li> <li>○ Translate this information for stakeholders</li> </ul> </li> </ul>	Tech team			Agora Guide Stakeholders educated Youth educated

Task	Lead	Resources	Start/End	Metrics
<ul style="list-style-type: none"> <li>○ Review with youth talent</li> </ul>				
<ul style="list-style-type: none"> <li><input type="checkbox"/> Match talent with partners and other portal owners, i.e., the Agora’s tenants                             <ul style="list-style-type: none"> <li>○ Review customer requirements</li> <li>○ Identify key contacts, project lead, other roles</li> <li>○ Review tasks and set timeline</li> </ul> </li> </ul>	Tech team Youth program			Customers engaged Matches resulting in timeline
<ul style="list-style-type: none"> <li><input type="checkbox"/> Identify and analyze targeted functions (see “Digital Development Objectives,” below)                             <ul style="list-style-type: none"> <li>○ Data definitions and flows</li> <li>○ Content and administrative tasks</li> <li>○ Roles and rights</li> </ul> </li> </ul>	Agora tenants Tech team Youth program			Customers engaged Functions identified and analyzed
<ul style="list-style-type: none"> <li><input type="checkbox"/> Specify, procure, install, and configure hardware and software                             <ul style="list-style-type: none"> <li>○ Identify needed components, performance requirements, and standards</li> <li>○ Locate products</li> <li>○ Review pricing and prioritize purchase</li> <li>○ Allocate funds and purchase</li> <li>○ Install and configure</li> </ul> </li> </ul>	Agora tenants Tech team Youth program Private vendors			Components identified Components purchased

Task	Lead	Resources	Start/End	Metrics
<input type="checkbox"/> Develop modules, portal page(s), sub-portal, etc., as appropriate <ul style="list-style-type: none"> <li><input type="checkbox"/> Define structure and layout</li> <li><input type="checkbox"/> Create spaces/placeholders</li> <li><input type="checkbox"/> Configure and format</li> <li><input type="checkbox"/> Add preliminary content</li> <li><input type="checkbox"/> Set rights for customer</li> <li><input type="checkbox"/> Review with customer, change/edit as appropriate for approval</li> </ul>	Tech team Youth program			Components and content specified Components and content created Customer reviews
<input type="checkbox"/> Guide, approve, and launch Agora pilot and it's components	Agora tenants/partners			
<input type="checkbox"/> Track demand and utilization	Tech Team			User registrations Content added and viewed Creation of pages, sub-portals, etc.
<input type="checkbox"/> Assist tenants and other users <ul style="list-style-type: none"> <li><input type="checkbox"/> Navigate, register, and use</li> <li><input type="checkbox"/> Create and manage content</li> <li><input type="checkbox"/> Create pages, sub-portals, etc.</li> <li><input type="checkbox"/> Add or enhance functions/modules</li> </ul>	Youth program			Customers assisted Components and content created Demand and utilization

### Oglethorpe Infostructure

Build physical infrastructure necessary to interconnect key civic and economic sites, and catalyze private investment in enhanced connectivity for Oglethorpe County.

Task	Lead	Resources	Start/End	Metrics
<input type="checkbox"/> Establish a team to set goals and provide oversight for infostructure development				
<input type="checkbox"/> Identify key sites needing interconnection	Infostructure team			
<input type="checkbox"/> Identify physical assets and infrastructure development plans that might be used <ul style="list-style-type: none"> <li>○ Road, sewer, water, etc. projects</li> <li>○ Horizontal and vertical assets</li> <li>○ Real estate developments</li> </ul>	Infostructure team			
<input type="checkbox"/> Make local policy regarding infostructure development <ul style="list-style-type: none"> <li>○ Installation of conduit</li> <li>○ Design and location of towers</li> <li>○ Budgetary guidelines</li> <li>○ Land use regulations and zoning restrictions</li> </ul>	Local public agencies, boards, commissions, councils, departments, and other public institutions			
<input type="checkbox"/> Define infostructure characteristics and scope, and prioritize <ul style="list-style-type: none"> <li>○ Demand survey</li> <li>○ Sites</li> <li>○ Connectivity characteristics</li> <li>○ Media, asset requirements</li> <li>○ Commitments and intent to purchase</li> </ul>	Infostructure team			

<b>Task</b>	<b>Lead</b>	<b>Resources</b>	<b>Start/End</b>	<b>Metrics</b>
<input type="checkbox"/> Build out components as appropriate and/or necessary <ul style="list-style-type: none"> <li>○ Horizontal and vertical assets</li> <li>○ Media and devices</li> </ul>	Infostructure team Local government Private firms			
<input type="checkbox"/> Develop private partnership opportunities <ul style="list-style-type: none"> <li>○ Service providers in and around area</li> <li>○ Partnership goals</li> <li>○ Cost and revenue sharing</li> <li>○ Lease and/or purchase</li> <li>○ Pricing and quality of service</li> </ul>	Infostructure team Community organizations Local government Private firms			

### Digital Development Objectives

	<b>Automation to control and reduce cost</b>	<b>Improvement to increase support/revenue</b>
Newspaper	<ul style="list-style-type: none"> <li>• Content acquisition and editing, news distribution, and archiving</li> </ul>	<ul style="list-style-type: none"> <li>• Value-added content sales</li> <li>• Enhanced and expanded advertising</li> </ul>
Schools	<ul style="list-style-type: none"> <li>• Class content and participation for students</li> <li>• Student information for parents</li> <li>• Class sharing across districts</li> </ul>	<ul style="list-style-type: none"> <li>• Applied and service learning</li> <li>• Community (parental) involvement</li> <li>• Individualized learning</li> </ul>
Civic and cultural organizations	<ul style="list-style-type: none"> <li>• Committee coordination and documentation</li> <li>• News and event information</li> <li>• Membership and similar processes</li> </ul>	<ul style="list-style-type: none"> <li>• Civic and cultural organizations</li> <li>• Value-added information and services</li> <li>• Advertising and e-marketing</li> </ul>
Local government	<ul style="list-style-type: none"> <li>• Public meetings, notices, payments, records, service requests, etc.</li> </ul>	<ul style="list-style-type: none"> <li>• Agency/service access and documentation</li> </ul>

		<ul style="list-style-type: none"> <li>• Citizen input and involvement</li> </ul>
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## Digital Development Components

### Talent

- Students to produce content and assist other users
- Current community “content producers” to produce content and encourage others
- Leaders of key organizations to mandate use of system, provide direction, and to use and manage content
- Digital media and web services experts to develop infrastructure and support students

### Teamwork

- Newspaper anchors system and provides context for students
- Schools build content production into student projects, and integrate content into curriculum
- Family and youth programs to support content production
- Civic and cultural organizations identify material to be digitized and access constraints/rules
- All organizations to use calendar, document events, etc.
- Key organizations establish conference locations, individual web cams, and locations to be viewed
- Define member roles and access controls

### Technology

- Content management system to store and manage content, and control access
- Calendar, gallery, map, and other modules
- E-commerce services to handle transactions and track fulfillment
- Web conferencing service (or module for CMS)
- Cameras for conferencing, documenting, and monitoring
- Monitoring service
- Media production laptops and workstations
- Appropriate media production software
- Broadband connectivity/community area network