

Chapter 5: Historic Resources

HISTORIC RESOURCES

4.1 Introduction

The historic resources chapter provides an inventory of the historic resources located in Newton County and its cities. This information draws from a variety of sources available to the preservation planner as well as local information. The county's cultural history is detailed in the developmental history section and provides contexts for existing and destroyed historic resources. It should be noted that the information included in the Developmental History and Town and Community portions were found in the Newton County Historical Society's History of Newton County, Georgia, published in 1988 by the Historical Society. All of the information included in this section was reviewed by the Task Force for accuracy and to update available information.

Historic Preservation evolved to safeguard the country's historic resources. The National Historic Preservation Act is the primary piece of legislation that established the Federal Government's policy on historic preservation and the national historic preservation program. For Newton County, the reasons for including historic preservation in the planning process may be to achieve one or all of the following: knowing and understanding the county's past, inspiring future generations, recognition and commemoration of past events and persons, and providing a sense of roots and identity. Many of these reasons were identified in the county's visioning process and help foster "a sense of community." The two primary means for preserving historic properties are: (1) setting aside properties for special use and safekeeping and (2) incorporating the tangible remains of the past into our everyday lives--such as adaptively using historic buildings for new, contemporary uses. In Newton County, there are historic resources well suited for both uses.

The purpose of the section is to identify significant historic resources that should receive special consideration in the planning process. It is also intended to identify historic resources suitable for future preservation activity in Newton County.

4.2 Developmental History of Newton County

Newton County was formed on December 24, 1821, from three portions of Jasper, Walton, and Henry counties. It is named for Sergeant John Newton, a Revolutionary War soldier and companion of Sergeant Jasper for whom Jasper County is named. The county seat is named for General Leonard Covington, a hero of the War of 1812.

Newton County, located in the Piedmont region of north-central Georgia, was originally occupied by Creek and Cherokee Indians.

Newton County's economy was primarily agricultural, relying on cotton as a cash crop. Cotton was "king" in the county until the boll weevil caused widespread crop damage in the 1930s and 1940s. Significant railroad development occurred in the 1840s and again in the 1890s. In the Victorian era, cities and towns experienced rapid growth. Textile mills became a major source of employment by the turn-of-the-century, and remained so until the 1960s.

Highway I-20, completed in 1965, made a dramatic impact on development patterns in Newton County. Interstate 20 brought a new wave of economic and population growth to Newton County. Small communities have, conversely, experienced declining population and property abandonment, while larger communities like Covington have grown very quickly and now face the impacts of rapid growth.

4.2.1 Early Settlement

The cession of Indian lands and the State Land Lotteries of 1805, 1807, 1820, and 1821, were important events in the formation of Newton County. The 1807 land lottery distributed the land ceded by the Creek Nation to the United States in a treaty held November 14, 1805, in Washington, D.C. The land was divided by the Surveyor General or his appointed surveyors. Each county was divided into districts and then into 202 half-acre lots, except for the fractional lots on the border lines – which were less. The numbers assigned to these districts and lots at the time are still in use today.

When Newton County was formed in 1821, the center of activity occurred at Brick Store, which was a general store and a stage coach stop. The first session of Newton County Superior Court was held at Martin Kolb's residence located at the Brick Store. Brick Store was deeded to the Newton County Historical Society by the late Charles M. Jordan in May 1971.

Later in 1821, a central site was selected for the county seat in what is now Covington. It was laid out in a grid plan with a central public square, surrounded by commercial and public lots. A variation of the Savannah model, it was a typical plan for a county seat settlement in the northeast region of Georgia. The current Newton County courthouse was built in 1884-85, after the earlier brick courthouse built on the same site had burned on New Year's Eve, 1883. The clock in the tower was paid for by the citizens of Covington.

4.2.2 Agriculture

Newton County is part of the Piedmont section of Georgia where the gently rolling topography is blanketed with hardwoods and pines. With a mild climate and adequate seasonal rainfall, conditions are favorable for the growth of field crops, pasture grasses, vegetables and timber. The Piedmont area was settled by farmers from the Carolinas and Virginia. Farms were typically small, self-sufficient operations, managed by small farmers who worked their own land and owned few, if any, slaves. Prior to 1840, rice was produced on many farms and production continued until around 1900. Many crops, such as peanuts, tobacco, corn, and small grain were produced for home use. Every farmer grew vegetables and planted fruit trees for his family's personal use. Several public places, such as water driven mills and factories, were established to provide for the needs of the early farmers.

Cotton production soared with the increase and growing demand in the markets. With the advance of the boll-weevil, cotton production ceased. In 1919, there were 33,769 acres planted in cotton, but production dropped to less than 1,000 acres in the 1970s. The production of cotton as the main cash crop brought the tenant farmer labor system to the county. In this system, the share-cropper is provided with the land, equipment and one-half of the cost for seed, fertilizer, and insecticides by the landlord and the labor used for production of the crop is the share-croppers contribution. The share cropper system peaked in 1930 and has declined ever since.

Most of the county's surviving early rural architecture consists of 1½-story to 2-story “plain style” houses. With the arrival of the railroad in the late 19th century and widespread use of fertilizer, cotton was grown and shipped to other markets on a large scale. This new economic activity encouraged construction of fashionable Victorian-era and Neoclassical houses plus rows of commercial buildings adjacent to railroad depots.

4.2.3 Education

Public education did not begin in Georgia or Newton County until after 1870. During the first fifty years of the county's existence, education was not seen as a public responsibility. County budget records indicate that the county did not carry out any educational enterprise other than supplying some minor funding. County educational funds were generally seen more as poor relief than as public responsibility. Frequently, “poor school” funds were paid directly to the teacher by the county treasurer upon the teacher presenting evidence of teaching pupils deserving support.

Unincorporated common schools, which operated through private arrangements, were organized informally, with parents and teachers agreeing upon a curriculum and tuition rate in some way. Before 1860, parents with adequate funds incorporated private academies. There were 11 private academies incorporated in the county by 1850. Academies were operated by their organizers to be temporary establishments to educate their own children. The 11 academies included: The Male Academy in Covington (1822), Leaksville Academy in Newborn (1823), Jefferson Academy near the intersection of highways 142 and 11 (1826), Mt. Pleasant Academy in Brick Store (1830), Yellow River Academy (1833) near Yellow River and Old Atlanta Highway, Harmony Academy in the southwestern part of the county (1836), Hightower Trail Academy in northern part of the county (1836), Farmers Academy at Gaither's Mills near Newton Factory (1837), Starrsville Academy in Starrsville (1837), Little River Academy in Rocky Plains (1837), and Palmyra Academy, also known as Newborn Academy, in Newborn (1837).

There were other academies in Newton County, including the Liberty Academy in Cedar Shoals which existed in 1855, and South River Academy near Peachstone Shoals for which no incorporation acts were found. Later personal testimonies verify that they were operating before 1860. In 1860, Conyers had six teachers listing the town as their home, so it seems reasonable to assume that there was a school there as well.

Interest in education grew during the 1840s and 1850s. In addition to these academies, the Newton County Female Seminary, the Georgia Conference Manual Labor School, Emory College, the Oxford Female Academy, the Emory Academy, and seven common schools were being formed. The academies in Oxford testify to the Methodists' interest in the education of women and their commitment to providing adequate preparation for entering college. The Oxford Female Academy was incorporated in 1840 by Bishop James O. Andrew, and was

reincorporated in 1860 by local Methodist officials lead by William J. Parks. During the 1850s, the Oxford Female Academy became the largest school for young women between Atlanta and Augusta. Under the leadership of James A. Palmer, the academy became the Palmer Institute and eventually the Palmer-Stone School.

In the 1830s, there was an educational movement throughout the eastern United States which emphasized combining manual labor, mostly farming, with academic work. The Fellenburg Movement, as it was called, was introduced into this country in the late 1820s. In Georgia, this movement affected the philosophy behind the founding of Mercer, Oglethorpe, and Emory Colleges, all of which were begun in the 1830s. The founders of these schools thought that the output of the working students would supply needed income for school expenditures, but this was rarely the case.

The Georgia Methodist Conference experimented with this philosophy in Newton County by founding the Georgia Conference Manual Labor School in 1834 in Covington. The school was located west of West Street, which was the boundary of the city at the time, and just south of the present Highway 278. The first twenty-six students of the school arrived in March 1835, and found “a Steward’s Hall, two houses for the Officers of the school, six dormitories containing twelve lodging rooms for the pupils, together with a kitchen, a smokehouse, etc.” The rest of the 400-acre tract was to be planted in cotton, corn, oats, wheat, and potatoes, and worked by the students for three hours a day. Unfortunately, within a year the school was in serious financial trouble; the cost of upkeep was more than the money coming in from subscriptions and tuition. Despite these problems, Dr. Ignatius Few went before the school’s Board of Trustees with the idea of enlarging the school. The Board agreed and plans went forward to enlarge the Manual Labor School into Emory College. Fourteen hundred and fifty-two acres were purchased north of Covington for the establishment of Emory College in the Town of Oxford.

In 1836, Emory College was chartered under the patronage of the Methodist Episcopal Church and was named Emory for Bishop John Emory, who was a noted scholar and at the age of thirty-six had already contributed with distinction to his church and to education. Ignatius Few was named the first president of the college. Phi Gamma Literary Society was founded in the same year as the college. A second literary society was also formed shortly after the school was founded, and named the Few Society. The purpose of these groups was public speaking and debate, often against each other, on topics like slavery, the study of mythology, prohibition of foreign immigration, and the issue of women’s suffrage. Phi Gamma Hall, the oldest existing building on campus, was built in 1851 and Few Hall was built shortly afterward.

The college was closed in 1861 and reopened in 1866 as a result of the Civil War. During these years, the literary society halls served as hospitals for wounded soldiers. Those that died were buried in the little cemetery in the woods just west of campus. With the collapse of the Confederacy and its system of currency, the endowment of the college was lost. The financial situation was relieved by the enrollment of veterans, whose education was sponsored by state funds. The era of reconstruction, between 1866-1888, brought four new presidents to the college – and steady increase in enrollment – and the building of the Language Hall, Science Hall (now known as Humanities Hall), and the chapel. Candler Hall was built in 1897, and by 1900 the college had one of the best libraries in the state. Williams Gymnasium was built in 1907, and had steam heat, electricity, hot and cold baths, a ventilation system, and an indoor track. Allen Memorial Church was built in 1910 and Haygood Dormitory in 1912, later destroyed by fire in 1981. The third president of this period, Atticus Green Haygood, added courses in technical instruction to the curriculum under the direction of Isaac Hopkins, Haygood’s eventual successor. The

tools and supplies for the courses were located in the newly built shop which later was used as a gymnasium and a swimming pool. This experiment with technology demonstrated the practicability and utility of such education, and Georgia soon established, under the leadership of Dr. Hopkins, what is now the Georgia Institute of Technology. It was also under Haygood's tenure as president that Seney Hall, now the focal point of the Oxford campus, was constructed out of a total endowment of \$130,000 given by George I. Seney, a wealthy New York businessman. The modern college had its beginning under President Warren A. Candler in 1888 with a return to a strictly liberal arts curriculum. From 1915 to 1919, the schools of law, medicine, business, and theology were established. In the Fall of 1919, as a result of local initiatives and the national organization of the Methodist Episcopal Church, Emory College was relocated to Atlanta and became Emory University. Oxford College is still located on the campus in Oxford and remains affiliated with Emory University. Today it serves as an extension campus for freshman and sophomore undergraduate students.

The Southern Female College was incorporated in 1851 in Covington, and supported entirely by the citizens of Newton County. The College may have proved too ambitious a project for mere citizen support, for in October 1852, the college was transferred to the Georgia Grand Fleece Lodge No. 6 of the Masonic Fraternity for the purpose of educating the daughters of member Masons. Upon this transfer, the college's name was changed by the State Assembly to the Southern Masonic Female College, under which the school operated until 1884. In 1860, the college's appearance was described as a typical Southern-style institution of the period. Situated in a grove of oak trees, the building's facade was flanked on either side by two quadrangularly-shaped projections, between which was a two-story open portico. During the Civil War, the building was used as Confederate hospital and refuge for the wives and children of high-ranking Confederate officials, including the family of the Confederate Secretary of the Navy, Stephen R. Mallory. In 1872, the College's first on-site dormitory was built on the northeast corner of Church Street and College Avenue. This dormitory later became the White Hotel, which was eventually destroyed by fire. The college remained in operation under the control of the Masons from 1851 to 1882. In 1882, the Covington public school system was formed and the building was passed to the School Board's control. The college did not fare well under the control of the local school system, and in 1884, the North Georgia Conference of the Methodist Church accepted control of it. The school was henceforth known as the Georgia Methodist Female College. In 1889, a cooperative relationship was formed between the College, the Covington Schools, and the local Male Academy, and this arrangement brought about the slow merging of the three institutions. At the turn of the century, there was a significant push to improve local public schools, and by 1910 (shortly after the construction of the new auditorium that same year) the Female College had been successfully absorbed into the Newton County School System.

Public education in Newton County had several origins. It originated from within the county as local leaders considered increasing the availability of education beyond the exclusivity of the private academy system. It originated on the state level as the technological and social realities of the late nineteenth and early twentieth centuries made it imperative that the state prepares its citizens to meet these new challenges through training. Public education also originated at the federal level as issues occasioned by the outcome of the Civil War demanded attention. Religious and philanthropic organizations also played a part in the formation of the public school system in Newton County.

One of the first organized efforts to provide public education to a large portion of the population in Newton County was through the federally-funded Freedmen's Bureau following the Civil War. The first report of a Freedmen's School in Newton County is dated June 30, 1866. The school was in Covington and had twenty-five

pupils taught by Edward Putry. Schools for freedmen founded in other parts of the county include Sargent and Delaware in Oxford, Union Grove in Brick Store District, and in Covington, Cowpathwait, Durline, and London. These schools received partial support from the Freedmen's Aid Society of the Methodist Episcopal Church and some of them received partial support from freedmen. Before 1865, it was a felony to teach reading and writing to slaves. Consequently, these early schools were faced with illiteracy on a monumental level. In the Newton County freedmen's schools, the number of pupils who could read, write, spell, and do arithmetic were always much less than the total number in a class. Organized efforts to address this grew incrementally and by 1912 there were twenty-seven schools for African-Americans in the county.

4.2.4 Religion

The earliest organized churches in Newton County were those established by Baptist and Methodist missionaries. The history of Baptists in Newton County may probably best be followed in the histories of two of its earliest churches. The first Baptist Church in Newton County was the Harris Spring Baptist Church, founded in 1822. The original church property was given to the church on December 24, 1821, by David Harris for whom the building was named. The original church building was a log structure. It was torn down in 1916 and replaced with the building which exists today. This is the building which was given to the Historical Society of Newton County in July 1985. The second Baptist Church formed in Newton County was the congregation known as Bethlehem Church of Christ, established on June 21, 1823. The site of their first meeting house was on the east side of Dried Indian Creek, just south of the present bridge over Washington Street. In 1824, Bethlehem Church joined the Yellow River Primitive Baptist Association, in which the Harris River church was also a member. In 1853, Bethlehem Church decided to move nearer the public square. The second location of the church was at the site of the present Southern Bell Telephone building. The original building along Dried Indian Creek was used for the storage of cotton. It was burned by Garrard's Raiders in 1864 as they were foraging for food and supplies for Sherman's Army. In 1860, the name of the church was changed from Bethlehem Baptist to Covington Baptist Church. Finally, in 1866, African-American members were granted letters of dismissal in order that they might form their own church. That church became known as the Bethlehem Baptist Church.

During the 1820s, the Bethlehem Church licensed a number of African-American ministers. The first African-American licensed to preach in Covington was James Wallace, a slave who was the property of A. B. Longstreet, and it is assumed that he preached to the members of the black Bethlehem Church. By 1847, the African-American church of Bethlehem was having its own meetings and its own conferences. The church met along Dried Indian Creek on a site that is now the west end of Usher Street. Today, this African-American church is still known as the Bethlehem Baptist Church and meets at the same location.

In both the Baptist and Methodist churches from the late 1860s through to the present, the tendency has been toward independent, all African-American congregations. Even in cases where integrated congregations were deemed acceptable, there still was a desire within the African-American community to worship separately from the established white churches. The Baptist church has consistently been the denomination with the highest African-American membership. In Newton County, African-American Baptist churches were divided between missionary and primitive groups. The Primitive Baptist has disappeared as members died or moved away. Those remaining Missionary Baptist Churches for which there is a known date of organization are: Bethlehem Baptist Church (pre-1849); New Hope Baptist Church (1897); Mt. Olive Baptist Church (1876); Macedonia Baptist Church (1877); James Paschal Baptist Church (1864); Good Hope Baptist Church (1912); Early Hope Baptist Church (1886);

Springfield Baptist Church at Newborn (1872); Mt. Zion Baptist Church at Oxford (1880); Pleasant View Baptist Church (1886); Bethel Grove Baptist Church at Mansfield (1919); Little Bethel (c. 1900); Flat Rock (1965); and Bethel Bara (1888).

In 1818, a revival swept through the Methodist church and camp meetings were held in nearly every settlement or county throughout Georgia. The location of these campgrounds was usually determined by the availability of a sheltering grove of trees or a natural spring. Revival campgrounds usually had crude branch arbors, a rough elevated platform for the preachers, and split logs for seats. When the revival would move to another location, an organized congregation of local settlers would often remain, and the desire for a church soon followed. This pattern of development within the Methodist church proved to be extremely effective. Methodism took root throughout Newton County and this encouraged the national Methodist leadership to locate the Methodist-sponsored Emory College in Oxford in 1836. Prior to the founding of Emory College, Newton County had several established Methodist churches, of which five remain active: Newborn United Methodist Church (1820); Red Oak United Methodist Church (c. 1822); Starrsville United Methodist Church (1825); Covington First United Methodist Church (1830); and Prospect Methodist Church (c. 1830). Many of the existing Methodist churches were founded in the decades following the opening of Emory College. The most prominent historic Methodist property in Newton County, Salem Camp Ground, was established during this period. Located on Salem Road in the western part of Newton County, the camp ground is the site of the Salem Camp Meeting held annually for eight days beginning the Friday before the second Sunday of August. Salem is one of the most famous camp meetings in the nation, and the tabernacle there, erected in 1854, was documented in the Historic American Buildings Survey (HABS) in 1936.

The tabernacle, built of hand-hewn timbers, still features wood shavings for the floor, and in its historic pulpit, many of the great preachers of America have delivered sermons since 1828. Prior to 1828, camp meetings were held for two or three years at Ebenezer Methodist Church in Rockdale County. For three or four years it was held at Bear Creek near Covington and then moved back to Salem Road. The Salem Spring was a great source of water for the early tenters and their animals, and today still provides over 30 gallons of cold water per minute. From the beginning, the camp ground was owned and controlled by trustees. It was Methodist, but never officially part of the church. In 1939, it became interdenominational and is now managed by a 25-member Board of Trustees. Over twenty "tents" or cottages are on the 70-acre camp ground. A list of the original tenters is listed on the wall of the Spring House at Salem. One original tent is still occupied. It was built in 1840 by George Cunningham, Sr., whose son, George Jr., was the first child born in Newton County. The original Salem Hotel was replaced in 1940 with a larger modern structure. Salem Campground was nominated to the National Register in 1997.

Other existing Methodist churches, and their dates of organization, include: Alcovy United Methodist Church (1886); Allen Memorial United Methodist Church (1840/1910); Gaither's United Methodist Church (1875); Lovejoy Methodist Church (1889); Mansfield United Methodist Church (1903); North Covington United Methodist Church (1876); Julia A. Porter United Methodist Church (1904); Shiloh United Methodist Church (1848); and Wesleyan Methodist Church (1945).

Newton County has had numerous African-American Methodist congregations organized in several separatist movements within the larger Methodist church structure. These African-American divisions are known as the African Methodist Episcopal (A.M.E.) Church, the A.M.E. Zion Church, or the Christian (originally "Colored" until changed in 1956) Methodist Episcopal (C.M.E.) Church. The existing African-American Methodist churches

and their dates of organization include: Grace United Methodist Church (c. 1865); Graves Chapel A.M.E. Church (1888); Livingston Chapel M.E. Church (1878); Murray C.M.E. Church (1923); Poplar Hill A.M.E. Church (c. 1873); Spring Hill M.E. Church (c. 1896); Wesley Chapel United Methodist Church (1891); Kelly's Chapel African Methodist Church (1878); Mt. Zion A.M.E. Church (1909); St. Paul A.M.E. Church (1884); Richards Chapel Methodist Church (1868); Rust Chapel United Methodist Church (c. 1867).

There are eight Presbyterian churches in Newton County including: Hopewell (1830); Covington (1827); Bethany (1842); Luther Hays (1894); Porterdale (1917); Gum Creek (1921); Pine Grove (1922); and Trinity (1985).

Other active congregations in Newton County include: St. Augustine Catholic Church (1960); Covington Christian Church (1968); Sardis Congregational Church (1888); Church of the Good Shepherd Episcopal (1950); New Covenant Community Church (1984); Church of Lord Jesus Christ (1979); and Gospel Tabernacle United Pentecostal Church (1931).

4.2.5 Transportation

As the number of settlements in the Piedmont grew, settlers were in need of better transportation. Waterways were the original highways of trade. Settlements, as a result, occurred on the rivers, but many rivers in the Piedmont were difficult to navigate. This was the case with the Alcovy and Yellow Rivers in Newton County. Settlements had also spread away from the rivers and not all of the population had easy access to markets and other communities. As a result, wagon trails and a few surveyed roads were developed, often along preexisting Native-American trails. Canals and turnpikes were also promoted, but the railroad would prove to be the most successful form of large-scale transportation.

In 1833, the Georgia Railroad was chartered to connect Augusta with Athens. Construction began in 1834-35 and there was a mixture of opposition and support to its development. Many rural residents feared that the railroad would disturb livestock and throw sparks into dry fields. The possibility of boiler explosions and derailments made unfamiliar passengers and neighboring property owners also anxious. Moreover, due to the swampy conditions around the Alcovy River near Covington, the Georgia Railroad was forced to back out of their contractual agreement to build through Covington's commercial area. The railroad's withdrawal angered business and factory owners as well as stockholders. Compromises were worked out so that the road reached a point between Oxford and Covington in 1844. The compromises allowed the line to cross the Alcovy River at Colley's Bridge and then loop southward between Oxford and Covington.

The Georgia Railroad grew steadily through the 1850s, and eventually played an important role in the Civil War moving troops and supplies through Covington. The Covington depot was frequently used as a hospital where the wounded could be easily transferred from the railcars and receive medical attention. The railroad and the depots, bridges, and other structures along its route were heavily damaged by Sherman's troops during his march to Savannah. Following the war, an extensive survey was conducted and the railroad was repaired, improved, and expanded. In addition to Alcovy Station and Bridge and the Yellow River Bridge, the largest structure associated with the railroad along the line was the Covington Station. The depot building was 41 x 91 feet with three rooms and a hallway at the east end. Platforms were located on the front and rear of the depot, and these were used for both

passenger and product loading. The Covington depot burned in October 1884, and a brick structure was built to replace the portion that was destroyed. Passenger service was provided almost from the beginning, but was at its height from 1888 through the 1950s. The road was a primary form of transportation between Atlanta and Augusta, and provided service for residents of Social Circle and Union Point, as well as for students attending Emory College. With increased airline and automobile traffic, and especially the completion of U.S. 278 and I-20 in the 1960s and 70s, passenger rail traffic declined steadily and was discontinued altogether in 1983.

Another rail line, the Middle Georgia and Atlantic/Central of Georgia, was developed in Newton County following the Civil War, although construction on the line was not completed until 1894. This new line expanded service out of Covington to Atlanta and included direct access to Milledgeville and Eatonton. It provided local service in Newton County to Newborn, Carmel Junction, Hayston, Starrsville, and Covington Junction. Several structures associated with the Central were built, including two separate stations in Covington – as well as a number of lesser passenger and freight shelters – and rail worker housing also existed throughout town and along the line. Porterdale had a frame depot, located between town and the Yellow River, that combined passenger and freight traffic. Starrsville had a brick depot, while Newborn, Mansfield, and Hayston had wooden depots.

The Covington and Oxford Street Railroad was designed to connect the two communities and provide direct access for Oxford residents to the passenger rail station in Covington. Early attempts to build the line were unsuccessful, but finally in 1888 the line was completed. The mule-powered cars became familiar along the streets of the two towns. The company liked to use a mixed pair of mules, one grey and one dark, on the cars. In addition to passenger operations, the company offered a dray line for hauling mail and other freight, as well as off-line pickups and other deliveries. As the popularity and accessibility of the automobile increased, and electric street cars and inter-urban lines offered faster service, the mule-drawn line's usefulness declined. In 1917, the Covington and Oxford Street Railway discontinued operations and liquidated their equipment. The C & O Street Railway was one of the last operating mule car lines in the United States, at the time that it folded, outlasted only by a similar operation in Arkansas.

From 1890 to 1920, railroads provided the chief means of transportation. Shifts in population from farm to urban areas created a 14 percent increase in urban populations. The railroad declined with the introduction of automobiles, trucks, and buses. Georgia's revenue system did not supply adequate revenue to provide better schools, public health facilities, and roads. The federal government provided assistance in meeting needs for roads due to the increased use of the automobile. In 1916, states could obtain federal funds on a matching basis to assist in building of roads. The Georgia Highway Commission was created for this purpose and through the convict lease system, a source of cheap labor was provided to enable the state to build a modern highway system by 1920. By 1920, Georgia was experiencing vigorous urban growth. Newton County's transportation system grew from its proximity to Atlanta, which quickly emerged as the southeast's leading wholesale and retail center.

4.2.6 Commerce

Newton County has over 174,720 acres of rolling, Piedmont soil which early settlers found covered with forests of pine and various hardwoods. Land clearing for cultivation made thousands of acres available for crop production in deep fertile top soil, which proved to be easily tilled and very productive. Coupled with these

resources were three major rivers: the Alcovy, the South, and the Yellow. These would eventually provide power for the operation of gristmills, sawmills, and other plants for the processing of agricultural products and industrial uses.

Crops which have been grown successfully in Newton County include barley, corn, oats, cowpeas, grain sorghum, hay, peaches, pecans, rye, soybeans, sweet potatoes, truck crops, watermelons, and wheat. Grain crops were important in the early development of Newton County as they were used by the settlers for their own consumption, as well as for feed for livestock. However, Newton County depended heavily on the cotton industry. The cotton farms were worked primarily with plantation slave labor prior to the Civil War. Mainly sharecroppers and day labor were used after that time. The decline of the cotton industry began in the 1920s with the arrival of the boll weevil, the stock market collapse of 1929, and then overproduction and low prices in the early 1930s. Cotton acreage reached an all-time high of 600,000 acres in 1920, but has declined ever since, reaching nearly 0 acres in 1987.

During the early 1800s, agricultural production was organized in a plantation system in which one landowner controlled large holdings of property. Some early plantations in Newton County were the Burge Plantation (nominated to the National Register in 1997); Mount Pleasant Plantation, owned by Henry L. Graves; the Gaither Plantation; and Griffin Plantation. The plantation system remained in place until the Civil War, when its unlimited demands, labor shortages, high prices, and appeals for increased production created the first agricultural revolution, turning farmers away from self-sufficiency to commercial production. This continued until after World War I, when European production stabilized and export prices fell. Agricultural production continued to suffer through the Great Depression of the 1930s. The Federal assistance programs instituted in the late 1930s were instrumental in recovering the agricultural fortunes of Newton County. The most influential of these programs was the Rural Electrification Act, which made it possible for rural residents to have lights, radio, refrigeration, running water, and basic domestic appliances and farming machinery. Moreover, the increased production demands during World War II, brought about a second agricultural revolution. Newton County farmers made the final shift from animal power to mechanized farming implements. Government assistance and the University of Georgia's College of Agriculture Extension Programs gave farmers sophisticated soil conservation techniques, advanced fertilizers, animal and plant husbandry, and insect and weed control, which pushed farm production to greater levels. Presently, Newton County's agriculture has shifted from row cropping to grassland agriculture for beef cattle, dairying, and horses.

In addition to its largely agricultural base, the economy of Newton County developed an early industrial component. Between 1822 and 1826, a plantation, grist mill, saw mill and blacksmith's shop were built at Cedar Shoals, which became an important manufacturing center in the heart of Georgia. Known as the Cedar Shoals Water Power Company by 1855, the area became a center of mill development. In 1860, the Alquidon Mills were built, which were known as the "Chair Factory," and grew into an extremely successful operation. Another mill, the Covington Mill (which was not associated with the Covington Mill that was actually located in the town of Covington), developed on the other side of the river, but it was not as successful as the first two. From the end of the Civil War to about 1878, these mill properties changed hands several times and enjoyed varying degrees of success. During the early 1880s, the development of Cedar Shoals area merged with the growth of Porterdale and the Porterdale Mills.

4.2.7 Towns and Communities

The growth of many of the towns in Newton County focused on the development of transportation links. Several early rural communities developed around the crossroads and intersections of well-traveled roads and stagecoach routes. These communities are often scattered and difficult to define geographically. Their center is often a church, school, store, depot, or combination thereof. The Brick Store Community, located in the easternmost part of Newton County, is one of the oldest crossroad communities in the county. Other examples are the Bethany community on Highway 81; the Springhill community (named for the large spring at the Methodist church); the Pine Grove community (also called Shoal Creek), located 3 miles north of Newborn; the Flint Hill Community near Oxford; and the Salem community in the northwest part of Newton County. Flat Rock and Hub Junction are other rural crossroad communities. Typically, plats for these towns were drawn and the land surveyed by the railroad. The streets were laid out on both sides of the railroad and lined with trees and street lights. Many railroad towns were originally old rural crossroad communities, and were later laid out in linear grid lots around the railroad tracks. Mansfield, Newborn, Starrsville, and Hayston are good examples of this type of development pattern. Other railroad communities developed because of depot location.

Other early towns developed around early industrial operations. Porterdale, known as Cedar Shoals until the early 20th century, is an industrial community that developed on the Yellow River. Porterdale is a “Model Textile Town” with mill houses, stores, churches, schools, and mill buildings. Covington Mills, in north Covington, is another mill village.

Several African-American communities formed in the latter half of the 19th century and into the early 20th century. Petty’s Hill, off Jackson Highway on Petty Street, is a small rural agricultural family community. Pratt’s Quarters is a black industrial community that developed near a saw mill. Echols’ Quarters, off Highway 142 on Elks Club Road, is described in the Newton County History as an “old styled plantation black community” — and was named for the white farmer Charlie Echols. Poplar Hill, also known as Jerusalem, is a small black community near Mansfield. Another African-American community lies just north of Porterdale. Weaver’s Corner, named for the Bob Weaver family, is located on North Brown Street in Covington. Stone Mountain, also known as Short Street, is a large African-American neighborhood in Covington. Harristown, the area around Lee, South, and Brown Streets in Covington, is an intact historic black district. Texas is an African-American community in northwest Oxford. Shakerag, in the middle of Oxford, is so named because of the billowing clotheslines of the African-American women whose occupation was to “take in washing” from the surrounding community.

The following lists other significant communities that developed throughout Newton County.

Alcovy (Olcufauhatchee) River Station Community: This community is located in the northeast section of Newton County. This early farming community was purchased from the Cherokee Indians by the U.S. Government through treaty in 1819. The Georgia Railroad, extending from Madison to Atlanta, came through this community. During the Civil War, the original railroad trestle was burned by the Stoneman Raiders during Sherman’s “March to the Sea.” The original stone abutments are still standing under the current railroad trestle. Nearby is the old road bridge which was originally a covered bridge. This community supported a large railroad depot, store, post office, church, cotton gin, grist mill, and school.

Almon: Established sometime in the mid- 19th century, the Almon Community has continued to grow since it was first settled. By 1917, the community supported two schools, Fairview School and Almon School, but these later merged with a school in Oxford. Almon had a post office from 1886 to 1931 with only one postmaster, Thomas Hicks. Almon has had several general stores, with the Rock Store serving as a pharmacy and office for Dr. S.W. Everett. Almon is located along Sherman’s “March to the Sea.”

Bethany Community: This area acquired its name after Alfred Livingston, the area’s first settler, founded the Bethany Presbyterian Church here in 1842. The community had a cotton gin operated by Paul and Otis Hardeman, and a grist mill, called “Little Mill,” on Covered Bridge Road, operated by Dan Wilson. Near the grist mill was a covered bridge that was destroyed by fire in January 1967.

Brick Store: Located in eastern Newton County, Brick Store is the site of one of the oldest settlements in the county, centering around the first brick structure built in Newton County (c. 1921). In 1818, the town of Winton was established here. For a short time, the area was known as “Sun Up,” and in 1837, Sherwood’s Gazetteer of Georgia listed the community as Mt. Pleasant, but over the years the area has consistently been referred to as Brick Store. In addition to the Brick Store building itself, the community had several churches and a local school. The Harris Spring (1914) and Mt. Pleasant (c. 1883) churches are historically significant structures. Also, one of the earliest rural telephone systems was installed in the Brick Store district in 1897 by G.C. and H.B. Adams.

Broughton, Newborn, and Mansfield: Originally a part of Jasper County in 1807, these communities became a part of Newton County when it was formed in 1821. In 1827, the area was divided again and parts were distributed between Newton, Jasper, and Morgan counties. In 1837, the dispute was finally settled when the county line was placed on the ridge between Little River and Murder Creek. During the Civil War, Broughton and Newborn were staging areas for Confederate Army wagon trains.

Covington: The country village of Newtonsboro changed its name to Covington shortly after the creation of Newton County in 1822. Named after Gen. Leonard Covington, a Revolutionary War officer, Covington was already showing signs of growth two years after incorporation, and was a legitimate town by the time the Georgia Railroad arrived in 1845. During this early period, one of Covington’s most celebrated residents, L.Q.C. Lamar, came to prominence, eventually serving in the U.S. House and Senate, as Secretary of the Interior, and Supreme Court Justice.

The Southern Masonic Female College: This brick building with two elevated quadrangular towers flanking either side, began in 1833 as the Newton County Female Seminary. It stood on the site of the present City Hall, and existed there until it was replaced by the Covington Public School in 1893.

Covington and Oxford Street Railway: Began service in July 1888. The mule-drawn street cars continued to operate until November 1917, when service was discontinued and the rails removed. The only remaining rails are those embedded in the concrete floor of the Emory Street bridge over Dried Indian Creek.

Porterdale Mills: Although not within the incorporated limits of Covington, they were established in July 1890, and were a vital part of the town’s economy. Eventually there were three mills in Porterdale: the Welaunee, the Porterdale Mill, the largest twine mill in the world, and the Osprey Mill. The Covington Mills

were established in April 1900, and operated through the Depression years and World War II, sustaining the economy of the small town.

Other noteworthy historic local manufacturers include the Georgia Remedy Co., chartered in 1895, which produced “Kill Germ,” a treatment for scabies, into the 1940s; and the Covington Chero-Cola Co., incorporated in 1914, which produced the local soft drink through the 1920s in a building on the south side of the public square, later occupied by the Consolidated Five & Ten and later still by Harper’s.

Smaller, predominately African-American communities developed in areas presently within the Covington city limits. Noteworthy settlements of this type include: Green Acres, Happy Holland (Harlem), and Harristown.

Green Acres: This is a largely African-American subdivision in Covington recognized during the early 1970s. The community’s name was inspired by the television show “Green Acres.”

Happy Holland (Harlem): Named for the friendly demeanor of its residents, this predominately African-American community is located off Emory Street in Covington and has also been referred to as Lunsford Circle.

Harristown: Located near the square in Covington, this community was named for Bob Harris, an African-American resident. This area can trace its history back to the mid-1800s and has historically been an African-American community from the beginning. Several significant landmarks are located here, including New Hope Baptist Church, Stokes Cafe, the Anna Malone House and Jefferson Inn.

Petty’s Hill: Located in Covington on Petty Street off Jackson Highway, this community has been referred to as Petty’s Hill since the early 20th century due to the number of hills in the neighborhood. Traditionally an African-American community, this area developed quickly and eventually had its own neighborhood store, Thompson’s Store, and its own school, Washington Street School, an all-black institution for grades one through eleven. Today the home of Mrs. Pearl Glass is the only remaining residence from the original community. The area has been absorbed within the Covington city limits and is now a part of the larger Nelson Heights neighborhood.

Floyd Street: The Floyd Street area is a residential neighborhood that is listed in the National Register. Several houses in the district are very distinctive in the architecture and considered community landmarks. The district is also contained in the Covington Historic District.

Dixie: Settled as part of Walton County in 1820 and included as part of Newton County at the time of its creation in 1822, Dixie is generally considered to be the area along west Bear Creek where the road from Starrsville to Brick Store crosses Highway 142 east. The name “Dixie” was given to the area by D.J. Adams in honor of the familiar Civil War-period anthem. Early on, the community was known as Cross Roads and then Terrell Town. One of the first schools was a log structure named Jefferson Academy opened before 1828. It was later absorbed into the Newton County School system and known as the Dixie School, and then demolished in 1919. Early settlers of Dixie worshiped at the Lane Meeting House built in

1825 on the west side of Dixie to Starrsville Road. The first known store was constructed in 1890 by D.J. Adams across from the present East Newton Volunteer Fire Department, and was used as a store until it was demolished in the mid-1950s. In April 1922, the Betty Lunsford Golf Club, located three-fourths of a mile west of Dixie on the Covington highway, became the first golf club on this side of Atlanta.

Echols' Quarters: This community of plantation workers, located off Highway 142 on Elks Club Road, was named for the plantation's owner, Charlie Echols. The residents had their own cemetery and attended three nearby churches: Union Grove Methodist, James Paschal Missionary Baptist, and Montgomery Primitive Baptist.

Flat Rock Community: Located four miles east of Covington on the Jersey Road. On one side of the road there is a large rock where a log cabin school known as Flat Rock once stood. The Baker Cemetery located there is more than one hundred years old, and other cemeteries include the Moon and Cook Cemeteries (white), and the Moore Cemetery (African-American).

Georgetown (Flint Hill Community): Initially named for its first inhabitant, Joseph George, and his descendants, this community was founded in the mid-1850s. After the rural Flint Hill School located here was consolidated with Palmer in Oxford in 1924, the community became commonly referred to as Flint Hill community. Business ventures here were primarily agricultural, with the largest single enterprise being the cotton gin, saw mill, and a small country store.

Frogtown: According to older residents, the town got its name from the considerable number of frogs on the ground after a big rain. This community is located between Elm Street and Covington Mill Village, and was the early location of P.W. Pratt's sawmill and the Newton County Prison Camp.

Hayston Community: Settled in the early 1800s by Robert Luther Hays, the community grew around the farmstead he built in the 1820s. The original log cabin, which has been altered and expanded significantly, still stands near the present home of Emory Hays, a great-grandson. One of the town's early stores, built in 1883 by Alexander Stephen Hays, still stands. There are several cemeteries, the largest one being the Hays cemetery, located within sight of the Luther Hays Church. The Central of Georgia Railroad line was constructed through town in the mid-1850s. The railroad is still in operation, but the trestle over East Bear Creek washed away in 1921, and the depot near the store and railroad crossing was torn down in the 1930s. A tanyard was established here in the 1860s by George Floyd and Silas Hays. Portions of the bricks and stones from the tanyard are still visible on the upper side of Greer's Lake near Highway 213 and the railroad. A gin and sawmill were also located in this area.

Leguinn District #1513: This community is located south of the Covington city limits. The Leguinn District had four schools: Leguinn White, Leguinn Black, Community White, and Community Black. The cotton gin at Holly Springs, behind Leguinn School, operated from the late 1800s until about 1920. It was later moved to the intersection of Starrsville and Covington Roads.

Mansfield: This town was established c. 1896 and was named in honor of the only member of the Carmel Land Improvement Company (which received the charter for the new settlement) who exercised temperance. At the

time of founding, Mansfield had a blacksmith's shop, a little school, and a mail station, commonly known as "Bob Lee" on the Star Route from Social Circle to Monticello. The new town's first brick building was built by Lee Adams in 1898 and used as a post office, and still stands next to the present day post office. The town's first large school was an elementary school built in 1908, which was subsequently razed in 1957 and replaced with the present building. Mansfield's new city hall was built in 1960, and the new post office was dedicated in 1965.

Newborn: First known as Cross Road or Sandtown, Newborn was settled around 1819 by Rufus Broome. Originally a part of Jasper County, Newborn became a part of Newton County after its creation in 1822. Newborn's first and only church, Newborn Methodist Church, was first built in 1820, replaced in 1847, and the present building was constructed in 1903. The present parsonage was built in 1898 or 1899. Between 1859 and 1866, Palmyra Institute was established. The Institute enjoyed great success, but was closed in 1909 and reopened as Newborn High School. This building was moved closer to the road and a new building built behind it in 1923, at which time the older building was demolished. Today the new building is home to the Newborn Community Center. Newborn was nominated to the National Register in 1997.

North Covington (Midway): In the late 19th century, this community developed near the railway depot midway between Covington and Oxford, and as a result it was commonly known as Midway. This community had its own depot along the Central Georgia Railroad, and many large homes of prominent residents were located nearby, including the existing turn-of-the-century William C. Clark home on Emory Street. An early cotton gin was located where Campbell Lumber Co. is presently, and the Godfrey-Candler Warehouse and Wholesale Co. was located on North Emory Street across from the Central Georgia Railroad depot. A number of other warehouses, dry good and grocery stores, restaurants, and other businesses were located near the depot, and catered to the rail traffic, both passenger and freight, moving between Covington and Oxford.

Oxford: The town, named Oxford in honor of John and Charles Wesley's alma mater in England, was chartered in 1839. The town was designed by Edward Lloyd Thomas, a Methodist minister and surveyor. The town plan of Oxford was arranged around a central avenue leading to the campus, with the college buildings constructed around a quadrangle. Its 125 original lots were offered on a 999-year lease with the provision that "no intoxicating liquors shall be sold nor any game of hazard be allowed on the lots under penalty of forfeiture." The original streets were all named for notable Methodists. The entire town, including Oxford College, was designated a Shrine of the United Methodist Church in 1972, the first town in the country to be so designated. The Oxford Historic District was listed in the National Register in 1975, and Orna Villa in Oxford was individually listed in 1973.

Oxford, African-American Community: The town of Oxford was divided into sections. Blacks lived in all sections joined by whites except the section called Texas, which was in the northwestern part and all black. East Oxford, toward Turkey Creek, was called Peasville. In the middle of Oxford, blacks lived in the upper section called Shakerag, so named for its billowing clothes lines of wash taken in by the women of the neighborhood. West is a hilly section and was referred to as The Hill. The community has two churches, Methodist and Baptist.

"Old Church": Central section built in 1841 (two wings added in 1878), more than any other building represents the ties between Oxford, Emory and Methodism. Commencement exercises were first held here in 1843 and thereafter this was the scene of the great commencements, orations and sermons. Here during the great religious awakening of the 1850s, Young J. Allen, Class of '58, whom the Chinese

called Li Lo Chih and the Church called “The Man Who Seeded China,” decided to become a foreign missionary. During the Civil War it served as a hospital for the wounded. On Thanksgiving Day 1880, Dr. Atticus G. Haygood delivered his famous sermon, “The New South.” It is currently leased to the Oxford Historical Shrine Society and is used by the College and community for special occasions.

Phi Gamma Hall: Built in 1851 to house the first of the literary and debating societies, this building is an outstanding example of the Greek Revival literary society temple. George W.W. Stone, later distinguished professor of mathematics, presided over inaugural meetings held prior to 1840. Literary societies were a most important semi-formal part of the antebellum, classically-oriented college curriculum.

Few Hall: Built in 1852 to house the Few Society, an outgrowth of Phi Gamma, organized August 10, 1839, is an outstanding Greek Revival structure. Few and Phi Gamma, rivals both in debate and for members, were intellectual fraternities which helped to educate students and improve the college.

Soldier’s Cemetery: Located 150 yards beyond the Williams Gymnasium on the Oxford campus, Soldiers’ Cemetery is an unexpected reminder of Oxford’s participation in the Civil War. The entire area is untouched, and at the end of the path is a clearing dominated by a granite shaft marking the cemetery. The central marker bears only the words “Our Soldiers.” During the Civil War, the literary society buildings served as hospitals where both Confederate and Union soldiers were cared for. Twenty-five Confederate soldiers were buried here.

The Oxford Historical Cemetery: Located on North Emory Street, the cemetery was a part of the original town plan laid out in 1837. It has been referred to as the “Westminster” of Georgia Methodism; buried here are eight presidents of Emory College, three of whom became bishops in the Methodist Church, as well as a number of Methodist ministers and college faculty members. The bishops buried here include: James O. Andrew, Atticus G. Haygood, and Warren A. Candler. Maximillian Kendall, the first student to die at the college, is buried here. Ignatius Few, the first President of Emory College, was buried in Athens, Georgia until early in this century when his remains were brought to Oxford. Kitty Andrew Shell is buried in Bishop Andrew’s family plot and remembered with a memorial marker. Both Confederate and Union soldiers are buried in separate areas of the cemetery. There is one monument dedicated for all the Union dead and individually marked grave sites for the Confederate dead. Both are located in the southeastern portion of the cemetery.

Seney Hall: This three-story, Victorian Gothic brick structure was built in 1881 and housed the Administration Building. It was built over the foundations of the original Administration Building, a Greek Revival structure erected between 1852-53 and torn down in 1872. Seney Hall was constructed during the progressive post-Civil War administration of Atticus G. Haygood from 1875 to 1884. His liberal New South philosophy was expressed in numerous sermons, lectures, and books. His 1880 Thanksgiving Day sermon, which came to the attention of George I. Seney, a Methodist layman of New York City, resulted in Seney’s giving Emory College \$130,000, of which \$50,000 built Seney Hall. The Seney Hall tower bell was given to the college by Dr. Alexander Means to whom it had been presented about 1855 by Queen Victoria of England.

Language Hall: Built in 1874, this was one of several buildings constructed during President Osborn L. Smith's administration (1871-75) with funds raised by Bishop George Foster Pierce, President of Emory College from 1848 to 1854.

Science Building: Built in 1875 under President Smith's administration.

Prayer Chapel: Built in 1875 under President Smith's administration.

Few Monument: A marble shaft erected about 1855 by the Grand Masonic Lodge of Georgia in memory of Ignatius A. Few (1789-1845), first president of Emory College.

Old Gym: Built in 1885 during Dr. Isaac Stiles Hopkins (1841-1914) presidency to house his pioneering technological department. Because of his interest in technological training, Dr. Hopkins was chosen in 1888 to the first president of Georgia Institute of Technology. With his departure from Emory College, this shop became a gymnasium.

Candler Hall: Built as a library in 1897 in the Neo-Roman style made popular by the 1893 Chicago Exposition. Against his wishes, it was named in honor of Warren Akin Candler (1857-1941), president of Emory College from 1888 until the spring of 1898 when he was elected a bishop of the Methodist Episcopal Church, South. As Chairman of the commission created in 1914 to consider making a new Methodist university east of the Mississippi, Bishop Candler was one of the founders of Emory University.

The President's Home: Once described as "Greek Revival with Victorian trimming," is especially historic. Many Emory College presidents have lived here since it was built in 1836 by Ignatius Few, first president (1837-39) of Emory College and a founder of both the College and the town. Successive owners have enlarged the original small structure. Dr. Few, as President of the Manual Labor School near Covington, was one of those responsible for Oxford's being the site of the expansion of the labor school into a liberal arts college.

Augustus Baldwin Longstreet (1790-1870), Emory's second president (1840-48) purchased the house from Dr. Few in 1839. Judge Longstreet added the two projecting front rooms which give the front porch, with its trellised columns, the effect of a recessed entry portico. Previously active in Georgia politics (1821-25) and author, Longstreet became a Methodist minister in 1838. His popularity and well-known abilities lent prestige to young Emory College during his presidency. Later when Judge Longstreet was President of the University of Mississippi, his son-in-law, Lucius Quintus Cincinnatus Lamar, Jr., the most distinguished Emory graduate (1845) of the early years, began a Mississippi political career which eventually led to his appointment to the United States Supreme Court. The Lamar School of Law was named for him.

In 1889 Young L. G. Harris, member of the Board of Trustees for whom Young Harris College is named, presented the house to the college as its official President's home. The last three presidents before Emory College moved to Atlanta lived here: Warren A. Candler (1888-1898), Charles E. Dowman (1898-1902), and James Edward Dickey (1902-1915).

The Alexander Means House: Owned by Dr. Alexander Means (1801-1883) when Oxford was laid out in 1837, the house was built by a Virginian in the early 1820s. It is the oldest house in Oxford. Dr. Means, a Methodist minister, physician, professor of natural science, and Emory College president, probably acquired and remodeled the house at some point between 1834, when he began serving as superintendent of the Manual Labor School near Covington, and 1837, when he helped to found Emory College and Oxford. Dr. Means, who called his porticoed Greek Revival house, “Orna Villa” (which means “House of Birds”) is one of the most famous personalities associated with the town and college he helped to establish. As professor of natural science from 1838 until 1855, he was a pioneer in scientific education; during those years in his spare time, he lectured on chemistry at the Augusta Medical College; he preached; he served as president of Southern Masonic College at Covington; and in 1854-55 was President of Emory College. Dr. Means was fascinated by electricity, which he called “God’s vice-regent.” Some believe that in the 1850s in the old Emory laboratory he made the first American demonstration of electric light. Undoubtedly abreast of the latest scientific knowledge of his time, he was a member of many learned societies. He died in Oxford at the age of eighty-two and is buried in the Oxford Cemetery. This house is featured in “Haunted Houses of Georgia” due to the alleged presence of the ghost of Toby Means.

The Stone House or Thomas/Stone/Eady House: Built on the highest point in Oxford by Edward Lloyd Thomas, the surveyor and Methodist minister, soon after he had planned Oxford in 1837. It is a Queen Anne style cottage that features a large wraparound porch. In 1854, two years after Thomas’ death, the house was purchased by Professor George W. W. Stone who was graduated from Emory College in 1842 and made a member of the faculty, serving, with only a brief interruption, from that time until shortly before his death in 1889. From 1905 to 1925 the house was owned by Susan (Tudie) Stone Robison, eldest daughter of Professor Stone. The Stone House with the Means’ House, the Branham House, the President’s Home, and the Dickson House are the outstanding examples of private homes where Emory College students were boarded. Until the Haygood Dormitory was built in 1912, dormitories were considered to be “facilities for mischief.”

The Branham House or Branham/Sitton House: This Greek Revival residence, built c. 1845, was home for 130 years to one of Oxford’s early and most prominent families, the Branhams. The house is a “4 over 4” with wide central halls and has had extensive restoration to return it to its 1840s configuration.

Capers/Dickson/Branham House: This Greek Revival residence, built c. 1838, was first owned by William H. Mell. Under Judge Dickson’s ownership, the first improved strain of long staple cotton was propagated on this property.

The Hopkins House or Hopkins/Bryan House: Built c. 1847. Dr. Isaac Hopkins lived here from 1884-1888, and was the ninth president of Emory College. In a workshop behind his house, Dr. I. S. Hopkins began experiments in technological education, and he later went on to become the first president of the Georgia Institute of Technology in 1888. This Greek Revival house is currently operating as a bed and breakfast inn.

“Kitty’s Cottage” Site: Kitty Andrew Shell was a mulatto slave girl willed to Bishop James O. Andrew, President of the Board of Trustees of Emory College, with the stipulation that at age nineteen she

was either to go to Liberia or to remain as free as the law and society of Georgia would permit. Under church law, Bishop Andrew could not own a slave, but under state law he could not set her free. Her decision to remain in Oxford, technically the slave of Bishop Andrew, was partly responsible for the 1844 split between the Methodist Church, North and South. “Kitty’s Cottage” was moved in 1938 to Salem Campground near Covington.

“Zora Fair’s Cottage” or the Gaither/Payne House: Built c. 1840 by Dr. Henry Gaither. In November 1864, Miss Izora M. Fair refuging from Charleston, S.C. in Oxford, disguised herself as a country Negress and attempted to sneak into besieged Atlanta. After penetrating Sherman’s headquarters in Atlanta, she hid in the attic of his house. She was fired on by Sherman’s pickets, taken to guard’s quarters, questioned, and sent back to Oxford. She is Oxford’s “Confederate Girl Spy.”

The Henderson Store-U.S. Post Office/McGiboney Building: This stone structure was originally built c. 1885 as a combination general store and post office, a common practice in that era. It has recently been renovated into an upstairs private residence and business shops downstairs.

The Dearing House: Built c. 1880, this cottage was extensively remodeled in 1990.

The Harris/Williams/Adams House: Built c. 1850, Corra Harris (1869- 1935), author of “A Circuit Rider’s Wife” on which the movie “I’d Climb the Highest Mountain” was based, lived in this house during the 1890s.

The Ellis House: Built c. 1900, this Victorian era residence had a later addition built in 1957.

Allen Memorial United Methodist Church: This Greek Revival church, built c. 1910, was named for Young J. Allen, the first Methodist Missionary to China. It was built, and is still owned, by the College and serves both the community and college for regular Methodist worship.

The Stephens/Forney House: A two-story southern farmhouse, built c. 1880, that has had remodeling and additions since the 1970s. The extensive flower gardens throughout the property feature several fish ponds.

The Bonnell/Cowan/ Turner House: Built c. 1900, this building underwent extensive remodeling several decades ago.

The Mabry/Dickey/Izen House: A federal style house built c. 1900 has a private residence; it has since been divided into several separate apartment units within the structure.

The Ficquett/Milligan House: Built c. 1910, this building served as an ATO fraternity house for Emory College.

The Turner/Budd/Phillips House: This stone home was built c. 1909 by Emory College professor, E. K. Turner whose wife, an artist, designed it. The current owner was one of many students and faculty members who had boarded in this house during Mrs. (Mother) Budd's ownership.

The Cobb House or Cobb's Cottage: Built c. 1900, this cottage featured a clapboard exterior, and the front porch was once a loading dock at the Porterdale Mill.

The Haygood/Wearing House or the Haygood House: This Greek Revival house was built c. 1894 by Atticus G. Haygood, eighth president of Emory College and later bishop of the Methodist Episcopal Church, South.

The Starr/Park/Gebhart House: Originally a one-story cottage built c. 1915, the dormered second story was added in 1982.

The Paine/McCanless House: The original two-story structure built c. 1885 had several rooms added to both floors around 1915. This home features 12 fireplaces and is currently under restoration.

The Carr/Corley/Watterson House or "High Point at Chestnut Grove": This late Federal style house was built c. 1830, and moved from Covington to Oxford in 1975. The house features delicate Ionic columns, detailed balconies, and fan-lighted doors on both floors. The house was included in the Historic American Buildings Survey of 1935 as a structure of outstanding merit.

The Giles/Whitsitt House or Fierol Place: This Victorian era home was built c. 1900, and extensively remodeled in 1968 at which time the large Victorian porch was removed. The name "Fierol Place" is Olde English for "Oak-Covered Ground."

The Thompson House: This Arts and Craft style structure was built c. 1908 by the Decatur-Oxford District of the Methodist Church as the residence for its district superintendent and is now privately owned.

The Worsham/Cline/Smith House: This two-story frame house built c. 1875 has Victorian features. Its 1979 restoration and addition used old beams and bricks from the Turner Cotton Warehouse which once stood on Emory Street in Covington.

The Galloway/Oliver House or Florida Hall: This house was built c. 1845 by William Galloway, who also built the first Administration Building and the two debating halls of Emory College. The house was used to board Oxford College students and later was a "helping hall" primarily for students from Florida, thus the name. The house was extensively restored starting in 1973.

The Jensen House or The Old Parsonage: Built c. 1890, this Folk Victorian house served as the parsonage for Allen Memorial (United) Methodist Church. It continued to do so until 1966.

The Sherwood/Johnston House: This Arts and Crafts style house was built c. 1908 for a Sigma Nu fraternity. It was purchased by the Sherwood family in 1917.

The Giles/Coker House: An early Arts and Crafts house built c. 1905.

Rust Chapel United Methodist Church: The Rust family donated land for an African Methodist Episcopal Church to be built on this site. In 1908, Emory College moved the present structure from the campus to replace the original church building.

The Yarbrough Oak: This large, old White Oak, also known as the “Prince of the Forest,” owns itself. In the 1870s the Rev. John W. Yarbrough, Dr. Atticus G. Haygood’s father-in-law, began a Yarbrough family tradition of devotion to this magnificent tree, which inspired the commissioners of Oxford to deed the tree to itself on September 30, 1929.

Pine Grove Community: Originally known as Shoal Creek, this community in eastern Newton County about three miles north of Newborn. Shoal Creek Primitive Baptist Church was established in 1837, and still meets biweekly. A community school, known as Pine Grove, was built in 1880, and was replaced in 1896 for a new building on another site. This second structure burned in 1926 and was never rebuilt. The area continued to be called Pine Grove, and the Shoal Creek name has been all but forgotten.

Poplar Hill: Named for the grove of poplar trees grown in this area. Many original families from this community moved into the Jerusalem Community when mill jobs came to Mansfield. These residents built a church named Jerusalem, which was later renamed Mt. Zion A.M.E. Church in Mansfield.

Porterdale: (See Map 5-11) With the founding of the Cedar Shoals Manufacturing Company here by Noah Phillips in June 1831, the groundwork for the development of Porterdale was laid. In 1859, Charles Camp of Covington bought one-half interest in the Cedar Shoals Manufacturing Company and some nearby land. In 1863, he bought the other half of the company, which limited Noah Phillips’ property to nonindustrial real estate outside the immediate Cedar Shoals area. In 1863, Enoch Steadman, grandfather of the late Chancellor Steadman V. Sanford of the University of Georgia, purchased one-half interest in 500 nonindustrial acres owned by Noah Phillips. The other half belonged to Charles Camp. It was because Enoch Steadman was a Masonic brother and friend of Sherman that Cedar Shoals was not harmed during Sherman’s march through Newton County. Some of Sherman’s soldiers camped on the south side of the river where Oliver Porter eventually built his home. The mill at Cedar Shoals continued to operate and grew steadily through the end of the Civil War. Oliver Porter, a native of Penfield, Georgia, came to Covington to teach, which he did for several years, and he became a good friend of Enoch Steadman. Through this friendship, he met the widow of Charles Camp and married her in 1869. As a result of this marriage, Oliver Porter became the guardian of Miss Charley Camp, and with his wife, inherited the shares in Cedar Shoals Manufacturing Company owned by Charles Camp. In 1871, he built Cedar Shoals Place, later known as Porter Place, on the south side of the river overlooking the mill. It was a two-story home with a wide veranda completely encircling the structure. Servants’ quarters were built behind the house and the carriage house was to the left of the front veranda.

Later in 1871, Oliver Porter and David W. Spence bought from Enoch Steadman land, water power machinery privileges and a brick building used as a chair factory. This was to help with the growing needs of the mill. Houses were also built as families moved into town looking for jobs in the mill. By 1887, there were eighteen houses

on mill property. Noah Phillips gave land for a schoolhouse and a church to be built on Rocky Plains Road. The structures were known as Liberty School and Liberty Methodist Church. Later, he gave land to the Baptist congregation to build a church on the Salem Road, now Hwy. 81. The Porterdale Mills, as they were called in 1890, switched to yarn and twine production and were purchased by Bibb Manufacturing of Macon in 1898. In 1889, the Bibb Manufacturing Company built a twine mill on the north side of the river and it was named Porterdale Mill. The mill on the south side was changed from Cedar Shoals Manufacturing Company to Welaunee Mill. All machinery was moved from Welaunee Mill to Porterdale Mill. Welaunee Mill was used for storage for supplies until 1922, when it was started up as a waste mill. This building was torn down and rebuilt in 1925. Porterdale Mill was recognized as the largest twine mill in the world at that time.

After the Bibb Co. purchased the mills, they persuaded the railroad to extend tracks from Covington to Porterdale, and Oliver Porter deeded land to the Central of Georgia in 1899 to run the track into town.

The size of Porterdale Mill was increased in 1910, 1918, 1936, and 1941. A storage plant, known as the Line Walk, was built on the hill overlooking the mill. During WW II, machinery was placed in this plant to help carry the demand for goods.

The Brannen family built a large two-story house to take in boarders around 1894, on the south side of the river. W. J. Kiser and his wife ran the hotel until 1921, when Mrs. Effie King assumed control. Most of the young couples in the community spent their honeymoons in this hotel.

In 1900, Oliver's son John Porter built a two-story community school behind the company store, which proved to be so successful that a schoolhouse specifically for Kindergarten was built on the south side of the river at the base of the Porter lawn. The main school house was expanded in 1914 to include three new classrooms and a kitchen. A new brick school, named the John Porter Building, was built in 1917 on the north side of the river across from where the company store complex would be built six years later. Bricks left over from this building were used to build an indoor swimming pool. The building also had a large auditorium that served as a community hall as well. This school was eventually razed, and the two buildings housing the Porterdale City Hall and the Police Department were built on the site. The wide steps that lead up to the school on the southwest corner of the property are all that remains of the building. An additional school was built in 1923 to hold grades five through nine, as well as a home economics department and a band room.

In 1937, a brick building was built at the north entrance to the village to be used as a school and church for the African-American community. The Bibb Co. hired a teacher and secured the services of a minister to lead services in the structure.

As houses were added to the north side of the river, the company store was moved over there with the blacksmith shop. This became the center of the village. Later, the mill office was moved into the company store and the room attached for the doctors was made into a post office to the rear of the store. One hundred and fifty six-room houses were built in 1920, which increased the number of houses to 587. The majority of these structures are still standing.

In 1922 the Bibb Co. began construction of two large buildings separated by a wide driveway. The first building was to house the general store, bank, barbershop, shoe shop, and post office. The second building was to house the company store, drugstore, dentist's office, funeral home, and Bibb Co. offices. The general store was opened in October 1923, by Mr. and Mrs. T. G. Callaway of Covington. The bank never materialized, and the space designated for it was used as a ladies' ready-to-wear department.

The Presbyterians built their first church in town in 1923, and the Methodists followed with another church building in 1925. The Baptists built also built an additional church in 1930, and the Church of Our Lord Jesus Christ was built in 1948.

In November 1938, the Oliver S. Porter gymnasium was dedicated by James Porter to honor his father. The first basketball game was played here on December 3, 1938, between Porterdale and Livingston Schools. Commencement exercises for the school were also held here for the first time in May 1939. In 1942, a new activities building was constructed on the site of the old community house. The building was named for William D. Anderson, Chairman of Bibb Manufacturing's Board. It housed the men's clubs, band, Kindergarten, dentist's office, beauty salon, and Masons.

A new bridge was built across the Yellow River and dedicated on July 30, 1943. The new bridge was needed to replace the old wooden bridge which was so low that, when the river rose from heavy rains, people could not get to work.

During the height of its production (between 1940 and 1970), 2,500 people were employed and Porterdale was recognized within the industry as a "Model Textile Town." With this progress, the Bibb Co. decided to allow their employees to purchase their homes which were owned by the company. These transactions took place in 1964.

Salem Community: Salem is located in the northwestern part of Newton County (see Map 5-2). Salem Church and Salem Camp Ground were vital institutions, and each resident took an active part in each one. The first school was on the site of the Salem Club House, which now houses the Salem Fire Station. After 1900, the school was moved down Salem Road and called Oakland; this building still stands and is the private residence of the Kenneth Young family. Another notable private residence is the home of Ramsey Hollingsworth, built in 1848 by Presley Christian. The Salem Campground was listed in the National Register in 1998.

Starrsville: Located about six miles southeast of Covington, the first settlers in this area came in the Land Lotteries of 1820-21. The community got its name from the Starr family, one of the earliest groups of settlers. The Starr Store building, built in the early 1830s on what is now Dixie Road and Hwy. 213, is one of the oldest remaining structures in the area. Near the store is the oldest remaining residence, built by Silas Starr and presently the home of W. H. Corley. When the Central Georgia Railroad was built through town in 1893, the Starrsville Post Office moved out to the new station and became the center of a satellite community known as New Starrsville. Shortly after 1893, a mercantile store was built trackside by Rufus Franklin. When the station closed in 1931, the Post Office moved into the store and operated there until 1976. The store closed in 1979 after the death of its last owner, D.B. Dixon. Starrsville Historic District was nominated to the National Register in 1997 (see Map 5-3).

4.3 National Register of Historic Places

The National Register of Historic Places is the official list of the nation's historic and cultural resources worthy of preservation. The National Register was authorized by the National Historic Preservation Act of 1966 and is part of the national effort to identify, evaluate, and protect our architectural and archaeological resources. The program is administered by the National Park Service under the Secretary of Interior. Properties listed in the National Register include buildings, structures, sites, objects, and districts significant in American history, architecture, archaeology, engineering, and culture.

Benefits for National Register listing include the following:

1. Recognition that a property is of significance to the nation, state, or community.
2. Consideration in the planning for federally assisted projects, including review by the Advisory Council on Historic Preservation under Section 106 of the National Historic Preservation Act of 1966.
3. Eligibility for certain federal tax benefits, such as the investment tax credit for rehabilitation of income-producing buildings and the charitable deductions for donation of easements.
4. Qualification for federal preservation grants when funding is available.
5. Consideration in the issuance of surface coal mining permits.

To be listed in the National Register, a property must meet the National Register criteria for evaluation. These criteria require that a property be old enough to be considered historic (generally at least 50 years old) and that it still look and appear as it did in the past. In addition, the property must (a) be associated with events, activities, or developments that were important in the past; or (b) be associated with the lives of people who were important in the past; or (c) be significant in the areas of architectural history, landscape history, or engineering; or (d) have the ability to yield information through archaeological investigation that would answer questions about our past.

National Register listing does not place obligations or restrictions on the use or disposition of an individual property. National Register listing is not the same as local historic district zoning or local landmark designation that protects listed properties with design review. Properties listed in, or eligible for, the National Register are subject to an environmental review for projects using federal funds - regardless of the amount. National Register listing does not encourage public acquisition of or access to property.

In the state of Georgia, the Historic Preservation Division (HPD) (SHPO) under the Department of Natural Resources administers the National Register program. For individual properties, a "Historic Property Information Form" is completed and submitted by an applicant. For historic areas or districts, a "Historic District Information Form" is used. Both forms are available from the HPD and the preservation planner at the Northeast Georgia RDC. Owners of properties interested in listing a historic resource in the National Register should first contact one of these agencies for further information and assistance.

Historic resources (i.e., buildings, structures, sites, objects, and districts) listed in or eligible for National Register listing fall under Section 106 of the National Historic Preservation Act (NHPA) as amended for environmental review if they are “federally assisted” and considered an “undertaking.” An “undertaking” means a project, activity, or program funded in whole or in part under the direct or indirect jurisdiction of a Federal agency, including: a) those carried out by or on behalf of the agency; b) those carried out with Federal financial assistance; c) those requiring a Federal permit, license, or approval; and d) those subject to State or local regulation administered pursuant to a delegation or approval by a Federal agency. [16 U.S.C. 470w(7)]. The following statement clarifies an “undertaking”:

An undertaking means any project, activity, or program that can result in changes in the character or use of historic properties, if any such historic properties are located in the area of potential effect. The project, activity, or program must be under the direct or indirect jurisdiction of a Federal agency or licensed or assisted by a Federal agency. Undertakings include new and continuing projects, activities, or programs and any of their elements not previously considered under Section 106. [36CFR § 800.2(o)]

Agencies, organizations, and property owners in Newton County that are involved in an undertaking should follow Section 106 review and contact the Preservation Planner at the Northeast Georgia RDC or the Historic Preservation Division (HPD) for further information.

In Newton County, seven historic resources are currently listed or pending listing in the National Register of Historic Places. These properties include:

Listed

Floyd Street Historic District. The district comprises approximately 30 acres of residential buildings from the Greek Revival and Neoclassical architectural styles (see Map 5-5). The buildings are located along Floyd Street in Covington from Elm to just west of Sockwell Street. Several of the historic houses in the district include the Floyd House, the Adams-Clark house, the Floyd-Neal-Patterson house, the Travis house, and the Williams-Adams-Cook house. The district was listed on December 4, 1974.

Newton County Courthouse. The courthouse was constructed in 1884 and designed by the architectural firm of Bruce and Morgan (see Map 5-5). It reflects the Second Empire architectural style and is one of only six in the state executed in this style. The nomination was part of a thematic nomination for Georgia's courthouses that were listed on September 9, 1980.

Orna Villa. This individual property dates to c. 1820s and is the home of Dr. Alexander Means, founder of Emory College (see Map 5-10). It is a Greek Revival styled building constructed in stages and altered during the early 19th century to include a two-story portico and side wings. The property was listed on January 29, 1973.

Oxford Historic District. The district comprises approximately 146 acres located in Oxford and includes Oxford College of Emory University, “Old Church,” two cemeteries, two commercial establishments, and numerous residential buildings constructed by those associated with Emory College (see Map 5-10). The town was designed

around a rectangular central-park plan and the district retains this formal arrangement. The district was listed on June 5, 1975.

Salem Camp Ground. This property includes a tabernacle c. 1854 that is open on three sides, approximately 25 small buildings that housed worshipers during retreats (see Map 5-2). A hotel, constructed in 1940, is also located on the property. The property includes 63.37 acres. Listed on March 5, 1998.

Pending Listings (as of October 1999)

Newborn Historic District. The district consists of residential buildings, community buildings and a commercial block located near the Central of Georgia Railroad (see Map 5-8). The town was planed in a gridiron pattern in 1839 and developed with the railroad's introduction in 1893 that continued through 1947. The district comprises approximately 175 acres. Pending 1997.

Starrsville Rural Historic District. The district is located in a large rural area between the Alcovy River to the west and Bear Creek to the east that includes approximately 1,720 acres (see Map 5-3). The buildings in the district were historically used for residential, commercial, community, and agricultural uses and developed in two periods, as two parts of Starrsville; known as "Old Starrsville" and "New Starrsville." Pending 1997.

Covington Historic District. The Covington Historic District includes "greater" Covington and its historic neighborhoods, totaling approximately 800 buildings on 200 acres of land (see Map 5-5). The district also includes the Floyd Street Historic District and Newton County Courthouse previously listed in the National Register. The Covington Historic District contains historic African-American neighborhoods located south and west of the commercial downtown, several community landmark buildings, six churches, and various public buildings. Pending 1997.

Burge Plantation. This historic property is an early 19th century house that is noted for the home of the author of memoirs of the Civil War (see Map 5-2). It includes two separate historic buildings that are included in the nomination. Pending 1997.

During the period 1980-1996, there were no properties nominated to the National Register in Newton County or its cities. Between 1996-1997, 3 districts and one individual property were nominated to the National Register and listing is expected by 1998. In 1996, Newton County joined to the Northeast Georgia Region and received assistance from the RDC's preservation planner. This assistance included the preparation of National Register nominations.

The 1989 survey of historic resources recommended the following properties for National Register listing:

- ✍ Thematic nomination for religious buildings in Newton County
- ✍ Porterdale (see Map 5-11)
- ✍ Mansfield (see Map 5-6)
- ✍ Flint Hill Academy
- ✍ Burge Plantation property (see Map 5-2)
- ✍ "Bolton House" (Ne-776/Neel Reid House)

The Advisory Committee recommended the following historic resources for nomination to the National Register of Historic Places:

- ✍ Gaither Plantation (county)
- ✍ Mansfield (see Map 5-6)
- ✍ Gum Creek Community
- ✍ Dial Mill
- ✍ Mt. Pleasant Church
- ✍ Porterdale (see Map 5-11)
- ✍ Henderson Mill
- ✍ Almon Community
- ✍ McDonalds' Academy
- ✍ Carmal Baptist Church (Mansfield)
- ✍ Additional properties in Oxford

The completion and submittal of either a Historic Property Information Form or Historic District Information Form for these historic resources is appropriate. It should be undertaken by the property owner that may either include: cities, individual property owners, governmental agencies, or nonprofit organizations. The properties identified by the task force, by and large, indicate significant historic resources for Newton County.

4.4 Survey of Historic Resources

The historic resources in Newton County and its cities were surveyed in 1989 that recorded information on individual historic buildings. The survey was funded by a grant from the Historic Preservation Division (HPD) and sponsored by the City of Covington and Newton County. The survey area covered approximately 279 square miles. The information recorded includes a two-page survey form (the state survey form provided by the Historic Preservation Division) and photographs of selected properties--both on file at HPD. The survey form includes information such as estimated date-of-construction for buildings as well as details of individual properties and historical information. This information could be used in a data base and/or mapping system, such as Geographic Information System (GIS), and used as a planning tool by the public, planning officials, and others.

The survey identified 1,760 historic resources (see Map 5-1). The following table lists the number of historic resources surveyed for individual areas:

Table 5-1

Historic Resources Surveyed for Individual Areas		
Area	Form #s	Total
County	Ne-699 through 795	470
Almon	Ne-A-1754 through 1762	9
Covington	Ne-C-1169 through 1248	577
Mansfield	Ne-M-51 through 85	57

Newborn	Ne-N-1 through 27	50
Oxford	Ne-0-612 through 676	87
Porterdale	Ne-P-108 through 131	504
Salem Campground	Ne-S-1763 through 1768	6
TOTAL		1,760

Several types of historic resources were identified in the survey report. These are grouped according to type in the following:

Rural Communities

Newton County developed around crossroads communities that were located at the intersections of early roads and stagecoach routes. One of the oldest in the county is located in eastern Newton County and “the Brick Store” evidences this crossroads community. Other examples include: the Bethany Community on SR81, the Springhill Community, the Pine Grove Community (Shoal Creek), the Flint Hill Community, the Salem Community, Flat Rock and Hub Junction communities. The Starrsville rural community is another important crossroads community.

Industrial Areas and Mill Villages

Porterdale developed as a mill community on the Yellow River and includes a large number of identified historic buildings, totaling 504 (see Map 5-11). Covington Mills, located in north Covington, is another mill village. Pratt Quarters developed as a result of a sawmill and is identified as an African-American community located off Old Brown Bridge Road.

Commercial Buildings

“The Brick Store” is a rural landmark in the county that served the early commercial needs of residents. Also, the commercial buildings that face the square in Covington were identified as the “most ornamental” in the city.

Railroad Communities

Many towns in Newton County developed as a result of the railroad’s introduction. These communities include: Mansfield (see Map 5-6), Newborn (see Map 5-7), Starrsville, and Hayston. The county also retains one depot in north Covington. The railroad also was important in the development of two smaller communities known as Almon and the Alcovy River Station community.

Religious Buildings

The survey identified 30 churches in the county and in incorporated areas. Most of the rural churches are simple frame buildings typical of rural areas. Two significant religious historic resources identified are the Salem Campground and a church identified as C-1205.

Educational Buildings

Oxford contains several historic buildings that evidence the county's educational history. Some of these buildings are representative architectural styles from the Victorian-era. Flint Hill (Ne-780) is “an important resource” as an early one-room school house.

African-American Resources

The survey also identified historic resources related to African-American history. These include: Petty's Hill; Pratt's Quarters; Echols' Quarters; Popular Hill Jerusalem; Weaver's Corner, Stone Mountain (Short Street), and Harristown all in Covington; and Texas and Shakerag in Oxford.

The survey report also noted condition of surveyed historic properties. Based on the surveyed buildings, 80 percent were considered in “sound condition,” 15 percent were in poor condition and 5 percent were in deteriorated condition. It also noted that some houses in African-American neighborhoods were in a “poor state of repair.” In addition, many houses in the mill villages were reported to be covered with aluminum or vinyl siding, which can affect National Register eligibility.

4.5 State Historical Markers

Official Georgia Historical Markers across Georgia are easily recognized as square, green-metal signs with the Georgia State Seal at the top. These signs were first erected in 1952 by the newly established Georgia Historical Commission. The purpose of the marker program was to provide “simple recognition, which serves to identify and encourage the preservation of the wealth of historical resources in Georgia. Markers are an effective way to inform both residents and visitors alike about significant places, events, and people in Georgia's past.” The program is presently administered by the Department of Natural Resources, Parks, Recreation and Historic Sites Division. Lost or damaged markers should be reported to the Georgia Department of Natural Resources.

In 1996, the Georgia legislature did not approve continued funding for the Georgia Historical Marker program. The marker repair shop was eliminated and funds were not appropriated for erecting any new markers in the state of Georgia after July 1, 1996. The program, as it currently stands, only provides maintenance for existing markers in the State of Georgia.

In Newton County, 9 markers have been erected. The following provides the name, inscription, and location of the individual markers.

NEWTON COUNTY



NEWTON COUNTY

This County, created by Act of the Legislature, Dec. 24, 1821, is named for Sergeant John Newton, Revolutionary soldier and companion of Sergeant Jasper for whom Jasper County is named. The County Seat is named for Gen. Covington. G. C. Adams, County School Commissioner in 1893, inaugurated the first free transportation for public school pupils in the nation. He also founded the first 4-H Club. Nearby is located the famous Methodist College, Emory-at-Oxford, chartered in 1826, named for Bishop John Emory and now a part of Emory University.



RED OAK CHURCH

Red Oak Church was established between 1803, when the Indians left this area, and Jan. 1821, when Newton County was formed. The church grounds originally contained 4 acres, including the spring and the church. The first building, between the present church and spring, was built of red oak logs, from which the church name is derived. Lorenzo Dow, on his mission to Georgia in 1803, is thought to have preached here and been instrumental in organizing the church. The present building is over 100 years old. Among the earliest graves in the cemetery is that of Major Lewis Hogg, Revolutionary soldier, buried in September 1828. (GA 36 about 10 miles south of Covington.)

DAVIS AT THE YELLOW RIVER

On Nov. 17, 1864, the 14th Corps (U), Maj. Gen. J.C. Davis, USA, which had camped along the road in and west of Lithonia (14 miles northwest) the night before, marched to the Yellow River and camped for the night. General Davis' headquarters was on the west part of this area. Maj. Gen. W. T. Sherman, USA, who was accompanying the 14th Corps from Atlanta to the Yellow River, crossed the railroad a mile west of the river.

Both the railroad and wagon bridges over the Yellow River having been destroyed in July by Garrard's cavalry (U), and the river being unfordable, two pontoon bridges (120 feet each) were laid during the night by the pontoniers of the Left Wing, Col. George P. Buell's 58th Indiana Veteran Volunteer Infantry.

Next day, the troops and trains of the 14th Corps crossed on the pontoons and marched through Covington to the Ulcofauhatchee (Alcovy) River, four miles beyond the town. To expedite the crossing of that stream, one bridge was taken up, moved forward to the Alcovy, and relaid. That night, the 14th Corps camped east of Covington on both banks of the Alcovy, its advance on the Eatonton Road. General Sherman's headquarters were at Judge Harris' "Quarters," near the road junction east of the river.

During these first three days of the March to the Sea, Davis' column marched more than forty miles, destroyed the tracks and station facilities of the Georgia Railroad from Lithonia to the Yellow River, and crossed two rivers on its own pontoons. (U.S. 278 (Ga 12) at the Yellow River, west of Covington.)



SHERMAN AT HARRIS' QUARTERS

On Nov. 18, 1864, Hq. Military Division of the Mississippi (U), Maj. Gen. W.T. Sherman, were established here at "Harris' Quarters," the overseer's house and Negro cabins of a large plantation owned by Judge John Harris of Covington. Gen. Sherman was accompanying the 14th Corps, Maj. Gen. J.C. Davis.

After stripping the Harris, Graves, and other nearby plantations of livestock, provisions, and able-bodied Negroes, the 14th Corps departed on the 19th and marched through Shady Dale and Sand Town (Newborn) en route to rendezvous with Hq. Left Wing and the 20th Corps at Millidgeville, (U.S. 278 (GA 12) at junction with GA 142 east of Covington.)



COVINGTON



GARRARD'S CAVALRY RAID

July 20, 1864, Union forces under Maj. Gen. W. T. Sherman, USA, were closing in on Atlanta. Hq. 2nd Cavalry Division (U), Brig. Gen. Kenneth Garrard, was in Decatur, 6 miles east of Atlanta. Garrard's three brigades were guarding bridges over the Chattahoochee River and picketing the left flank. That night, Garrard was ordered to assemble his command and move on Covington, to burn the bridges over the Yellow and Uchee (Alcovy) Rivers and to destroy the railroad between Lithonia and the Alcovy.

He marched late on the 21st. By noon on the 24th, he had returned to Decatur, bringing with him 200 prisoners and a fine lot of fresh horses and Negroes." In three days, he had marched over 90 miles and destroyed three wagon bridges and the railroad bridge over the Alcovy, and more than six miles of track. At Covington, he burned the depot, a newly-built army hospital center, 2,000 bales of cotton, and large quantities of quartermaster and commissary supplies. At Conyers, also on the Alcovy, heavy trains were captured and burned. A detached brigade burned the depot at Social Circle and destroyed other facilities en route.

Garrard's raid cut off all communication between Atlanta and Augusta and destroyed any hope that the Army of Tennessee (C) - the hard-pressed defenders of Atlanta - might receive supplies or reinforcement from the Eastern Confederacy. (U.S. 278 (GA 12) in Covington.)



THE STONEMAN RAID

In July 1864, Maj. Gen. W.T. Sherman's army (U) closed in on Atlanta. Finding its fortifications "too strong to assault and too extensive to invest," he sought to force its fall by sending Maj. Gen. Geo. Stoneman, with three brigades (2,112 men and 2 guns) of the Army of the Ohio Cavalry to cut the Central of Georgia RR by which the defenders (C) were supplied. On the 27th, Stoneman left Decatur, crossed the Ocmulgee (Yellow) River, and camped two miles east of Covington at 4:00 a.m. on the 28th for four hours.

The column passed through Covington about 9:00 a.m. and marched to Monticello (27 miles SE). There Stoneman learned that there were no bridges over the Ocmulgee above Macon by which he could reach the railroad; so he decided to destroy it at and beyond Macon instead. Nearing Macon on the 30th, he detached part of the 14th Illinois Cavalry which wrecked railway facilities at Griswoldville, Gordon, McIntyre, and Toombsboro (E of Macon), and burned trains, trestles and the railway bridge over the Oconee River.

At Macon (65 miles SE), he was turned back by the 1st Georgia Militia, strongly intrenched. Attempting to retreat, he was brought to bay next morning at Sunshine Spring (19 miles SE of Macon) by Brig. Gen. Alfred Iverson, Jr., who, with only 1,300 cavalry (C), had marched to meet him. Deceived into believing that he was being surrounded, Stoneman covered the escape northward of A. S. Capron's brigades, then he surrendered, with about 600 men, to what Iverson had led him to believe was a superior force. (U.S. 278 (GA 12) in Covington.)



CONFEDERATE DEAD AND HOSPITALS

Here sleep 67 known and 8 unknown Confederate heroes, men who died of disease and wounds in the several Confederate hospitals located here. Many of those who died were reburied elsewhere. In 1863, 1864, the Hood, Lumpkin, and Receiving Hospitals were located in Covington. Thirty new hospital buildings, not yet completed, were destroyed in Garrard's Raid, July 22-24, 1864, as were other valuable hospital equipment. Hospitals were under the immediate supervision of Samuel H. Stout, Medical Director, Confederate Army of Tennessee. More than 20,000 Confederates were treated in them. (Confederate Cemetery in Covington.)

THE MARCH TO THE SEA

On Nov. 15, 1864, after destroying Atlanta and cutting his communications with the North, Maj. Gen. W. T. Sherman, USA, began his decisive campaign, the March to the Sea. He divided his army (U) into two wings. The right wing (15th and 17th Corps), Maj. Gen. O. O. Howard, USA, moved south via McDonough to fight at Macon, crossed the Ocmulgee River at Seven Islands (9 miles SE of Jackson), and concentrated around Gordon (17 miles SW of Milledgeville), where it could communicate with the Left Wing, then converging on Milledgeville. Kilpatrick's cavalry division covered the right of the army as far as Gordon, skirmishing continually with Wheeler's cavalry (C).

The Left Wing (14th and 20th Corps), Maj. Gen. H.W. Slocum, USA, marched east from Atlanta in two columns. The 20th Corps, Brig. Gen. A. S. Williams, USA, moved through Social Circle and Madison, fought at Augusta, then turned south through Eatonton, reaching Milledgeville on the 22nd. The 14th Corps, Maj. Gen. J. C. Davis, USA, accompanied by Gen. Sherman, turned southeast via Covington and Shady Dale, reaching Milledgeville on the 23rd.

On Nov. 18th, the 14th Corps moved through Covington, camping that night in and east of town and on the banks of the Ulcofauhachee (Alcovy) River, four miles east. The 20th Corps destroyed the Georgia Railroad east from Social Circle, camping near Madison. (U.S. 278 (GA 12) near Covington.)

OXFORD



TOWN OF OXFORD AND EMORY COLLEGE

Emory College was chartered December 19, 1836, when Georgia Methodists expanded their educational program. Named in honor of Methodist Bishop John Emory (1789-1835) who helped organize several northern colleges and presided over the Georgia Conference in 1834, this Christian liberal arts college was the outgrowth of the Georgia Methodist Conference Manual Labor School located in 1834 near Covington.

Early in 1837, 1,452 acres of land, two miles from the labor school, were purchased. Three-hundred thirty acres were set aside for a Christian collegiate community and named Oxford in honor of the English university where Methodist founders John and Charles Wesley were educated. A Methodist minister and surveyor, Edward Lloyd Thomas, who has planned Columbus, Georgia, was chosen to plan Oxford. In April and May 1837, he completed his plans by which Oxford's main streets converge on the site of the central building of the college campus. By act of the College Trustees, these streets were named for Methodist founders and leaders. One hundred and twenty-five lots were offered, originally for 999 years lease, but later for sale, with the provision that "no intoxicating liquors shall be sold, nor any game of hazard allowed on the lots, under penalty of forfeiture."

Dr. Ignatius Alphonso Few was elected first president of the college on December 8, 1837, and other members of the faculty were chosen, among them Dr. Alexander Means. The cornerstone of the first building was laid in the spring of 1838. The freshman and sophomore classes were organized on September 17, 1838. Dr. Few resigned in July 1839, due to frail health; and on December 23, 1839, the Town of Oxford was incorporated.

From then until Emory College moved to Atlanta in 1919 to become the College of Arts and Sciences of Emory University (chartered January 25, 1915, by the Methodist Episcopal Church, South), the histories of Oxford, this college and Methodism are almost inseparable. In 1919, however, the historic ties were not broken. Emory College lives on as Emory University's undergraduate division. The university's junior college, established in 1929 and once called Emory-at-Oxford, flourishes here as the Oxford College of Emory University.

4.6 Preservation Programs

There are many historic preservation programs that can be used to preserve and protect historic resources. They apply to individual properties and historic districts. Many of these programs listed below can serve as resources for Newton County's local governments in preservation-related activities.

4.6.1 CEDO Region 4 Economic Development Study

The Governor’s Council of Economic Development Organizations (CEDO) funded a series of studies intended to improve growth opportunities in Georgia’s 11 CEDO regions. Newton County is included in CEDO Region 4 and is also included in a study designed “to study economic development strategy and marketing plans for the region.” The study was conducted in 1996 and in the “Tourism Business Development” section inventory, four historic properties in Newton County were identified. These historic resources include:

1. Oxford College, 1836
2. The Hopkins House, Bed and Breakfast, 1847
3. The Depot at Covington, located in the restored 1855 train depot
4. The Inn, Covington’s first Bed and Breakfast, 1905

The county also hosts an annual Tour of Historic Homes in October. In addition, the Luncheon Concerts on the Square program in May and September and the Candlelight Shopping Downtown event in December helps promote the historic downtown area of Covington.

These historic resources and events, according to the study, possess regional interest for tourism and, if promoted, advertised, and preserved, could attract visitors and provide a potential source of revenue for the county. The report notes that “tourism is the second largest employer in the United States and rural as well as urban areas are finding tourism a particularly attractive segment of the economy for development, and Georgia is recognized as a leader in promoting tourism.” It also reports that the southeast region generates over \$50 billion annually in travel expenditures. Because of the potential for these properties to generate tourism dollars, they should receive special attention in the county’s planning and decision-making processes.

4.6.2 Main Street Program

The Georgia Main Street Program is a statewide program that operates under the National Trust for Historic Preservation's National Main Street Center. The program began in 1980 and is based on a comprehensive strategy of work that is geared toward local needs and opportunities. The strategy includes a four-point approach for encouraging economic development in historic downtowns: (1) design (2) organization (3) promotion (4) economic restructuring.

Covington participates in the Georgia Main Street Program and employs a Main Street manager who coordinates preservation efforts in the commercial downtown. The Main Street Manager is the first point of contact for any business or individual interested in historic properties in the downtown commercial historic district. The Main Street Manager also works closely with the Chamber of Commerce and city officials in planning the promotion and preservation of the district.

The Task Force believes the Main Street program in Covington has been very successful in the past. The historic district has been promoted and economic development, on the whole, remains largely successful. As the “greater” Covington Historic District (nomination to the National Register expected in 1998) will include many additional historic resources, the area and scope of promotion for Covington’s historic resources will increase. The

responsibilities of the Main Street Manager may consequently increase and the city and business owners may benefit by fully or increasing support and funding for the Main Street Manager position. The economic benefits and revenues gained, either directly or indirectly from the historic district should be reinvested in its maintenance, promotion, and preservation.

4.6.3 Georgia Better Hometown Program

The Georgia Better Hometown Program is a public-private effort of the Georgia Department of Community Affairs, the Georgia Power Company, and the Georgia Municipal Association. The program was created to assist smaller cities (population 1,000 to 5,000) with downtown revitalization efforts. This program helps communities through a 4-point revitalization approach: improved organization, economic restructuring, preservation and reuse of existing buildings, and promotion of the city and downtown area.

The benefits of being a “Better Hometown” community includes access to a team of specialized consultants that will assess conditions and make realistic recommendations for capitalizing on resources. The team will also make periodic visits to provide assistance and monitor progress. A variety of resources will be provided and brokered for the community, including planning, demographic and market analyses, community survey instruments, business recruitment, and training. Assistance will be provided with locating loans, grants and other sources of financing for local projects, businesses, and buildings. Highway signs will designate the community as a Georgia Better Hometown City.

In Newton County, two cities are eligible for the Better Hometown Program, due to their 1995 population totals. These cities include Porterdale and Oxford. Mansfield and Newborn would be appropriate and benefit from the program, but their population totals make them ineligible.

Interested cities must apply for consideration and meet the established eligibility criteria. Information about the Georgia Better Hometown Program is available from:

Better Hometown Program
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, Georgia 30329-2231



Northeast Georgia Regional Development Center
Preservation Planner
305 Research Drive
Athens, Georgia 30605-2795

4.6.4 Georgia Centennial Farm Program

Throughout the state of Georgia, farms that contribute to the state’s agricultural heritage are recognized by the Georgia Centennial Farm Program. This program is administered by the Historic Preservation Division, Georgia

Department of Natural Resources in cooperation with the Georgia Farm Bureau Federation, the Georgia Department of Agriculture, the University of Georgia College of Agriculture and Environmental Services, the Georgia National Fair and the Georgia Forestry Commission.

The program recognizes farms through three types of award categories: (1) the Centennial Heritage Farm Award, (2) the Centennial Farm Award, and (3) Centennial Family Farm Award. Each category requires that eligible farms use a minimum of 10 acres for agriculture production or earn \$1,000 in farm-generated income. Other requirements pertain to each category involving ownership and National Register listing as follows: Centennial Heritage Farms, owned by members of the same family for 100 years or more and listed in the National Register; Centennial Farm Award, at least 100 years old and listed in the National Register; and Centennial Family Farm, owned by members of the same family for 100 years or more and not listed in the National Register. Farms awarded a Centennial Heritage Farm Award receive a bronze plaque from the Historic Preservation Division.

In Newton County, no farms are recognized as Georgia Heritage Farms from the three categories.

Newton County's history indicates that farms played an important role in its economic development during the 19th and 20th centuries. Farms also comprise many of the county's historic resources as well as cultural landscapes. Farms in Newton County, more generally, contribute to its rural character and those inherent qualities.

Preparation of applications for Georgia Centennial Farm awards should be considered by the individual property owner or interested organizations with permission from the owner(s). The recognition of significant historic farms contributes to preserving the agricultural history of Newton County.

Recommended farms for the Georgia Centennial Farm Award:

Burge Plantation (County)

4.6.5 Preservation Grant Programs and Financial Incentive Programs

4.6.5.1 State Agencies and Programs

Georgia Department of Natural Resources, Historic Preservation Division (HPD):

Contact: Georgia Heritage 2000 Grants, Attn: Grants Coordinator, Dept. of Natural Resources, Historic Preservation Division, 500 The Healey Building, 57 Forsyth St. NW, Atlanta, GA 30303, Phone: (404) 651-5181 or (404) 656-2840

Georgia Heritage 2000 Program: The fund is intended to provide seed money for the preservation of historic properties and archaeological sites throughout Georgia. The goals of the program are to: (1) encourage preservation of threatened historic properties and sites, (2) stimulate economic development and neighborhood revitalization through historic preservation, (3) demonstrate high profile, high impact

community preservation projects which provide public benefit, (4) Assist local communities in developing sound preservation projects, (5) reinforce the goals of the State Historic Preservation Plan. The Georgia 2000 Program awards matching grants (60 percent state/40 percent applicant) to nonprofit organizations and local governments for the preservation of publicly-accessible historic properties listed in, or eligible for, the Georgia Register of Historic Places.

Local Development Fund: This fund is designed to provide eligible recipients with limited state funds for local community development projects. Eligible projects include, but are not limited to, downtown development, tourism and marketing-related activities, community facilities, and historically appropriate improvements of governmental buildings listed on the National Register of Historic Places. The fund cannot be used for administrative or overhead costs, or for general improvements to city halls, county courthouses, or public safety facilities. Single-community grant requests cannot exceed \$10,000 (joint community requests cannot exceed \$20,000), and at least a 50 percent cash or in-kind local match is required.

Contact: Georgia Dept. of Community Affairs, Attn: Local Development Fund, 60 Executive Park South, NE, Atlanta, Georgia 30329-2231

Rehabilitated Historic Property Tax Assessment Freeze: The law provides an owner of historic property which has undergone substantial rehabilitation an eight-year freeze on property tax assessments. For the ninth year, the assessment increases by 50 percent of the difference between the recorded first year value and the current fair market value. In the tenth and following years the tax assessment will then be based on the current fair market value. This preferential assessment includes the rehabilitated building, and not more than two acres of real property surrounding the building.

4.6.5.2 Federal Program

Rehabilitation Investment Tax Credit (RITC): RITC's are the most widely used preservation incentive program. Certain expenses incurred in connection with rehabilitating an old building are eligible for a tax credit. RITC's are available to owners and certain long-term renters of income-producing properties. There are two available rates: 20 percent for a historic building and 10 percent for a non-historic building, with different qualifying criteria for each rate.

4.6.6 State Nonprofit Programs

Georgia Trust for Historic Preservation:

Contact: 1516 Peachtree Street, N.W., Atlanta, GA 30309-2916, (404) 881-9980

Heritage Education: Trains teachers in school systems across Georgia to use local historic resources to teach Georgia's Quality Core Curriculum (QCCs) in subjects such as history, social studies, language arts, and visual arts. The program reaches over 20,000 students each year and supports the work of more than 640 educators and classroom teachers in 45 school systems in 41 counties.

Preservation and Community Assistance: Provides technical assistance to a wide variety of preservation related projects in communities throughout the state regarding how to use existing historic resources to improve the quality of life. Many of these programs are conducted in collaboration with the Georgia Department of Natural Resources, Historic Preservation Division, and with local preservation organizations. Assistance and referrals are also provided to individual owners who need advice regarding their historic properties.

Mainstreet Design Assistance: Provides design assistance to owners of historic commercial buildings to encourage the revitalization of 38 Georgia Mainstreet cities and downtowns. In 1996, the Georgia Trust helped 100 owners rehabilitate historic downtown properties through this program.

Revolving Fund: Provides effective alternatives to demolition or neglect of architecturally and historically significant properties by promoting their rehabilitation and enabling owners of endangered historic properties to connect with buyers who will rehabilitate their properties. To accomplish this, the Georgia Trust accepts donations of properties, acquires an option to purchase, or purchases outright, threatened significant historic properties to stabilize them and market them for sale.

Several communities in Georgia use local revolving funds for preservation projects. A revolving fund is used to buy or option a historic property. The sale proceeds are reinvested into another project, thus leveraging the initial funding. Revolving funds can be created for acquisition or rehabilitation projects, or set up on a low-interest loan basis.

The Department of Community Affairs has created the Georgia Appalachian Region Downtown Development Revolving Loan Fund to enhance downtown economic activity, attract private investment, create and save jobs, and preserve and enhance historic buildings in 35 northern counties. The Fund is used to make below market rate loans on a matching basis to qualified downtown businesses. Eligible uses for the loans include rehabilitation, building and land acquisition, and facade improvements.

Scenic Byways Project: Facilitates designation of scenic highways throughout the state. In collaboration with the Georgia Department of Transportation and Scenic America, this project is the first partnership of its kind to protect historic, cultural, archaeological, recreational, and scenic resources along state roadways.

4.6.7 Certified Local Governments (CLG)

The Certified Local Government (CLG) program was created by the National Historic Preservation Act Amendments of 1980 in order to formally establish a federal-state-local preservation partnership. The amendments outline five broad standards that must be met by a local government in order to be granted “certified local government” status. These standards include:

1. enforcing appropriate state or local legislation for the designation and protection of historic properties;
2. establishing an adequate and qualified historic preservation review commission by local legislation;
3. maintaining a system for survey and inventory of historic properties;

4. providing for adequate public participation in the local historic preservation program, including the process of recommending properties to the National Register of Historic Places; and
5. satisfactorily performing the remaining responsibilities delegated to it by Federal and State governments.

The role of “certified local governments” in the federal-state-local partnership involves, at minimum, the responsibility for review and approval of nominations of properties to the National Register of Historic Places, and the eligibility to apply to the State Historic Preservation Officer for matching funds reserved for “certified local governments.”

There are no communities in Newton County that have received “certified local government” (CLG) status. Oxford has a preservation ordinance. However, this ordinance is in need of updating. The city could acquire CLG status by adopting a revised ordinance, establishing a historic preservation commission, and reviewing changes within the designated historic district. Efforts, in the past, by the planning department have been made to consider these zoning changes and achieving CLG status.

The Covington Historic District, the Newborn Historic District, and the Starrsville Rural Historic District (county) could become certified local governments (CLGs) that would offer protection through zoning of historic resources in these areas. Other individual historic properties throughout the county and in cities may also be “locally designated” and protected through a review process.

4.6.8 Other Preservation Protection Tools

4.6.8.1 Facade and Conservation Easements

The Facade and Conservation Easements Act of 1976 authorizes governmental agencies and nonprofit organizations to receive facade or conservation easements for the purpose of preserving properties designated by the State Historic Preservation Officer. By granting an easement, the property owner is entitled to a reevaluation of the property to reflect the encumbrance and to an adjustment in the tax digests.

State legislation allows Georgia communities to encourage preservation through the donation of easements. The success of this technique has been tempered by the Internal Revenue Service's concern with the accurate valuation of the easement deduction, resulting in vigorous audits. However, professional standards for the appraisal of easements have been used successfully in locations across the state by qualified appraisers.

“Conservation Easement” refers to a legal restriction or limitation on the use of real property which is expressly recited in any deed or other instrument of grant or conveyance executed by or on behalf of the owner of the land described therein and whose purpose is to preserve land or water areas predominantly in their natural scenic landscape or open condition or in an agricultural farming, forest, or open space use. In addition, such purpose shall include the returning of land or water areas to such conditions or uses when the land is located within a historic district.

“Facade” refers to an interior or exterior surface of a building. Typically, the identified surface is given emphasis due to its special architectural treatment or other defining quality.

“Facade Easement” means any restriction or limitation on the use of real property which is expressly recited in any deed or other instrument of grant or conveyance executed by or on behalf of the owner of real property and whose purpose is to preserve historically or architecturally significant structures or sites, whether designated individually or as part of an officially designated historic district, pursuant to any local political subdivision's authority to provide for such districts and to provide for special zoning restrictions therein or historically or architecturally significant structures or sites which have been designated as such by the State Historic Preservation Officer.

4.6.8.2 Preservation Covenants

Covenants are legal mechanisms written into the deed of a property, or into any other real estate agreement, that seek to protect important features of the property. Covenants dictate that, for a specified period or in perpetuity, all major changes to a property that is eligible for, or already listed on, the State or National Register are reviewed and approved by the Historic Preservation Division prior to the start of work. The federal Historic Preservation Fund and most state preservation grants require that a covenant be placed on the historic property assisted by an Historic Preservation Fund grant. This guarantees that the federal or state grant investment is protected in the future and that the property owner will receive technical assistance for the continuing preservation of the property. Historic properties across Georgia that are subject to preservation covenants include the Fox Theatre in Atlanta, the Rock House in McDuffie County, the Central of Georgia Railroad shops and terminal facilities in Savannah, and the St. Simons Lighthouse.

4.6.8.3 Building Code Compliance Alternatives

The Uniform Act for the Application of Building and Fire-Related Codes to Existing Buildings of 1984, known as House Bill 839, enables local building code officials to allow compliance alternatives for existing buildings (at least 5 years old) that are unable to comply fully with current fire and building codes. Compliance alternatives provide for a safe building by overcompensating on one code requirement to balance the failure to meet another.

The legislation also creates a building classification called “landmark museum building” that is exempted from all but nine specific provisions of the building and fire codes and need only comply with minimum building code requirements such as fire extinguishers, fire and smoke alarms, occupancy limits, and emergency lighting. Landmark Museum Buildings must exhibit a high degree of architectural integrity and be open to the public.

4.6.8.4 Revolving Funds

Several communities in Georgia use local revolving funds for preservation projects. A revolving fund is used to buy or option a historic property. The sale proceeds are reinvested into another building, leveraging the initial funding. Revolving funds can be created for acquisition or rehabilitation projects, or set up on a low-interest loan basis. The purpose of revolving funds is to prevent the destruction of historic buildings, either from neglect or demolition, and provide stewardship through the allowing the purchase by an owner who intends to preserve the building.

A statewide revolving fund for preservation in Georgia is in place with the Georgia Trust for Historic Preservation. This program is varied and can re-market historic properties after rehabilitation or restoration. The Georgia Trust will consider individual properties for acquisition on an individual basis and properties in Newton County may be eligible for inclusion in the Revolving Fund program.

The Department of Community Affairs (DCA) has created the Georgia Appalachian Region Downtown Development Revolving Loan Fund to enhance downtown economic activity, attract private investment, create and save jobs, and preserve and enhance historic buildings in 35 northern counties. The Fund is used to make below market rate loans on a matching basis to qualified downtown businesses. Eligible uses for the loans include rehabilitation, building and land acquisition, and facade improvements.

4.7 Inventory Assessment

Historic resources in Newton County reflect the patterns of growth found throughout the Georgia Piedmont region. A survey of historic resources in Newton County was compiled in 1989. At that time, 1,760 sites were identified (see Map 5-1). The information recorded in the 1989 survey of historic resources could be used for planning purposes. This information is not readily available or in a consolidated format. Incorporating the survey information into another format or system (e.g., Geographical Information System) could make this information useable by the county and its cities. The location of surveyed historic buildings needs to be identified on a map for official and public use.

Newton County's cities are postbellum, primarily late 19th century railroad communities. Several cities have similar development patterns characterized by the railroad's growth and decline. Residential architecture in these communities is dominated by Folk Victorian and Queen Anne styles, with occasional high-style decorative elements. Both education, religion, and transportation played an important role in the growth and cultural development of Newton County. Many historic resources related to these themes exist.

From 1980 to 1996, Newton County and its cities were not active in preparing National Register nominations. The last property listed in the National Register was in 1980. Since 1996, Newborn, Starrsville, Covington, and the Salem Campground have sought National Register listing. National Register listing provides recognition for historic properties and provides a foundation to begin further preservation activity. All of these properties, as well as the properties listed before 1980, should receive special consideration in the planning process. A list of historic resources appropriate for National Register listing is included in the inventory.

Agriculture played an important role in Newton County's development. Historic Farms may exist that are eligible for Centennial Farm Awards and/or National Register listing. The preparation of nominations for these farms is appropriate.

In Newton County and its cities, historic properties are unprotected from destruction and inappropriate changes. A historic preservation ordinance has not been adopted by the county or cities. Oxford has an outdated

historic preservation ordinance that is only voluntary for compliance. Protection could be obtained by adoption of an updated preservation ordinance in Oxford. The county and the cities of Newborn and Covington could also provide protection of historic resources by using the same zoning mechanism.

Several historic cities exist in Newton County that offer opportunities for preservation planning. These cities include: Covington, Mansfield, Newborn, Oxford, and Porterdale. Covington, Newborn, and Oxford are listed in the National Register of Historic Places; many individual properties in these historic districts are eligible for state and federal tax incentives and grants.

4.6.9 Historic Resources Appropriate for Future Preservation Activity

Gaither Plantation: This property is owned by the county and is being developed as a historic site and facility to serve a variety of uses. The land near the original house is also being developed for use as a reservoir. Both the c. 1840s house and the landscape it occupies could be restored and developed to meet the county's needs while preserving a significant historic resource. The property may be eligible for National Register listing.

Porterdale: Porterdale is a large and impressive historic community that offers an array of preservation opportunities for potential traditional and new uses. The town, as a whole, appears appropriate for National Register listing as a historic district. The district contains approximately 504 residential, commercial, industrial, and community buildings all arranged in a formal town plan (see Map 5-11). The potential of Porterdale lies in its large number of historic buildings that can be used and adaptively-used for contemporary needs. The available buildings and related infrastructure offer opportunities for accommodating future growth while conserving the built environment. Protecting the historic character of the town will ensure Porterdale will retain its “sense of place,” something identified in the visioning project. The preparation of a preservation plan would help achieve this need and assist in revitalizing this area.

Mansfield: Mansfield may be eligible for National Register listing as a historic district (see Map 5-6). The small downtown and its variety of commercial buildings could be repaired and enhanced as a part of the historic district. The historic residential sections of Mansfield also contain many c 1880- 1910 homes. Both the commercial and residential buildings could benefit from tax incentive programs available to historic buildings listed in the National Register of Historic Places. The town itself also retains its small-town character with its approximately 57 historic buildings, considered desirable by those living in Newton County and potential new residents.

Starrsville: Starrsville is the only rural historic district in Newton County listed in the National Register of historic places (see Map 5-3). It contains over 1,700 acres of agricultural land that is complemented by commercial, residential, and institutional buildings. Both the rural and historic character of this area make Starrsville a desirable place to live. The community also has its own history should retain its geographical, cultural, and historic identity. Protection for the preservation of open space and the rural landscape is important if this community is to retain its character in the future. Residential development is likely to occur and can be designed to preserve the area’s rural character.

Newborn: Newborn is listed in the National Register as a rural crossroads community that developed with the introduction of the railroad. It has a commercial area as well as several residential buildings (see Map 5-8). A total of approximately 60 historic buildings exist in Newborn. Efforts are being made to restore the Childs building in the downtown.

Oxford: The town of Oxford's historic district is a unique historic resource that includes approximately 87 individual historic buildings. Many of these are related to the early history of Emory College. The historic district could be adequately protected by an updated local historic preservation ordinance and the establishment of a preservation commission (see Map 5-10). Certified local government (CLG) status for Oxford would allow the city to apply for preservation fund grants administered by the Historic Preservation Division. Oxford and its environment are considered an important attribute to Newton County and, as it currently exists, provides a desirable community to live in. The historic district and community character should be preserved and protected.

Covington: Covington is the historic center of Newton County. It includes a commercial historic downtown that is a Georgia Main Street Program (see Map 5-5). Approximately 700 historic buildings will also be included in a "greater" Covington historic district that contains residential districts, mill districts, African-American neighborhoods, and the Floyd Street National Register district. Covington has the potential to continue to enhance its historic resources and preserve a unique community. Reusing historic buildings can provide needed residential, commercial, and industrial space while retaining the town's character.

Other historic resources are also important to the county's history and appeared in several of the inventory's sections. They should receive special consideration in the planning process and used for preservation treatments in the future:

4.6.10 Historic Resources

- ✍ Brick Store (County)
- ✍ Jefferson Academy (Mt. Pleasant-1826)
- ✍ Leaksville Academy (Newborn-1823)
- ✍ The Male Academy (Covington-1822)
- ✍ Mt. Pleasant Academy (Brick Store-1830)
- ✍ Yellow River Academy (near Yellow River and Old Atlanta Highway-1833)
- ✍ Harmony Academy (southwestern part of the county-1836)
- ✍ Hightower Trail Academy (northern part of the county-1836)
- ✍ Farmers Academy (Gaither's Mills near Newton Factory-1837)
- ✍ Starrsville Academy (Starrsville-1837)
- ✍ Little River Academy (Rocky Plains-1837)
- ✍ Palmyra Academy a.k.a. Newborn Academy (Newborn-1837)
- ✍ Newton County Female Seminary (county)
- ✍ Southern Female College a.k.a. Southern Masonic Female College and Georgia Methodist Female College(Covington)
- ✍ Georgia Conference Manual Labor School (Covington)

- ✍ Emory College (Oxford)
- ✍ Oxford Female Academy (Oxford)
- ✍ Oxford Historic District (Oxford)
- ✍ Alexander Means House
- ✍ Orna Villa
- ✍ Phi Gamma Hall (Oxford)
- ✍ Few Hall (Oxford)
- ✍ Salem Camp Ground (County)
- ✍ Covington and Oxford Street Railroad
- ✍ Burge Plantation (County)
- ✍ Mount Pleasant Plantation(County)
- ✍ Gaither Plantation(County)
- ✍ Griffin Plantation(County)
- ✍ Flat Rock community (County)
- ✍ Hub Junction community (County)
- ✍ Bethany Community (County)
- ✍ Springhill community (County)
- ✍ Pine Grove a.k.a. Shoal Creek community (County; near Newborn)
- ✍ Flint Hill community (Oxford)
- ✍ Mansfield
- ✍ Starrsville
- ✍ Hayston
- ✍ Almon
- ✍ Dixie, a.k.a. Terrell Town or Cross Roads (County)
- ✍ Leguinn District #1513 (South of Covington)
- ✍ “Kitty's Cottage” (County)
- ✍ “Zora Fair's Cottage” (Oxford)
- ✍ Bolton House

4.6.11 African-American Communities

- ✍ Petty's Hill (Covington-off Jackson Highway on Petty Street)
- ✍ Pratt's Quarters (near Porterdale)
- ✍ Frogtown (near Covington)
- ✍ Echols' Quarters (County-off Highway 142 on Elks Club Road)
- ✍ Poplar Hill, a.k.a. Jerusalem (near Mansfield)
- ✍ Weaver's Corner (Covington)
- ✍ Stone Mountain, a.k.a. Short Street, (Covington)
- ✍ Harristown (around Lee, South, and Brown Streets in Covington)
- ✍ Texas (Oxford)
- ✍ Shakerag (Oxford)
- ✍ Green Acres (Covington)

- ✍ Happy Holland a.k.a. Harlem (Covington)
- ✍ Peasville (east Oxford)
- ✍ Floyd Street (Covington)

Religious buildings were identified in Newton County for their numbers and contribution to the county's cultural development. The Salem Camp ground and related buildings are listed in the National Register and is worthy of preservation due to its national significance related to religion (see Map 5-2).

Several historic properties have been identified for their tourism potential. Other significant historic resources are also capable of attracting tourist. The filming of motion pictures is also important to the county and City of Covington's economic development. The promotion of historic resources may encourage future economic development of this type. The Main Street Program and Chamber of Commerce play important roles in the economic success of the historic district.

State historical markers exist in Newton County. Several of these sites evidence Civil War history. Any new markers would have to be erected by individuals, organizations and/or public agencies as part of a local-recognition effort due to the discontinuation of the State Historical Marker Program in 1996.

Insert Map 5-1 Historic Resources, Newton County

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Insert Map 5-2

National Register of Historic Places, Newton County

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Insert Map 5-3

National Register of Historic Places, Starrsville, Newton County

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Insert Map 5-4

Historic Resources, Covington

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National Register of Historic Places, Covington

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Historic Resources, Mansfield

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Historic Resources, Newborn

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Insert Map 5-8

National Register of Historic Places, Newborn

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Insert Map 5-9

Historic Resources, Oxford

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Insert Map 5-10 National Register of Historic Places, Oxford

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Insert Map 5-11 Historic Resources, Porterdale

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