

DEPARTMENT OF TRANSPORTATION

STATE OF GEORGIA

INTERDEPARTMENT CORRESPONDENCE

FILE PI#s 122660, 222560, & 0001222 **OFFICE** Environmental Services

DATE August 23, 2010

FROM Glenn Bowman, P.E., State Environmental Administrator *GB/BJ*

TO Bobby Hilliard, P.E., State Program Delivery Engineer

ATTN.: Otis Clark & David Moyer

SUBJECT Projects EDS00-0441-00(042)(043) & BR000-0001-00(22), Morgan & Oconee Counties; P.I. #s 122660, 222560 & 0001222

Please find attached copies of the Property Information Forms and boundary graphics from the Survey Report Addendum dated July 6, 2010 for the National Register eligible historic properties identified within the Area of Potential Effect of the subject projects. Also included is a memorandum and boundary graphic that was part of the aforementioned report that revised the eligible boundary for the Apalachee Historic District. The State Historic Preservation Officer concurred with the findings of this report in a letter dated July 6, 2010 (see attached letter).

Please include the boundaries of the National Register eligible properties and the applicable notes (see below) on the plans for the above mentioned projects (see attached boundary location maps). Please provide the project historian with a copy of the applicable plan sheets showing the boundaries and notes when available.

While developing the concept for the projects, please ensure that no right-of-way or easement is required from within the eligible National Register resource boundaries. If this is not possible, please identify why it is not feasible and prudent to avoid the National Register eligible resources. If right-of-way or easement is deemed necessary from within the eligible National Register resource boundaries after approval from the project historian, the following note shall be placed on the plans within the eligible National Register resource boundaries:

"The contractor shall ensure that no construction related activities other than those shown on the approved plans, including the use of easements, staging, construction, vehicular use, borrow or waste activities, and trailer placement occur within the eligible National Register resource boundaries. "

In addition, if the projects, as planned, would not take right-of-way or easement from the resources, the following note shall be placed on the plans within the eligible National Register resource boundary:

“The contractor shall ensure that no construction related activities, including the use of easements, staging, construction, vehicular use, borrow or waste activities, and trailer placement occur within the eligible National Register resource boundaries.”

For projects on which federal funds are being used, right-of-way acquisition should not begin until the federal-aid environmental process has been completed. If state funds are being utilized for right-of-way costs, please keep in mind that the project alignment will not be finalized until the Department has complied with all appropriate environmental laws. Regardless of funding, if any historic (National Register listed or eligible) buildings or structures are to be acquired, this office must complete all mitigation stipulations committed to prior to the removal of these buildings.

Please call the project historian, Sharman Southall at 404-631-1057 before purchasing property from the historic resources. Your assistance in this matter is greatly appreciated.

GB/SRS

cc: Phil Copeland, State Right-of-way Administrator, w/attachments
Alexis John, GDOT NEPA, w/attachments
Keith Posey, Location Engineer, w/attachments
Hershel Thompson, State Property Manager, w/attachments
Jack Cooper, District 2 Utilities Engineer, w/attachments
Jeff Baker, State Utilities Engineer, w/attachments

DEPARTMENT OF TRANSPORTATION

STATE OF GEORGIA

INTERDEPARTMENT CORRESPONDENCE

Georgia DNR Office of
Historic Preservation Division

JUL 12 2010

RECEIVED

FILE P.I. #122660, 222560 & 0001222

OFFICE Environmental Services

DATE July 6, 2010

FROM Sharman Southall

TO Files

SUBJECT GDOT Projects EDS00-0441-00(042)(043) & BR000-0001-00(22), Morgan & Oconee Counties; P.I. #s 122660, 222560 & 0001222 and HP-950816-002: Survey Report Addendum.

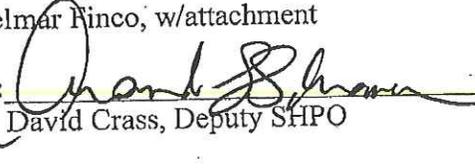
Attached is the Survey Report Addendum for the subject projects. This document describes the Department's efforts to identify historic properties located within the proposed projects' area of potential effects and the evaluation of all identified properties through the application of the Criteria of Eligibility to determine eligibility for inclusion in the National Register of Historic Places.

In addition to the additional properties surveyed, the eligible boundary for the Apalachee Historic District was also re-evaluated, and a memorandum describing the proposed boundary revision is included in Appendix A. This boundary incorporates resources which were identified in the 1995 Survey Report into the Sidwell Farm Historic District. These previously identified resources are as follows: Apalachee Resource 4/M. Sidwell House, Apalachee Resource 5/Sidwell House, the Sidwell Merchantile Store, the Sidwell Tenant House, the Apalachee Fire Tower, and the Sidwell Barn.

SRS/

cc: Rodney N. Barry, P.E., FHWA, w/attachment (Attn: Kelly Wade)
David Crass, Deputy SHPO, w/attachment
Northeast Georgia Regional Commission, w/attachment
John Kissane, Athens Land Trust, w/attachment
Dr. Delmar Rinco, w/attachment

CONCUR:


David Crass, Deputy SHPO

DATE: 7/15/10

cc: Alexis John, GDOT NEPA

PROPERTY INFORMATION FORM

Property Identification: The Sidwell Farm Historic District is also identified as Property 1-2010 in the field notes and on the project location map. This property includes several eligible resources identified in earlier surveys of the project area (see table on pages 5 & 6), as well as two previously unidentified resources. Those previously identified resources are the Sidwell Merchantile Store, the Sidwell Tenant House, the Sidwell Barn, Apalachee Resource 4/M. Sidwell House, and Apalachee Resource 5/Sidwell House and the Apalachee Fire Tower. The Sidwell Barn has been re-evaluated as a house based on updated information from interviews of family members. The house has been recommended as a non-contributing feature of the Sidwell Farm District because of integrity issues; however, the surrounding pastureland is included in the proposed boundary. The Apalachee Fire Tower is also located on this land but it is still considered a separate resource due to its historic use in fire detection and its lack of association with the Sidwell Farm. Another group of buildings not considered not eligible in the earlier surveys have been re-evaluated and two structures are considered to contribute to the significance of the Sidwell Farm Historic District. These structures are a historic store and a historic cotton house located on the southwestern corner of US 441 and Apalachee Road. Three resources not previously included in any survey are a 1958 ranch (Jordan House), the Prior/Apalachee Cemetery, and the J. M. Sidwell House located at 1280 Sidwell Road. In addition, two properties included in the Apalachee Historic District and located on its western edge are proposed to be included in the Sidwell Farm Historic District. (A memorandum describing the proposed boundary revision excluding these properties from the Apalachee Historic District is located in Appendix A.) None of these properties was identified in the 2005 DNR Morgan County Survey.

Location: The property is located at on the north and south sides of Apalachee Road and along Sidwell Road in Morgan County, within and just outside of the City Limits of Apalachee (refer to project location map).

Date(s) of Development: The Sidwell family has owned and farmed the land since the early 1900s. Although they have cultivated various row crops including cotton in the past, dairy cattle currently graze the land and have since the 1950s. The properties previously identified in GDOT surveys were constructed from 1890 to 1910. The dairy operation is currently run by Jimmie Sidwell and his son Jason.

Several family members were interviewed and revised information was gathered on several of the previously identified resources. For instance, the resource previously identified as the Sidwell Merchantile Store was historically a tenant house that also operated for a time as St. Paul's Church on Sundays. The congregation of this church is primarily African American and the church is currently located near Madison on VFW Lane, where a permanent church building was constructed in 1959. The tenant house is currently occupied as a residence. According to two members of the Sidwell family and the current long time resident, the structure was never used as a store. Therefore, this structure will be identified as the Sidwell Tenant House B within this report.

The Sidwell Barn was erroneously identified as a barn in previous surveys. Three members of the Sidwell family confirmed that the structure was once a large house occupied by various members of the family over time. Once the structure was abandoned, ca. 1940, the center of the structure collapsed and was not repaired or used. The surrounding land was sold in 1999, and the structure is currently being used as a hunting cabin by the current owners. Therefore, this structure will be identified as the Sidwell House Ruins within this report.

Most of the associated outbuildings throughout the Sidwell Farm Historic District are domestic and non-historic. One notable exception is a small, brick one-room cottage located on the same parcel as the Former Gas Station (see Photograph 28). This structure is not included in tax records for this parcel but is believed by family members to have been built circa 1955.

A ranch house not identified in previous surveys due to its age was constructed in 1958 and is identified in field notes as the Jordan House. A rear addition was added to this house in the 1980s. Windows on the front and west elevations have been replaced within the last 10 years.

The Prior/Apalachee Cemetery contains approximately 75-100 marked graves dating from 1877 to 1987. Many of these graves contain Sidwell ancestors, as well as other members of the Apalachee community.

A New South cottage not identified in previous surveys due to its distance from the proposed project area was constructed in 1930 and is identified in field notes as the J. M. Sidwell House. The structure was clad in vinyl and a metal roof was added in 1999. It is surrounded by non-historic agricultural buildings constructed from 1975 to 1995.

A ranch house constructed in 1978 is located at the western end boundary of the proposed district on the east side of Apalachee Road.

Description: The Sidwell Farm Historic District is a dairy farm containing 7 historic houses, two historic tenant cottages, a historic former gas station (1955), a historic store (1930), a historic cotton house, various non-historic agricultural and domestic outbuildings, a cemetery, and the surrounding pastureland. The period of significance is 1910-1960.

Updated information was obtained on several of the previously identified resources within the Sidwell Farm Historic District. Photographs of the previously identified resources are noted as such and included in the photographs attached.

The resource not previously evaluated due to its age is the Jordan House, a brick ranch constructed in 1958 in a linear-with-clusters subtype with no academic style (see attached photographs 1-10). The structure features a low pitched, multiple hipped roof. No chimney is visible. The windows on the front and west elevations have been replaced with one over one, double hung metal windows. A triple window of this type is featured on the front elevation. Several of the rear windows still possess the historic two over two horizontal windows. The rear addition has covered the historic rear entrance and any rear porch or patio. The carport features a pierced brick wall enhancing the front elevation. According to the property owner, Property 1 has a zoned interior and a closed floor plan.

The immediate setting of the Jordan House includes a grassed lawn and mature trees. Although located in the midst of a family farmstead, there are no outbuildings associated with the property.

The Prior/Apalachee Cemetery is located in the midst of the pasture located south of the Jordan House (see attached photographs 11-14) and was not previously identified as a historic resource. The cemetery is accessed via an unpaved road leading from Apalachee Road. The cemetery is located in a grove of mature trees and has an unpaved road encircling it. The surrounding pasture is fenced to protect the area from livestock. No other landscape features are present. The cemetery features a variety of grave markers including tablet, oblique, and slab. Some family groups are surrounded by coping.

A house moved to the property in 1976 is located on the southwest corner of Apalachee Road and U.S. 441 (1010 Apalachee Road). The owner is uncertain of the date of construction of the house, but it is assumed to be historic. This house is surrounded by a non-historic mobile home and several agricultural buildings that are non-historic. Two notable historic structures are located in this area and contribute to the significance of the Sidwell Farm Historic District. These structures include the Sidwell McRae Store constructed in 1950 and a cotton house constructed in 1948. The cotton house was later used to store fertilizer (Photographs 15 through 21). The Sidwell McRae Store is a square-shaped frame structure clad in asbestos shingles. It features board and batten entrance doors on two sides, two six-over-six double hung wooden windows on the western elevation and an asymmetrical roof. The structure rests on a concrete slab. The cotton house is a square-shaped frame structure with a side gable metal roof. It features board and batten doors on the eastern and southern elevations. Both doors are elevated so that products could be easily loaded and unloaded. A concrete platform is extant on the southern elevation, and the entrance features double doors. A shed extension was added to the western elevation of the structure in the 1970s. The structure rests on concrete block piers.

The Alphonso Sidwell House was formerly included in the Apalachee Historic District. It is still intact, and no exterior alterations had occurred since the last survey. None of the outbuildings associated with this resource has attained 50 years of age (see Photographs 22-25). According to the property owner and resident, all of the structures were built in the 1970s to replace earlier barns and sheds. The hay barn (Photograph 25) was constructed in the 1990s. The Alphonso Sidwell House is considered to be a contributing house of the Sidwell Farm Historic District.

The Former Gas Station is located slightly north of the Alphonso Sidwell House and was also formerly included in the Apalachee Historic District (see Photographs 26-29). Since the last survey, vinyl siding has been applied to the front façade of the structure. The Former Store had been occupied as a residence for some time, but the elderly owner recently moved. A 1970s mobile home is also on the property, as well as a small brick one-room cottage with a flat roof. This small structure was not included in previous surveys but was constructed in 1955, according to family members interviewed. Both the Former Gas Station and the small brick cottage are considered contributing buildings within the Sidwell Farm Historic District.

The Sidwell Barn is now identified as the Sidwell House Ruins. The property could not be accessed due to grazing animals, electric fencing, and the inability to contact the current

landowners to provide access to the house site. The land was sold by the Sidwells to a land partnership in 1999, and the structure is currently being used as a hunting cabin by the current owners. However, the Sidwells lease the pasture west of the ruins for their dairy business, and the Apalachee Fire Tower is also located on this property. The remains of the structure include two one- and two-room frame remnants connected by a remnant of a mobile home that is covered with sheet metal. The visible windows are no longer glazed, but wood plank doors can be seen. The Sidwell House Ruins is not a contributing structure due to loss of design, materials and workmanship integrity; however, the surrounding land is within the Sidwell Farm Historic District due to the historic ownership and use of the property as pastureland.

The Sidwell Tenant House A was identified as the Sidwell Tenant House in previous surveys. The cottage continues to be unoccupied but is still intact (see Photograph 36). It is considered to contribute to the significance of the Sidwell Farm Historic District.

The Sidwell Mercantile Store is now identified as the Sidwell Tenant House B. The front façade has been covered in vinyl siding since 2006. The remainder of the structure is unchanged. It is considered to contribute to the significance of the Sidwell Farm Historic District.

The J. M. Sidwell House is located on Sidwell Road, west of the Sidwell Tenant House B, and was constructed in 1930. According to Jimmie Sidwell, the floor plan is a variant of a New South Cottage with a central hallway flanked by pairs of rooms with the northeast side projecting forward. The house lacks the gables or pair of gables on the front façade but instead features a hipped roof on the single projection. The porch features a shed roof. According to the property owner, these rooflines are historic and thought to be original to the house. The house also possesses an integral back porch which is a feature that is not typical of this house type but is often a feature in bungalow house types which would have been more commonly constructed during this time period. The structure was clad in vinyl and a metal roof was added in 1999. These alterations resulted in the loss of historic trim and porch elements. The six-over-six windows and concrete block foundation are historic. The J. M. Sidwell House is considered to contribute to the significance of the Sidwell Farm Historic District. Several non-historic structures are located to the east and south of the J. M. Sidwell House. According to Mr. Sidwell, structures associated with the diary operation were historically located in this area, but they have been replaced over the course of twenty years, between 1975 and 1995.

The immediate setting of the J. M. Sidwell House includes a grassed lawn, mature trees, foundation plantings, and paved and unpaved drives. The house is located on a paved portion of Sidwell Road with scattered historic and non-historic houses and surrounding agricultural buildings.

Two resources previously identified as Apalachee Resource 4/M. Sidwell House and Apalachee Resource 5/ Sidwell House are located on the north side of Apalachee Road across from the Jordan House. The M. Sidwell House was evaluated as a pyramidal cottage, but the floor plan is classified as a Georgian Cottage. No exterior alterations had occurred since the last survey. The Sidwell House is a saddlebag cottage that continues to be unoccupied. During family interviews, it was learned that the cottage had originally been located in an area near the Prior/Apalachee

Cemetery but was moved to its present location in the 1950s. It is also still intact and no exterior alterations had occurred since the last survey.

The immediate setting of the Sidwell Farm Historic District includes pastureland, fallow agricultural fields, wooded areas providing shade for the livestock, farm roads, non-historic fencing following historic fence lines, a pond, and wooded land.

National Register Recommendation: The property is considered **Eligible** for inclusion in the National Register of Historic Places.

National Register Criteria and Level of Significance: The Sidwell Farm Historic District was evaluated for eligibility for listing in the National Register using the National Register Criteria for Evaluation as outlined in 36 CFR Part 60.4. There are no known associations with individuals whose specific contributions to history can be identified and documented with this property. No associations were indicated or suggested as a result of background research on the project area, in any response to the Department's early consultation correspondence received from consulting parties or in an interview with the current owners or occupants of the property. Therefore, there was no basis for evaluating the property under Criterion B. Also, there are no indications that the property is likely to yield information on important research questions in history or prehistory. This property does not appear to have the potential to be the principal source of important information. Therefore, there was no basis for evaluating the property under Criterion D.

The Sidwell Farm Historic District was evaluated under Criterion A and appears to possess a local level of significance in the areas of agriculture and commerce as a good example of an early twentieth century farmstead (1920-1950) with a variety of building types such as farm houses, tenant cottages, a store, and a gas station, as well as an agricultural landscape that together convey various agricultural and commercial endeavors that illustrate the attempt to diversify in order to keep the farmstead intact.

The Sidwell Farm Historic District was also evaluated under Criterion C and appears to possess a local level of significance in the area of architecture and agricultural landscape design. The property includes five house types identified in Georgia's Living Places: Historic Houses in Their Landscaped Settings that appear to represent a significant trend in Georgia's architectural history. In addition, other structures, such as the store and gas station, while not considered eligible as stand alone resources due to material and design integrity losses, do contribute to the architectural significance of the historic district. The relationship of these resources combined with fields, pastures, fence lines, shade trees, and the organization of the farmhouses and the agricultural buildings, is an identifiable agricultural landscape design with few changes from the period of significance. Therefore, the property is considered eligible under Criterion C in the area of architecture and agricultural landscape design.

Integrity: The Sidwell Farm Historic District has been determined to possess integrity in the areas of location, setting, design, feeling, and association. Most of structures occupies their historic location and, therefore, retains integrity in this area. A few non-historic elements such as mobile homes have been introduced to the immediate setting, but, overall, the historic setting has

retained most of the agricultural design elements. These elements include fields, pastures, fence lines, shade trees, and the grassed lawns surrounding each house. A non-historic service station dating from the 1980s is located to the east of the resource, but is only visible from part of it. Therefore, the historic setting is intact and integrity in this area has been retained. The historic design of a few of the individual structures has been compromised by non-historic additions; however, the historic house plan, fenestration, and massing are still evident. In addition, the property retains the overall agricultural landscape design of a dairy farm. The only alteration to the landscape has been the construction of a non-historic ranch house at the west end of the property. The majority of the non-historic agricultural buildings have been located in areas where historic structures once existed. Because historic design of the individual houses and the overall landscape can still be discerned, integrity in this area has been retained. The Sidwell Farm Historic District retains the feeling of a farmstead established in the early twentieth century that reflects the dynamic quality of agricultural lands. The architecture and landscape design strongly associate the district with its historic use as an agricultural property.

The Sidwell Farm Historic District has been determined not to possess integrity in the areas of materials and workmanship. The majority of the historic materials on the houses has been lost or covered. The A. Sidwell House, the M. Sidwell House, and the J. M. Sidwell House have been clad with vinyl siding, covering historic wall cladding and trim. Some historic porch elements have also been removed in this process. The A. Sidwell, Sidwell Tenant House B, and the Jordan Houses have replacement windows. The installation of a metal roof on the J. M. Sidwell House also removed historic trim. The Former Gas Station and Sidwell Tenant House B have vinyl siding applied to part of their structures. In addition to these intentional changes, materials such as windows, doors, and wall cladding have been lost due to deterioration on the Sidwell Tenant House A and the Apalachee Resource 5/ Sidwell House. Because of these materials losses, much of the historic workmanship in the application of wall cladding, window construction, porch elements, and trim has also been lost.

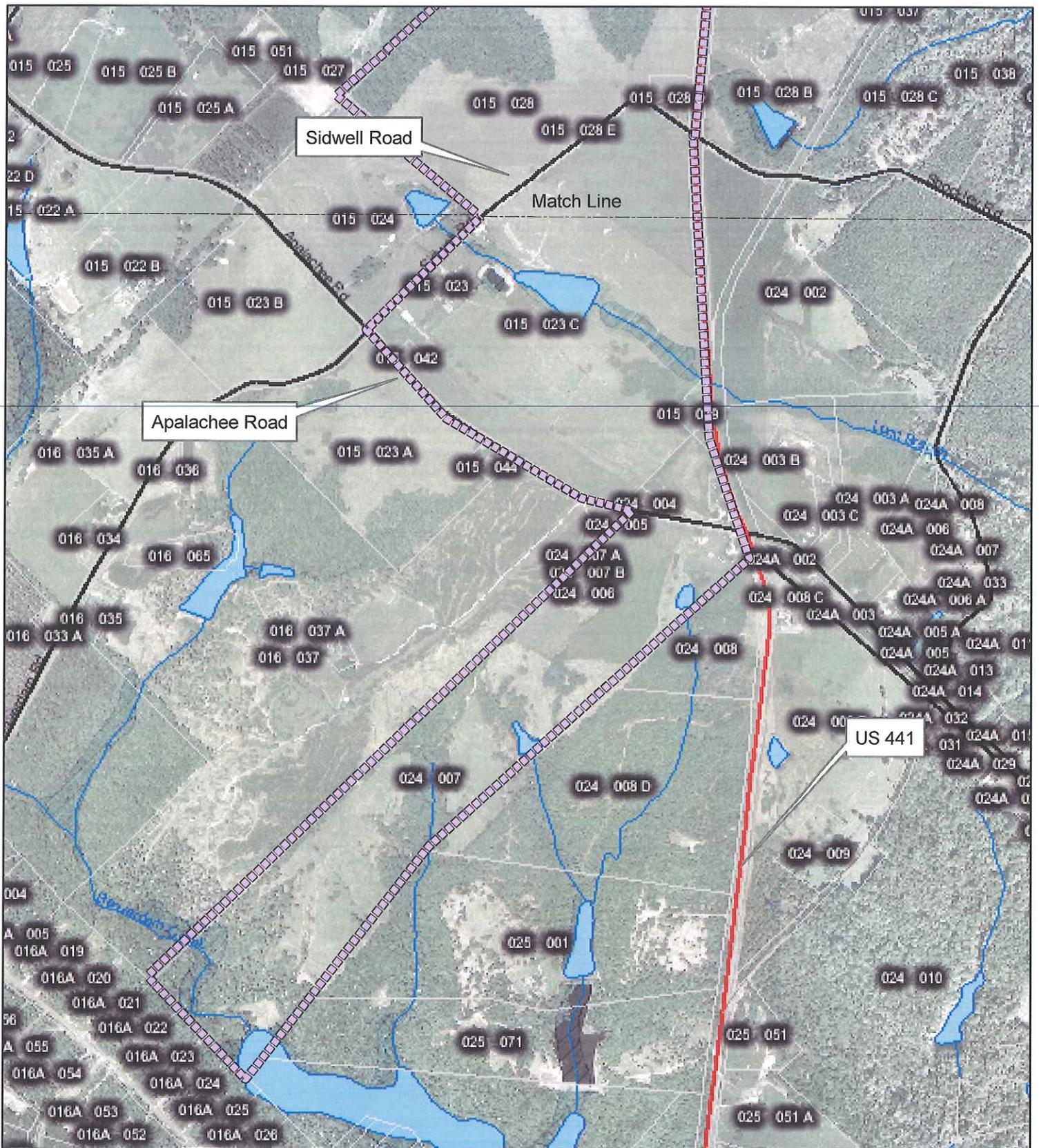
Proposed Boundary (Justification and Description): The proposed National Register boundary of the Sidwell Farm corresponds to the legal property boundaries of several parcels, and contains 268 acres. In addition, a small portion of the boundary on the north end includes the land associated with the Sidwell House Ruins. The proposed boundary contains all National Register qualifying characteristics and features of the property and includes the historic houses, associated historic outbuildings, the cemetery, and the pastures.

The right-of-way line along Apalachee Road bisects the district. The right-of-way area along this road contains a ditch and does not contain any landscape or other features that contribute to the National Register eligibility of this property. The right-of-way line along Sidwell Road also bisects the district. The right-of-way area along this road contains a ditch and does not contain any landscape or other features that contribute to the National Register eligibility of this property. The right-of-way line along US 441 has been proposed as the eastern border of the proposed boundary because the area within the existing right-of-way contains ditches and swales and does not contain any landscape or other features that contribute to the National Register eligibility of this property.

UTM Coordinates: 7.5 Minute Series Topographic Map. Watkinsville Quadrangle Zone 17
Jordan House Easting 273387 Northing 3730964.
J.M. Sidwell House 272938 Northing 3731562.

Prepared: Completed pursuant to 36 CFR Part 800.4(c) in compliance with Section 106 of the National Historic Preservation Act for GDOT Projects EDS00-0441(042)(043) & BR000-0001-00(22), Morgan & Oconee Counties by:

Sharman Southall, Historian
Georgia Department of Transportation
Office of Environmental Services
600 West Peachtree Street, NW
Atlanta, Georgia
(404)631-1057



**Property 1-2010/
Sidwell Farm
Historic District (South)
National Register
Eligible Boundary**

**EDS00-0441-00(042)(043) &
BR000-0001-00(22)
P. I. Numbers 122660,
222560 & 0001222
Morgan & Oconee Counties**

Not to Scale



PROPERTY INFORMATION FORM

Property Identification: The Bearden Cemetery is also identified as Property 4-2010 in the field notes and on the project location map. This property was identified as Site #100037 in the 2004 DNR Oconee County Survey on NARHGIS.

Location: The property is located east of the intersection of Colham Ferry Road and Hardgree Bell Road (refer to project location map).

Date(s) of Development: According to the field assessment, the Bearden Cemetery was established circa 1850. According to the property owner of the Powers Breedlove Farm, the Bearden family owned the surrounding land prior to the turn of the twentieth century.

Description: The Bearden Cemetery is a small private cemetery not associated with a particular church or one family (see attached photographs). Although shown as the Bearden Cemetery on topographical maps, only one grave with the Bearden name was found and it dates to the 1850s. This is a box grave. Most of the markers observed range in dates from 1896 to 1984. Of the 94 internments, approximately 80% were observed to date prior to 1960. Some family plots are fenced with ornamental iron, and the entire cemetery is fenced on three sides with plain, woven wire fencing. A concrete gravel parking or pull-off area runs parallel to the cemetery along Colham Ferry Road.

The monuments and markers are closely spaced and irregularly arranged as is typical of small, rural grave yards. The collection of grave monuments includes thin upright tablets, carved stone with floral and festoon motifs, foot stones and modern granite headstones. Victorian-era graves employ Masonic symbols, cut tree trunks, and draped urns.

The overall setting includes the historic store to the west, non-historic residential development farther west, and pastureland to the north, south, and east.

National Register Recommendation: The property is considered **Eligible** for inclusion in the National Register of Historic Places.

National Register Criteria and Level of Significance: The Bearden Cemetery was evaluated for eligibility for listing in the National Register using the National Register Criteria for Evaluation as outlined in 36 CFR Part 60.4. There are no known associations with events that have made a significant contribution to the broad patterns of our history. There are no known associations with individuals whose specific contributions to history can be identified and documented with this property. No associations were indicated or suggested as a result of background research on the project area and deed research on the property or in any response to the Department's early consultation correspondence received from consulting parties. Therefore, there was no basis for evaluating the property under Criteria A or B. Also, there are no indications that the property is likely to yield information on important research questions in history or prehistory. This property does not appear to have the potential to be the principal source of important information. Therefore, there was no basis for evaluating the property under Criterion D.

The Bearden Cemetery was evaluated under Criterion C and appears to possess a local level of significance in the areas of architecture and design as a good, intact example of a small private cemetery in a rural location. It contains a good intact collection of grave monuments and markers from 1896 to 1984. These markers include a relatively rare box grave and several graves reflecting symbolism reflective of the Victorian period, such as tree trunks, lambs, praying hands and drapery, as well as wrought iron fencing surrounding a family plot. Although few markers would be considered high style, the markers as a grouping, the historic trees, fencing, and the gravel parking area or pull-off in front of the burial area are all distinctive characteristics of a small private cemetery in a rural location. Because of these features, the Bearden Cemetery is considered eligible for listing in the National Register under Criterion C.

The Bearden Cemetery was also evaluated under Criteria Consideration D and appears to possess a local level of significance in the areas of architecture and design as a good, intact example of small private cemetery in a rural location. Although a few non-historic grave markers are present, they do not overwhelm or alter the historic appearance of the cemetery. The historic markers include a relatively rare box grave and several graves reflecting symbolism reflective of the Victorian period, such as tree trunks, lambs, praying hands and drapery, as well as wrought iron fencing. In addition to the design values expressed by these markers, the historic trees, fencing, the pasture surrounding the small cemetery, and the gravel parking area or pull-off in front of the burial area are all distinctive characteristics of a small private cemetery in a rural location. Because of these features, the Bearden Cemetery meets Criteria Consideration D.

Integrity: The Bearden Cemetery has been determined to possess integrity in the area of location because there is no indication that the burials have been moved from their original locations. It has been determined to not possess integrity in the area of setting due to the presence of non-historic residential development west of the cemetery; however, the pastureland to the north, east and south are historic elements of the setting. The cemetery has been determined to possess integrity in the areas of design, materials, and workmanship because the original layout of the cemetery and the markers remain intact, as does the evidence of the stone carvers' labor in incising of the markers. The Bearden Cemetery has been determined to possess integrity in the areas of feeling and association. The non-historic residential intrusions into the immediate setting have diminished the resource's integrity; however, the pastureland surrounding the cemetery is intact and contributes to the significance of the property as a small, private cemetery in a rural location.

Proposed Boundary (Justification and Description): Because the historic boundary is no longer intact and because there are no other features within the legal boundary that contribute to the significance of the property, the proposed National Register boundary is visual and is a rectangle measuring 85 yards x 55 yards. The proposed boundary contains all National Register qualifying characteristics and features of the property, including all of the grave markers, mature trees, parking area, and fencing.

The edge of pavement along Colham Ferry Road has been proposed as the western border of the proposed boundary because the area within the right-of-way consists of a portion of the parking area that contributes to the National Register eligibility of this property.

UTM Coordinates: 7.5 Minute Series Topographic Map. Watkinsville Quadrangle Zone 17
Easting 277256 Northing 3745142.

Prepared: Completed pursuant to 36 CFR Part 800.4(c) in compliance with Section 106 of the
National Historic Preservation Act for GDOT Projects EDS00-0441(042)(043) & BR000-0001-
00(22), Morgan & Oconee Counties by:

Sharman Southall, Historian
Georgia Department of Transportation
Office of Environmental Services
600 West Peachtree Street, NW
Atlanta, Georgia
(404)631-1057



**Property 4-2010/
Bearden Cemetery
National Register
Eligible Boundary**

**EDS00-0441-00(042)(043) &
BR000-0001-00(22)
P. I. Numbers 122660,
222560 & 0001222
Morgan & Oconee Counties**

Not to Scale



PROPERTY INFORMATION FORM

Property Identification: The Powers Breedlove Farm is also identified as Property 6-2010 in the field notes and on the project location map. This property was identified as Site Number 100035 (House 1 & barns) and Site Number 100036 (House 2) in the 2004 DNR Oconee County Survey.

Location: The property (House 1) is located at 1051 Rose Creek Drive (refer to project location map). House 2 is located on the east side of Colham Ferry Road, south of House 1.

Date(s) of Development: According to the field assessment, the farmhouse (House 1) for the Powers Breedlove Farm was constructed in 1915. The farm was established at this time and has been operated by the same family for four generations. Agricultural fields historically were used for row crops. Chickens were raised for the family's use. The fields now serve primarily as pastureland used to graze cattle. A portion of the historic property to the east was sold to UGA in 1995 and is used for agricultural research. In 2006, the farm was placed in the Ranch and Farmlands Protection Program.

House 1 has replacement vinyl siding added in the 1980s. The majority of the windows were recently replaced in House 1. The rear kitchen extension is original to the design of the house. The enclosed well house was added in the 1930s. A small shed porch has been enclosed on the north side in the 1950s. A non-historic house (1978) is located south of House 1 at 1881 Colham Ferry Road.

The field assumption is that the barns and chicken coop were constructed in the 1920s, although material changes have occurred throughout the years. The chicken coop has been converted to an art studio within the last 10 years. House 2 is believed to have been constructed in the 1930s to house farm workers. The original siding was rolled siding, and it has been covered by a more recent application of the same type of siding material. No date for this change is known. Most windows were replaced in the mid-1960s.

Description: The Powers Breedlove Farm is an agricultural property that includes a Georgian Cottage house with Craftsman elements, a hall parlor house, a non-historic brick house, 3 barns, a chicken coop, a pecan grove and pastureland (see attached photographs). House 1 is one and one half story, wood frame, Georgian Cottage resting on brick piers that have been infilled with concrete block with stucco applied. The house has a side gabled roof pierced by two brick interior chimneys. The front porch wraps slightly to the south elevation. The shed roof is supported by paired, squared columns resting on brick bases, and the balustrade is open. Craftsman details include the porch supports, knee braces, exposed rafter ends along the porch, wide eave overhang, and shed dormer. The front entrance door is flanked by leaded glass windows. The dormer windows also possess leaded glass. The majority of the windows are one over one replacement windows. Several rear porches and extensions were observed. The south side elevation features a rear corner porch that is screened. A kitchen ell extension and an enclosed and attached well house are located north of this porch. A small shed porch has been enclosed on the north side of the kitchen.

Two barns and a chicken coop are located east of House 1. The wood frame chicken house has been altered to serve as an art studio and has replacement windows, door, and a concrete foundation. The Barn 1/equipment shed is covered with standing seam metal. The structure was originally a transverse barn but now opens from the west side with stalls for tractors and has an enclosed shed on the east side. Barn 2 is a transverse barn with an open shed on the south elevation and a hay hood. Barn 3 is located south of House 1, behind the non-historic house, and could not be closely examined due to the presence of livestock in the pastures surrounding it. According to the property owner, it is a transverse barn with horizontal board siding and a metal roof with a hay hood.

House 2 is a wood frame hall-parlor with a partial front porch. The structure was been sided with rolled siding and possesses one over one metal replacement windows on most windows. One historic three over one window remains on the rear elevation. The house rests on a concrete block foundation and has a side gable roof with exposed rafter ends. A small rear service porch has been partially enclosed. Both porches have poured concrete decks. A small detached garage is located east of House 2.

The overall setting of the Powers Breedlove Farm includes scattered historic and non-historic residential development from the 1950s to the present. Pastureland of the surrounding farms is mowed and primarily used for grazing cattle and horses. An agricultural area associated with UGA is located west of the farm. The immediate setting includes grassed lawns, mature trees, paved and unpaved drives, pastures, fencing, a pecan orchard, and foundation and specimen plantings around House 1.

National Register Recommendation: The property is considered **Eligible** for inclusion in the National Register of Historic Places.

National Register Criteria and Level of Significance: The Powers Breedlove Farm was evaluated for eligibility for listing in the National Register using the National Register Criteria for Evaluation as outlined in 36 CFR Part 60.4. There are no known associations with individuals whose specific contributions to history can be identified and documented with this property. No associations were indicated or suggested as a result of background research on the project area and deed research on the property, in any response to the Department's early consultation correspondence received from consulting parties or in an interview with the current owner of the property. Therefore, there was no basis for evaluating the property under Criterion B. Also, there are no indications that the property is likely to yield information on important research questions in history or prehistory. This property does not appear to have the potential to be the principal source of important information. Therefore, there was no basis for evaluating the property under Criterion D.

The Powers Breedlove Farm was evaluated under Criterion A and appears to possess a local level of significance in the area of agriculture as an intact example of an early 20th century farmstead. Row crops, chickens and pecans were raised on the land historically. The operation was converted to cattle in the late 20th century, but the historic buildings and their organization convey the evolutionary nature of agriculture and constant efforts to diversify in the early and mid-twentieth century.

The Powers Breedlove Farm was evaluated under Criterion C and appears to possess significance in the area of architecture. The Powers Breedlove Farm includes a Georgian Cottage farm house, a hall-parlor house, and several historic agricultural structures. The property represents house types identified in Georgia's Living Places: Historic Houses in Their Landscaped Settings that appear to represent significant trends in Georgia's architectural history. Because the houses retain integrity of materials, workmanship, and design, they are able to convey significance in the area of architecture.

Integrity: The Powers Breedlove Farm has been determined to possess integrity in the areas of location, setting, design, materials, workmanship, feeling, and association. No structures included in the farm have been moved; therefore, integrity of location has been retained.

Although the overall setting consists of modern development and pastures rather than cultivated fields, the overall sense of an agricultural area with fencing and large open areas of land is still intact. One non-historic structure has been added to the immediate setting, but the historic elements, such as grassed lawns, mature trees, unpaved drives, pastures, pecan orchard, and foundation and specimen plantings around House 1 are still intact. Because the majority of elements are historic and the non-historic additions do not overwhelm the property, integrity of setting has been retained. The design of the two houses and the agricultural buildings retain their historic form, massing, and fenestration. Because there have been no changes to these elements, integrity in the area of design has been retained. Although some non-historic materials have been applied to House 1, the vinyl siding was applied in a manner that preserved the appearance of porch details, knee braces, and other trim. Although windows have been replaced, several decorative windows on the front elevation have been retained. In addition, historic materials are intact in House 2 and the agricultural buildings. Because the majority of the visible materials are historic and the historic workmanship is intact, integrity in these areas has been retained. Because of the design, materials and workmanship still evident in all of the contributing buildings as well as the overall setting, the farm possesses the feeling of and association with an early 20th century farmstead.

Proposed Boundary (Justification and Description): The proposed National Register boundary of the Powers Breedlove Farm corresponds to the legal property boundaries of six parcels with one exception. The proposed boundary contains approximately 288 acres. The proposed boundary contains all National Register qualifying characteristics and features of the property and includes the houses, associated outbuildings, the pecan orchard, the pastures, and the immediate surrounds. The Bearden Cemetery/Property 4-2010 while owned by the Powers family is not associated with them and is considered a separate resource. This has consequently been excluded from this boundary and evaluated on its own.

The right-of-way line along Colham Ferry Road has been proposed as the western border of the proposed boundary because the area within the right-of-way consists of a mowed area outside of the fencing and does not contain any landscape or other features that contribute to the National Register eligibility of this property.

UTM Coordinates: 7.5 Minute Series Topographic Map. Watkinsville Quadrangle Zone 17 House 1 Easting 277474 Northing 3746135.

House 2 Easting 277217 Northing 3745234

Barn 3 Easting 277344 Northing 3745976.

Corners of property:

Northwest Corner of Property Easting 277391 Northing 3746420

Northeast Corner of Property Easting 278040 Northing 3746203

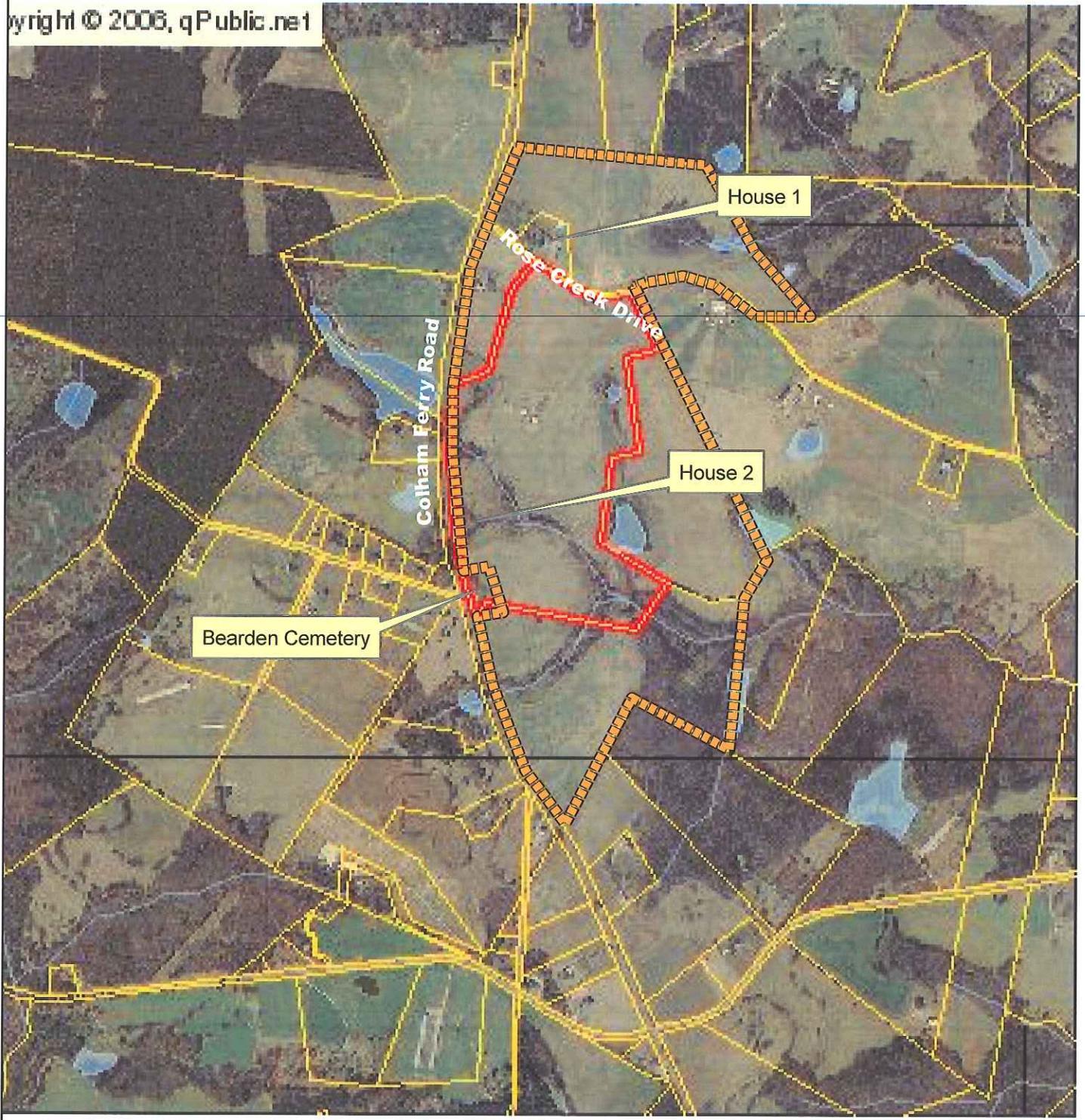
Southwest Corner of Property Easting 277478 Northing 3744462

Southeast Corner of Property Easting 277985 Northing 3744682

Prepared: Completed pursuant to 36 CFR Part 800.4(c) in compliance with Section 106 of the National Historic Preservation Act for GDOT Projects EDS00-0441(042)(043) & BR000-0001-00(22), Morgan & Oconee Counties by:

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**Property 6-2010/
Powers Breedlove
Farm
National Register
Eligible Boundary**

**EDS00-0441-00(042)(043) &
BR000-0001-00(22)
P. I. Numbers 122660,
222560 & 0001222
Morgan & Oconee Counties**

Not to Scale



PROPERTY INFORMATION FORM

Property Identification: The Hardigree House is also identified as Property 8-2010 in the field notes and on the project location map. This property was not identified in the 2004 DNR Oconee County Survey.

Location: The property is located at 1660 Old Bishop Road (refer to project location map).

Date(s) of Development: According to the tax assessor's record and confirmed by the property owner, the Hardigree House was constructed in 1960. The garage was been extended to accommodate larger vehicles in the 1990s and this is the only apparent alteration to the exterior of the house. The Hardigree Family has owned the surrounding land since 1938. The farmhouse from the initial period of ownership is no longer extant, but was located north of the ranch house (see Photograph 8). Initially a peach orchard with a packing operation, the property has also been used to graze cattle and cultivate row crops. Soy and wheat have been cultivated on the farm. The bulk of the land is currently planted in pines, but some cattle are grazed on the property across (west) Old Bishop Road. The property includes two barns/storage buildings and a peach packing house. The small barn/storage shed was constructed in 1940 (Photographs 6 & 7). The peach packing barn was thought to have been constructed around the same time (Photographs 10 & 11). Both the small barn/storage shed and the peach packing barn are wood frame but the wood siding have been covered with standing seam metal. The time of this alteration is unknown, but it is assumed to be non-historic due to the appearance of the material. A metal storage building (Photograph 12) is located northeast of the peach packing barn. The date of the construction of this building was not known by the property owner but tax assessor records state that it was constructed in 1960.

Description: The Hardigree House is a half-courtyard ranch with modest traditional details (see attached photographs). The Hardigree House has a long, low form and a side gabled roof with wide eaves. A small front porch is inset between the bedroom zone and the garage. The porch roof is supported by plain, squared posts, and has brick steps leading to a brick deck. The windows are single and paired six over six double hung wood windows of varying sizes with shutters on the front and north side elevation. The roof is pierced by a broad interior brick chimney. The rear elevation features a screened porch that is accessed by a sliding glass door. The interior was accessed and the floor plan contained an open public area and a zoned private area.

The property also includes three historic outbuildings. The small barn/storage shed is a single crib barn with a loft area and flanking enclosed sheds. The peach packing barn is a transverse crib barn with flanking enclosed sheds. The structure features rows of small windows on either side of the transverse crib and shed portions of it. Both the small barn/storage shed and the peach packing barn are wood frame and wood sided, although both have been covered in non-historic metal. The storage building is an open floor plan with a single pedestrian door on the west side. It is covered with sheet metal. All three structures have metal roofs.

The immediate setting includes a grassed yard, mature trees, foundation and specimen plantings, and a paved drive. The property is surrounded on three sides by planted pines. A mobile home

and a small cemetery occupy the property directly across Old Bishop Road from the ranch house. The overall setting includes scattered non-historic residential development.

National Register Recommendation: The property is considered **Eligible** for inclusion in the National Register of Historic Places.

National Register Criteria and Level of Significance: The Hardigree Farm was evaluated for eligibility for listing in the National Register using the National Register Criteria for Evaluation as outlined in 36 CFR Part 60.4. There are no known associations with individuals whose specific contributions to history can be identified and documented with this property. No associations were indicated or suggested as a result of background research on the project area and deed research on the property, in any response to the Department's early consultation correspondence received from consulting parties or in an interview with the current owner of the property. Therefore, there was no basis for evaluating the property under Criterion B. Also, there are no indications that the property is likely to yield information on important research questions in history or prehistory. This property does not appear to have the potential to be the principal source of important information. Therefore, there was no basis for evaluating the property under Criterion D.

The Hardigree House was evaluated under Criterion A for significance in the area of agriculture or horticulture. Although the property has been used for agricultural purposes for more than 50 years, and peaches, row crops, and cattle have been raised on the land, the majority of the fields and orchards are now planted in pines which drastically alters the appearance of the land. The orchard is no longer intact and the historic outbuilding associated with peach production, the peach packing barn, is used for storage. In addition, the peach packing barn is covered in non-historic metal siding in such a way that no historic materials are visible. The fields have been converted to planted pines and no longer convey the historic appearance of agricultural fields, and the outbuildings lack the material integrity to clearly convey their historic use. Because the fields and orchards are no longer intact, the agricultural buildings lack integrity, and the majority of the land has been planted in pines that totally alter the appearance of a historic farmstead, the property does not appear to possess significance in the area of agriculture or horticulture. (See attached aerial photographs dating 1951 to present for changes in appearance of land.)

The Hardigree House was evaluated under Criterion C and appears to possess a local level of significance in the area of architecture as an intact example of half-courtyard ranch. The house possesses the long, low form, multiple roof lines with overhanging eaves, prominent front entry, broad chimney, and connection to the outdoors. Although it lacks a few features such as a variety of window types, this is due in part to its traditional style. In addition, it is one of very few historic ranch houses in the county. Therefore, it is considered to be a good local example of the ranch house type in a county that has very few examples of post-World War II residential development.

Integrity: The Hardigree House has been determined to possess integrity in the areas of location, design, materials, and workmanship. The house has not been moved, and therefore, retains its historic location and integrity in this area. The design of the farmhouse has not changed. The form and massing are intact. No door or window openings have been added or

eliminated and therefore, historic design has been retained. Historic materials such as brick, wooden windows and doors, and trim are intact. In addition, no non-historic materials have been applied to the house. Therefore, integrity in the area of materials and workmanship is retained. The Hardigree House has been determined not to possess integrity in the areas of setting, feeling and association. The immediate setting has not been altered and retains the grassed yard and mature trees that surrounded the house historically. However, the transition from pastureland and row crops to planted pines has drastically changed the overall setting. In addition, some non-historic residential development surrounds the property and, therefore, the historic setting has been lost. Because the property is a combination of a ranch house dating from the 1960s and outbuildings dating from an earlier period with compromised integrity, the property lacks the feeling of and association with architecture of a particular time period.

Proposed Boundary (Justification and Description): The proposed National Register boundary of the Hardigree House corresponds to the legal property boundary and contains 1.55 acres. The proposed boundary contains all National Register qualifying characteristics and features of the property and includes the house and the immediate surrounds. (Note: Online tax map shows parcel shifted to north. Parcel redrawn on attached boundary graphic.)

The edge of pavement along Old Bishop Road has been proposed as the western border of the proposed boundary because the area within the right-of-way consists of a portion of the grassed lawn that contributes to the National Register eligibility of this property.

UTM Coordinates: 7.5 Minute Series Topographic Map. Watkinsville Quadrangle Zone 17
House Easting 275758 Northing 3746283

Prepared: Completed pursuant to 36 CFR Part 800.4(c) in compliance with Section 106 of the National Historic Preservation Act for GDOT Projects EDS00-0441(042)(043) & BR000-0001-00(22), Morgan & Oconee Counties by:

Sharman Southall, Historian
Georgia Department of Transportation
Office of Environmental Services
600 West Peachtree Street, NW
Atlanta, Georgia
(404)631-1057



Note: Online tax map shows parcel shifted to north. Parcel redrawn on attached boundary graphic in pink.



**Property 8-2010/
Hardigree House
National Register
Eligible Boundary**

**EDS00-0441-00(042)(043) &
BR000-0001-00(22)
P. I. Numbers 122660,
222560 & 0001222
Morgan & Oconee Counties**

Not to Scale



DEPARTMENT OF TRANSPORTATION

STATE OF GEORGIA

INTERDEPARTMENT CORRESPONDENCE

FILE P.I. #122660, 222560 & 0001222 **OFFICE** Environmental Services

DATE August 23, 2010

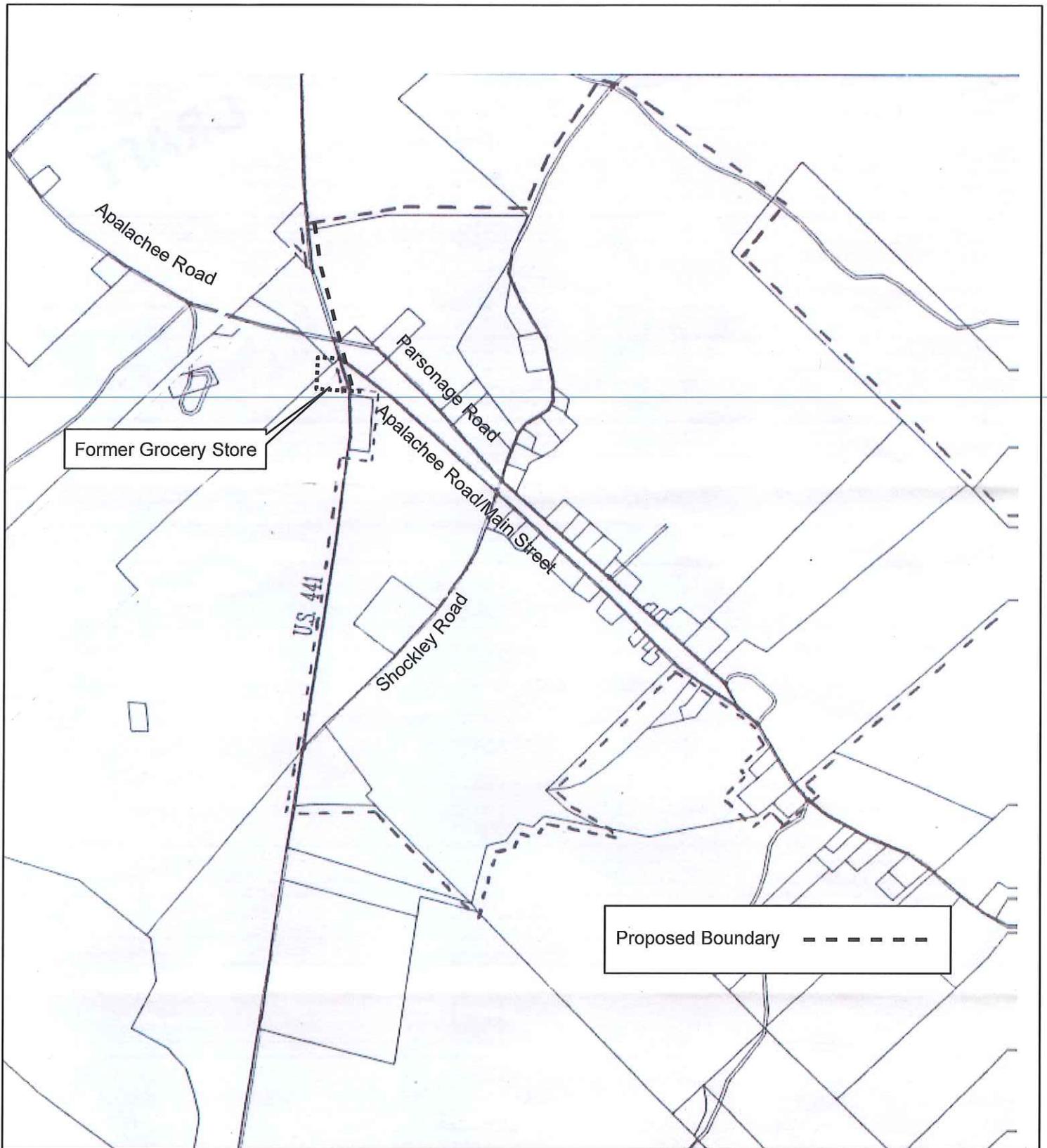
FROM Sharman Southall

TO Files

SUBJECT GDOT Projects EDS00-0441-00(042)(043) & BR000-0001-00(22), Morgan & Oconee Counties; P.I. #s 122660, 222560 & 0001222 and HP-950816-002: Revised Eligible Boundary for the Apalachee Historic District

Please find attached the revised boundary for the National Register eligible Apalachee Historic District. This revision reflects the proposed exclusion of two resources currently located within in the Apalachee Historic District. These resources are now included in the proposed Sidwell Farm Historic District/Property 1-2010.

When the boundary was originally drawn in 1995, it included the Alfonza Sidwell House located at the northeast corner of Apalachee Road and US 441, as well as associated agricultural fields and the Prior/Apalachee Cemetery (see attached boundary depiction dated 1995). The boundary was redrawn in 2002 to include the former gas station located on the west side of US 441, north of the Alfonza Sidwell House and eliminate the associated fields (see attached boundary depiction dated 2002). The Alfonza Sidwell House, associated fields, the Prior/Apalachee Cemetery, and the former gas station are now included in the proposed Sidwell Historic District/Property 1. (In 2002, an additional property on the west side of US 441 and referred to as the former grocery store was added to the boundary. This property was historically owned by the Prior family and is associated with other resources on the east side of US 441. Therefore, it is still included within the revised boundary of the Apalachee Historic District.)



**Apalachee Historic District
National Register
Eligible Boundary
Proposed 2010**

**EDS00-0441-00(042)(043) &
BR000-0001-00(22)
P. I. Numbers 122660,
222560 & 0001222
Morgan & Oconee Counties**

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