

NRHP Eligibility Evaluation of Echo Lane Farm/Fowler House  
550 Parks Road  
Sharpsburg, Coweta County, Georgia



FEBRUARY 2010

**Submitted to**

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## SUMMARY OF FINDINGS

Environmental Corporation of America (ECA) was retained by PM&A (on behalf of T-Mobile South, LLC) to complete a NEPA screening and to assist in federal compliance with the Federal Communications Commission (FCC) requirements as identified in 47 CFR 1.1307 for the construction of a telecommunications facility.

This Section 106 Review documentation was prepared for the undertaking in accordance with the *Nationwide Programmatic Agreement (NPA) for Review Under the National Historic Preservation Act* effective March 7, 2005 and was submitted to the Georgia Historic Preservation Division (GA HPD) on November 24, 2009. In a letter dated December 28, the GA HPD requested that Echo Lane Farm/Fowler House (NAHRGIS #16811), located within the Area of Potential Effect (APE) for visual effects of the proposed undertaking be evaluated for eligibility for listing in the National Register of Historic Places (NRHP). The GA HPD requested the evaluation for NRHP listing be conducted using *Tilling the Earth: Georgia's Historic Agricultural Heritage*, a context document for Georgia agricultural historic properties.

The property that is now referred to as Echo Lane Farm is essentially associated with three agricultural periods of Georgia's history as defined in *Tilling the Earth: Georgia's Historic Agricultural Heritage*.

- 1) 1785-1865-The National and Antebellum Periods and the Establishment of Staple Crops
- 2) 1865-1920 – the Postbellum Era, Cotton and the Agrarian Revolution, and
- 3) 1920-1950 – the Death of King Cotton and the Birth of Successful Agricultural Diversity.

Echo Lane Farm was once part of the large family estate owned by one of Coweta Counties earliest families, the Parks. Thomas Henry Parks reportedly acquired the property in 1847 and built the two-story Greek Revival-style house during the mid-19<sup>th</sup> century. The Estate, including the parcel of land in which Echo Lane Farm is located, remained in the Parks family until the mid-20<sup>th</sup> century. By 1967, the time of their purchase, the once large estate had already been subdivided to its current size. The utilization of the land has transitioned over time from a traditional crop-producing farmstead during the mid-19<sup>th</sup> to early-20<sup>th</sup> century, to agricultural diversification with the production of both crops and livestock and later into a horse farm and homestead with fenced pastures, horse corral and arena, and family pool.

*Tilling the Earth: Historic Agricultural Heritage* requires that a minimum of two of three elements be present for a property to be considered eligible for listing in the NRHP: (1) extant farmhouse or main building, (2) one or more historic outbuildings, and (3) an agricultural landscape relatively unchanged from the period of significance. The elements considered must also have retained historic integrity.

Based on our site visit, conducted by a Secretary of Interior Qualified Architectural Historian, we believe that the main house (ECA Resource 1) has undergone renovations that have significantly jeopardized the historic integrity of the structure. Only two of the outbuildings (ECA Resources 3 and 4) are 50 years or older. ECA Resource 3, the open barn/shed, appears to have been constructed during the late 1940s (See Attachment B – Historic Aerial Photographs).

However, due to alterations, we do not believe this resource is eligible for listing in the National Register. ECA Resource 4, a c.1940 tenant house, is located on the farmstead north of the main house. This resource was relocated to the farm from a nearby property during the 1970s to be used as a guest house. ECA does not believe this building is eligible for listing in the National Register due to the extent of alterations and lack of historic context (relocated building). Although the main house reflects the character of an Antebellum, Greek Revival-style farmhouse, none of the structures on the property, including the main house, do not possess the level of historic integrity necessary for NRHP qualification.

In regards to the 3<sup>rd</sup> element, agricultural landscape, the land was initially used for the production of crops worked by slave labor. Following the Civil War, crops such as cotton and vegetables were produced. Historic aerial photographs indicated terraced farming was being practiced by 1942. At one time, there was reportedly a horse racetrack located at the southern end of the existing property.<sup>1</sup> When the Fowler's purchased the land, the property consisted of cow pastures and a small pond in the south portions of the tract. The Fowler's quickly established the property as a horse farm and developed individually fenced horse pastures, and the associated corral and arena. Echo Lane Farm no longer reflects its agricultural past as an active crop producing farmstead. Since none of the three elements outlined in *Tilling the Earth: Historic Agricultural Heritage* are present, ECA is of the opinion that Echo Lane Farm does not meet the criteria for listing in the NRHP.

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<sup>1</sup> This information was provided during an oral interview conducted between ECA and the current property owners, William and Mary Fowler, February 5, 2010. Historical records review did not confirm the presence at any time of a racetrack being located on the property. However, the lack of available records does not rule out the possibility of such a feature.

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## 1. BACKGROUND

Environmental Corporation of America (ECA) was retained by PM&A (on behalf of T-Mobile South, LLC) to complete a NEPA screening and to assist in federal compliance with the Federal Communications Commission (FCC) requirements as identified in 47 CFR 1.1307 for the construction of a 150-foot (overall height) monopole telecommunications structure to be located at 625 Parks Road, Sharpsburg, Coweta County.

This Section 106 Review documentation was prepared for the undertaking in accordance with the *Nationwide Programmatic Agreement (NPA) for Review Under the National Historic Preservation Act* effective March 7, 2005 and was submitted to the Georgia Historic Preservation Division (GA HPD) on November 24, 2009. In a letter dated December 28, 2009, the GA HPD requested that Echo Lane Farm/Fowler House (NAHRGIS #16811), located within the APE for visual effects for the proposed undertaking, be evaluated for eligibility for listing in the National Register of Historic Places (NRHP). The GA HPD requested the evaluation for NRHP listing be conducted using *Tilling the Earth: Georgia's Historic Agricultural Heritage*<sup>2</sup>, a context document for Georgia agricultural historic properties.

## 2. DESCRIPTION OF PROPERTY

The 46.6-acre tract of land is located within the northeast corner of Land Lot 18 and the Northwest corner of Land Lot 51 of District 1 in Coweta County, Georgia. The farmstead is located approximately 3 miles northwest of Sharpsburg and 7 miles southeast of Newnan and is mapped on the Sharpsburg, Georgia USGS Topographic Quadrangle Map, 7.5 minute series (1965, photo revised 1982). The physical address of the tract is 550 Parks Road, Sharpsburg, Georgia. See Attachment A for the location of the site and approximate property boundaries.

The horse farm consists of a main farmhouse/residence, four outbuildings, horse pastures and associated corral and arena. The farmstead is situated on the west side of Parks Road. A fence runs along the entire property line. The majority of the property is pasture with wood fences separating the various pastures. A small pond is located in the south pasture. Topography consists primarily of gently rolling hills. The main house sits at the high point of the property. Narrow, dirt paths lined with wooden fences lead between pastures and barns. The property is accessed by a dirt drive leading from Parks Road directly to the main house and is referred to as Echo Lane (reportedly due to the echoing caused by the surrounding trees and landscape).

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<sup>2</sup> Messick, Denise P.; J.W. Joseph PhD; Adams, Natalie P. *Tilling the Earth: Georgia's Historic Agriculture Heritage*. Atlanta, Georgia: Georgia Department of Natural Resources Historic Preservation Division and Georgia Department of Transportation Office of Environment/Location, October 1, 2001.

### 3. METHODOLOGY AND CRITERIA FOR EVALUATION

The evaluation of the farmstead was conducted using *Tilling the Earth: Georgia's Historic Agricultural Heritage* for guidance. Files available at the Georgia Historic Preservation Division (GA HPD) were reviewed to discover if the existing property or surrounding areas were previously surveyed for historic significance. No National Register properties or Centennial Farms were identified within a 1/2-mile radius of the farmstead. A 1977 survey identified one historic resource (the Fowler House) located with a 1/2-mile of the farmstead. This survey identified the Fowler House (main house on Echo Lane Farm) as ineligible for listing on the National Register due to major alterations. A resurvey of the property in 1993 conducted by the Newnan-Coweta Historical Society suggested that the Fowler House (NAHRGIS #16811) appears to meet National Register criteria. The files available from the Georgia Archaeological Site Files found no previously recorded archaeological surveys or sites within a 3/4-mile radius of the Dyson property.

Additional research compiled for this report was found in United States Federal Census records, historic maps, aerial photographs, available deeds from the Coweta County Courthouse in Newnan, Georgia, and the local and county histories available online and at the Coweta County Library. The field methods included photographic documentation of existing structures on the farm and a brief oral history from the current owners, William and Mary Fowler.

For a property to qualify for the National Register it must meet the National Register Criteria as listed in National Register Bulletin 15: *How to Apply the National Register Criteria for Evaluation*. “The quality of significance in American history, architecture, archaeology, culture, and engineering is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association, and:

- Criteria A** – that are associated with events that have made a significant contribution to the broad patterns of our history; or
- Criteria B** – that are associated with the lives of persons significant in our past; or
- Criteria C** – that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- Criteria D** – that have yielded, or may be likely to yield, information important in prehistory or history.<sup>3</sup>

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<sup>3</sup> U.S Department of the Interior, National Park Service, by the staff of the National Register of Historic Places, finalized by Patrick W. Andrus, edited by Rebecca H. Shrimpton. *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*. 1990, revised for internet 1995, 2001, 2002.

According to the guidelines of *Tilling the Earth: Georgia's Historic Agricultural Context*:

*“In order for a property to be eligible for the NRHP in Georgia in the area of agriculture, a minimum of two of the following three elements should be represented with the required historic integrity... If this is not the case, then one element must have outstanding integrity and exceptional significance.”*

The three elements are (1) an extant farmhouse or main building, (2) one or more agricultural outbuildings from the period of significance, and (3) a relatively unchanged landscape from the period of significance.<sup>4</sup>

Integrity is evaluated by considering the aspects of location, design, setting, workmanship, materials, feeling, and association that the property must retain to convey its historic significance. To retain historic integrity a property will always possess several, and usually most, of these aspects.

## **4. HISTORICAL OVERVIEW**

### **4.1 General Development History of Coweta County**

Coweta County was formed from lands purchased from the Creek Nation at the Treaty of Indian Springs in 1825 and established by an act of the Georgia Legislature in 1826. Coweta County originally contained nine Districts with Bullsboro established as the first county seat, located two miles east of the current site of Newnan. The first towns established in Coweta County included Newnan (1828), Senoia (1828), Turin (1830), Sharpsburg (1825), and Haralson (1830) (Ehrenhard, 1996). The construction of the Atlanta and LaGrange Railroad, later renamed as the Atlanta & Westpoint Railroad, played a significant role in the development of the county. The Railroad was chartered in 1847 and completed in 1854. The 80-mile line stretched from East Point, about six miles southwest of Atlanta, to Lagrange (Storey, 2010). As the railroad extended throughout the county, the earlier established towns began to prosper and small, rural communities quickly emerged. By the early 1850s, Coweta County was on its way to an age of prosperity (Newnan-Coweta County Historical Society 1988: 4-5).

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<sup>4</sup> Messick, Denise P.; J.W. Joseph PhD; Adams, Natalie P. *Tilling the Earth: Georgia's Historic Agriculture Heritage*. Atlanta, Georgia: Georgia Department of Natural Resources Historic Preservation Division and Georgia Department of Transportation Office of Environment/Location, October 1, 2001.



Figure 1: 1883 Map Showing Atlanta and West Point Railroad Crossing Northeast to Southwest Through Coweta County. Source: Indexed Railroad and County Map of Georgia, by George Franklin Cram Georgia's Railroad History & Heritage. <http://railga.com>

According to *The History of Coweta County*, the county experienced two distinct “boom” periods during the 19<sup>th</sup> century. The first “boom” period occurred during the 1850s with the completion of the railroad which greatly impacted the growth of the shipment of cotton throughout the county and beyond. This period resulted in the construction of large, Greek Revival-style homes as cotton production became highly profitable. The second “boom” period occurred during the 1880s and 1890s and coincides with an Industrial Revolution in the Newnan area. This period saw the construction of cotton mills and machine-made Victorian mansions (Newnan-Coweta County Historical Society 1988; 175).

#### 4.2 Agricultural History of Coweta County

The early settlers of the county were initially subsistence farmers growing vegetables, corn, and barley and raising livestock. Coweta County remained predominantly agricultural through the 19<sup>th</sup> and early-20<sup>th</sup> century as larger tracts of land were soon cleared for cotton plantations and peach orchards (Ehrenhard 1996: 5). By the 1850s, cotton was a major part of the economy of the county as the emphasis on cotton production increased. The first cotton warehouse in the county was constructed in Newnan in 1852 (Newnan-Coweta County Historical Society 1988: 11). The *Times-Herald* “Coweta County - A Pictorial History,” published in 2001 stated that during the 19<sup>th</sup> century “a good cotton crop strengthened businesses in towns and crossroads across the county” (pg. 4). Following the Civil War,



cotton production and the textile industry continued to grow once more. In addition to cotton, food and fiber was produced on farms and plantations. The terracing of fields to combat soil erosion became a common farming practice. In 1871, the town of Sharpsburg was incorporated. The city limits of Sharpsburg encompassed a ½-mile radius from the train depot. The town quickly became a leading agricultural center for the county. By 1875, recovery from the war was well underway and farms were producing near normal, pre-war amounts (Newnan-Coweta County Historical Society 1988: 11).

Cotton remained the major crop in the county throughout the first quarter of the 20<sup>th</sup> century despite the devastation of the boll weevil in 1923. Many farmers were also raising hogs, beef, poultry, hay, corn, potatoes, etc. Cattle farming became popular during the 1920s. Following the Great Depression, many farmers were forced off their land. Large family estates were subdivided and sold off. Row crops and small, family farms replaced the large estates. These small farmers tended to favor a diversification of agriculture with a mixture of crop production and livestock. In the rural regions of the county, this trend continued well into the mid-20<sup>th</sup> century.

### 4.3 Echo Lane Farm - Historical Ownership and Uses

Historical Deed and Plat Records					
Date of Conveyance	Grantor	Grantee	Deed Book	Page Number	Notes
1/11/1984	William R. Fowler	William R. Fowler & Mary A. Fowler	359	650	46.6 acres in LL 51 and part of 18. Current Boundaries
11/30/1967	Bobby Bridges, Albert Samsel, Louise R. Mitchell	William R. Fowler	146	405	46.6 acres in LL 51 and part of 18. Current Boundaries
8/30/1967	Russell A. McDuffie and Gerald Rex Moon	Bobby Bridges, Albert Samsel, Louise R. Mitchell	143	354	46.6 acres in LL 51 and part of 18. Current Boundaries
3/28/1967	Susan L. Hay	Russell A. McDuffie and Gerald Rex Moon	139	165	46.6 acres in LL 51 and part of 18. Current Boundaries
Sometime After 1949	Unknown	Hay	Unknown	Unknown	Sometime between 1949 and 1967, the large dower of Mrs. Ella A. Parks was further subdivided to form the parcel of what is now Echo Farm - 46.6 acres in LL 51 and part of 18.
1896	William H. Parks	Dower, Mrs. Ella Augusta Parks	Distribution Book 2	14	Distribution of lands of Estate of William H. Parks, deceased (See 1896 Plat in Attachment D)
1847	Unknown	Thomas Henry Parks	Unknown	Unknown	Information provided in oral interview with current property owners, William and Mary Fowler

Figure 2: Echo Lane Farm Chain of Title  
 Compiled by Jaime Destefano from historic records retrieved at the Coweta County Courthouse

As previously discussed, the 46.6-acre horse farm is located within the northeastern portion of Land Lot 18 and the northwestern portion of Land Lot 51, in District 1, the original first land District of Coweta County. The farmstead is situated on the west side of Parks Road and known to be historically associated with the Parks, one of Coweta County's earliest families. Thomas Byrd Parks and his brother Welcome Parks reportedly came to Coweta County from Virginia in 1827, settling in southern areas of the 6<sup>th</sup> Land District, just north of the Echo Lane Farm (*Times-Herald* 2001). According to the current property owner of Echo Lane Farm, Mr. William Fowler, the large estate of which his farmstead was once a part was purchased by Thomas Henry Parks in 1847. Thomas Henry Parks apparently constructed the main house shortly thereafter.

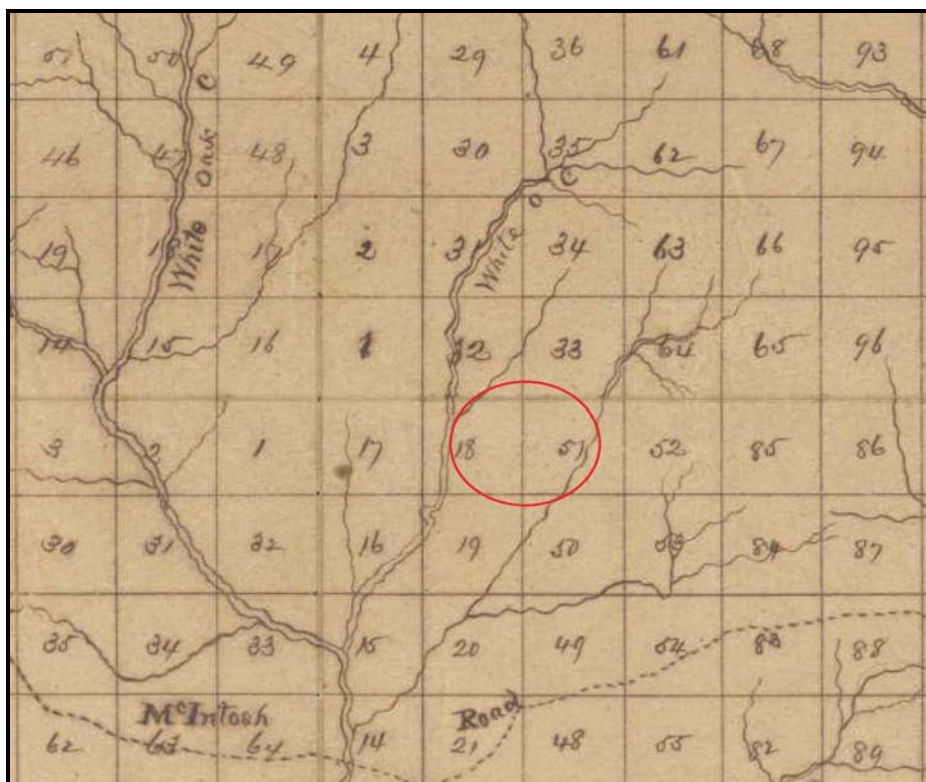


Figure 3: 1867 District Map of Coweta County Showing the Approximate Location of the Former Estate of Thomas Parks and the Current Echo Lane Farm; Source: Digital Archives of Georgia

The total acreage of the original estate is unknown. The only record found during our research referring to Thomas Henry Parks indicated his marriage to Clara Ann Atkinson on September 14, 1837 and his death in 1852.<sup>5</sup> Based on this information, it can be assumed that Thomas H. Parks purchased the property and constructed the main house shortly before his death in 1852. Additionally, based on subsequent research, the entire Estate was eventually left to William H. Parks (b. 1850- d.1896).

<sup>5</sup> This information was retrieved from a cemetery survey of Coke's Chapel United Methodist Church. The church was established in 1833 along Lower Fayette Road near Sharpsburg. Many members of the Parks family were laid to rest in this cemetery.

William H. Parks reportedly married Ella Augusta following the death of his first wife, M.O. Parks, in 1885 (Scott 1999). Ella Augusta Parks died in 1936. According to William and Mary Fowler, the Parks had approximately a dozen slaves working the fields prior to the Civil War. The Fowlers also indicated the lane leading from Parks Road to the main house was lined with mimosa trees during the Parks family ownership. In addition, according to the Fowler's, the Parks constructed a horse racetrack at the south end of the existing farmstead. No records reviewed confirmed the presence of this racetrack.

The earliest record found referring to the subject property indicates that the entire Estate of William H. Parks, upon his death in 1896, was subdivided among his heirs (Distribution Book 2, Page 14-16) (See Attachment C - Plats). The 1896 plat identifies the property on which Echo Lane Farm is located as being left to the dower of Mrs. Ella Augusta Parks. The same plat also shows that the road east of the property (Parks Road) as existing in 1896.

Subsequent deeds and plats associated with the surrounding properties indicate that Mrs. Ella Augusta Parks retained ownership until her death in 1936 (See Attachment C). According to William and Mary Fowler, the main house was rented out as early as 1904. The dower of Mrs. Ella Augusta Parks remained in the Parks family until c. 1950 when the Hay family purchased the 46.6-acre portion of the once large family Estate. During the Hay ownership, the family resided in the main house. It was during their ownership that the agricultural practices of the associated with the property transitioned from the production of crops and livestock, to solely cattle production. The majority of the farmstead was cattle pastures and wooded areas surrounding the property boundaries.

In 1967, Susan Hay sold the 46.6-acre property to Russell A. McDuffie and Gerald Rex Moon (Deed Book 139, page 165) who in turn sold it to Bobby Bridges, Albert Samsel, Louise R. Mitchell that same year (Deed Book 143, page 354). Finally, the property was conveyed to William Fowler on November 30, 1967 (Deed Book 146, Page 405).

The Fowler's have retained ownership of the property since 1967. The name "Echo Lane" was given by the Fowler's to the rural, dirt drive leading from Parks Road to the main house due to the echoes created by the surrounding trees. Immediately upon their purchase of the farm, the Fowler's established it as a horse farm, naming it "Echo Lane Farm." According to the Fowler's, when they purchased the farmstead, the property included only the main house, the open barn/shed, and a dilapidated corncrib located directly behind the main house. What remained of the corncrib has since been torn down. The land then consisted of cow pastures and the small pond at the southern end of the property.

The Fowler's indicated that the house was in a state of disrepair when they initially purchased the property. Windows and doors were boarded up, and the siding, roofing, and floors were much deteriorated. Substantial restoration and renovation was necessary in order to make the house livable for the family (see Section 5 for details on restorations and alterations to the main house). During the 1970s, the Fowler's moved a c. 1940 tenant house to the farm from a nearby property. The large barn located north of the main house (ECA Resource 5) was constructed in the 1970s and the garage (ECA Resource 2), located adjacent to the main house, was completed in the 1990s.

The earliest aerial photographs through the present indicate the terracing of fields for crop production. The 1942 aerial photograph shows the majority of the property as cleared, agricultural land with wooded areas to the north, south, and west. Terraced fields are distinct in the 1942 aerial photograph. The 1949 aerial photograph indicates the construction of the open barn located northwest of the main house. By 1965, the aerial photograph shows the contours of the terraced fields; however, it appears the maintenance of these fields transitioned to a focus on livestock production and pastures. While the contours of the former terraced agricultural fields are visible even today, they are not as distinct as earlier years. The Fowler's established a horse farm on the property in the late 1960s. The former agricultural fields of the Parks family, and the later cattle pastures operated by the Hay family, were transformed into various fenced, horse pastures with a corral and horse arena.

See Attachment B for photographs of each structure, contextual photographs, and historic aerial photographs. Attachment C includes select photographs of the historical records reviewed. Historic and current property boundaries are outlined on the historic plats and aerial photographs.

## 5. ECHO LANE FARM STRUCTURES

There are five structures located on Echo Lane Farm. The main farmhouse, a tenant house, garage, open barn/shed, and a large, metal barn. See Figure 4 for a general layout of the buildings. The estimated construction dates are based on the accounts of Mr. William Fowler and available aerial photography. A brief description of each resource is provided in the following paragraphs. Additional photographs are located in Attachment B.

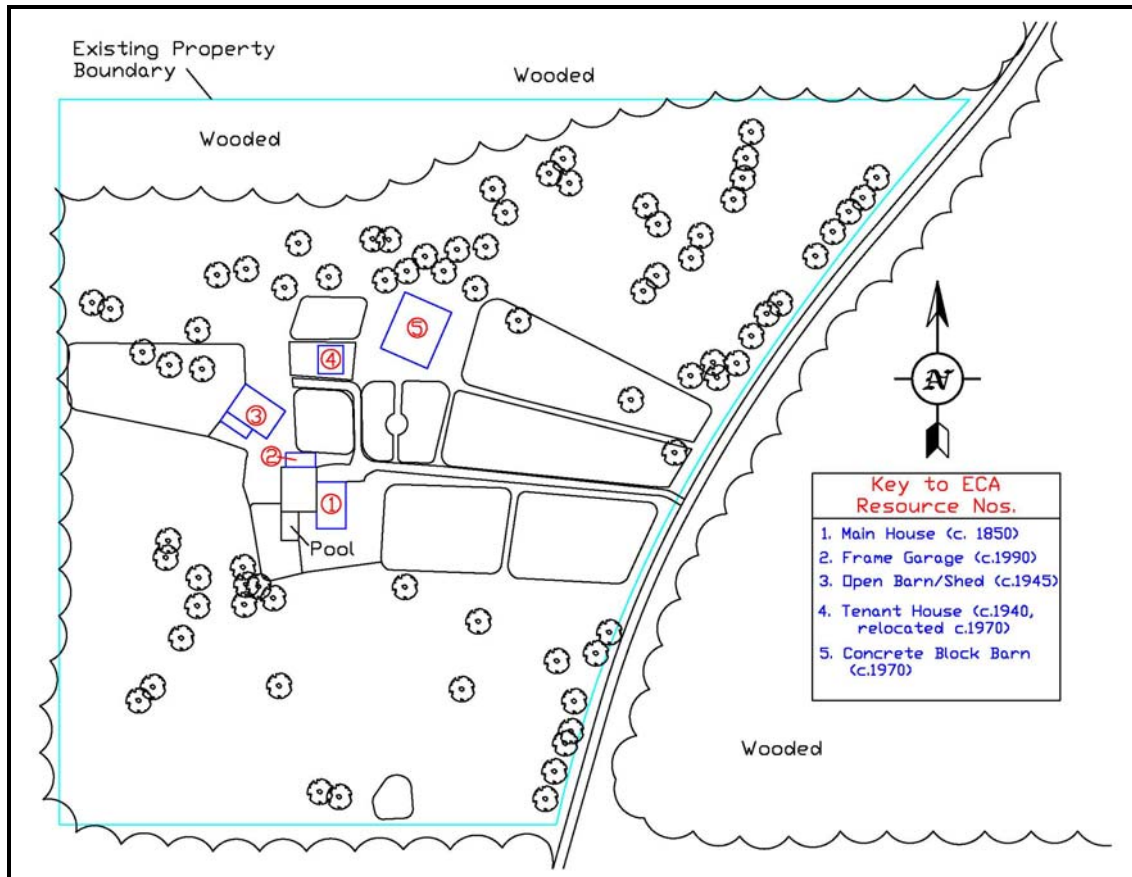


Figure 4: Echo Lane Farm – Current Location of Structures

## 1. The Fowler House, c.1850



Figure 5: 2010 Photograph of Front (West) Facade

As previously mentioned, the main house (ECA Resource 1) was reportedly constructed by Thomas Henry Parks, c.1850. The two-story, frame, Greek Revival-style house features its original central hall plan. The house originally featured two brick chimneys at each gable end; however, the northwest chimney was removed during the Fowler renovations. According to a 1977 survey, the front façade features a two-story, partial-width, brick portico with gabled pediment supported by four, square Doric columns on brick piers. A balcony is located at the second floor of the portico. Photographs of the Fowler renovations (Figs. 6-7) show the portico with wood flooring on a brick pier foundation. The Doric wood columns support the pedimented gable and rest on the brick piers. The central entrance to the house has sidelights on both floors with flanking pilasters. The sidelights on the first floor entrance are modern, multi-paned. The house features a mortise-and-tenoned, brace frame.



Figures 6-7: Photographs of the Main House Taken in the Early Years of the Fowler Renovations, c.1967; Photographs provided by William and Mary Fowler

The c.1967 photographs also show the presence of a one-story verandah on the south façade. This verandah featured a shed roof supported by square wood posts. The wood flooring of the porch rests on brick piers. This verandah is likely an early-to-mid 20<sup>th</sup> century addition and has since been removed.

According to the 1993-1996 resurvey and the owner interview, it is possible this house was designed by the prominent architect William Yarborough (1827-1895). Yarborough designed many of the Greek Revival homes in Coweta County. No records were found to confirm that Yarborough was the architect of this house built by Thomas Henry Parks.

Due to the extent of deterioration of the main house and the necessity of a swift renovation, the Fowlers were only able to save the frame of the original house and a few other elements such as the central stair baluster, some of the original flooring, and three of the four original brick chimneys. Some of the interior door frames remain intact. Wainscoting, chair rails, and cornice work were removed during the renovations; however, a few of these elements remain intact. The weatherboard siding has been replaced with vinyl siding. Additional alterations include the replacement of doors and windows, the removal of the original lath, the installation of drywall, and the replastering of walls, and a one-story, porch addition enclosed with glass windows in the rear of the house. Most of the original floors have been removed with the exception of the northwest parlor. One of the most notable exterior alterations to the main house is the renovation of the front portico. Vinyl flooring and a vinyl balustrade replaced the former wood balcony. In addition, the large Doric columns appear to be covered with vinyl. Although renovations were done in an attempt to maintain as much of the character and design of the original house, the materials used and modifications made to make the house habitable significantly detract from its historic integrity. As a result, we do not believe the main house is eligible for listing in the National Register. However, to the passerby, the Greek Revival, Antebellum residence continues to reflect the prosperity of the Parks family and the agricultural past of Coweta County both prior to and following the Civil War.



## 2. Garage, c.1990



Figure 8: 2010 Photograph of the Frame Garage

The frame garage, constructed during the 1990s, is situated directly northwest of the main house with a paved parking area leading from the drive to the garage. This resource is not eligible for National Register-listing due to age and lack of significance. In addition, we believe the garage and large paved area shown in Figure 8 detract materially from the setting of the main house and overall property.

## 3. Open Barn/Shed, c.1945



Figure 9: 2010 Photograph of the Frame Open Barn/Shed, c.1945

The open barn/shed was constructed c. 1945 as seen in the historic aerial photographs. The barn features a metal roof supported by wooden poles and an enclosed horse stall addition on the northern end. The wooden structure is currently used as a storage facility and garage. The

barn does not reflect in a tangible way the historical associations of the property. The barn is not significant for architecture as its design, craftsmanship, and materials are not unique to the period of significance in which it was constructed. Although this structure has remained relatively unaltered, it does not appear to meet any of the four criteria required for National Register listing.

#### **4. Tenant House, c.1940**



Figure 10: 2010 Photograph of the c.1940 Tenant House

The tenant house was relocated to Echo Lane Farm from a nearby property during the early 1970s. The one-story, L-shaped cottage features replacement siding, windows and doors. It is currently used as a guest house. Due to the extent of alterations and its lack of historic context (a moved building), we believe that this structure is ineligible for National Register listing.

#### **5. Barn, c.1970**



Figure 11: 2010 Photograph of the Echo Lane Farm Horse Barn

The c.1970 horse barn is a massive, concrete block structure located north of the main house. Not only is this building less than 50 years old, its scale and design detract from the setting and character of the farmstead as a whole.

## 6. FINDINGS

Echo Lane Farm was first developed during the mid-19<sup>th</sup> century as part of a large, family estate. The original farmhouse/residence was constructed c.1850 by Thomas Henry Parks. The property was subdivided to its current 46.6 acres during the mid-20<sup>th</sup> century. Two of the four outbuildings are older than 50 years – the c. 1945 barn and the c.1940 tenant house. However, as a relocated building not historically associated with the property, the c.1940 Tenant House has lost its integrity of setting. The farm initially produced crops until around the mid-20<sup>th</sup> century when the land was slowly converted to pasture. The farm was completely converted to pasture (horse farm) by the end of the 1960s when the Fowlers purchased the property in 1967.

### 6.1 National Register Criteria

The property now referred to as Echo Lane Farm may be significant for three agricultural periods of Georgia's history as defined in *Tilling the Earth: Georgia's Historic Agricultural Heritage*.

- 1) 1785-1865-The National and Antebellum Periods and the Establishment of Staple Crops
  - 2) 1865-1920 – the Postbellum Era, Cotton and the Agrarian Revolution, and
  - 3) 1920-1950 – the Death of King Cotton and the Birth of Successful Agricultural Diversity.
- 
- 1) *1785-1865-The National and Antebellum Periods and the Establishment of Staple Crops* due to the present of the c.1850 Antebellum house. Unfortunately, the main house has been substantially modified and therefore lacks historic integrity.
  - 2) *1865-1920-Postbellum Era, Cotton and the Agrarian Revolution* for the continued production of cotton and other crops harvested through the 19<sup>th</sup> century and into the early-20<sup>th</sup> century.
  - 3) *1920-1950 – Death of King Cotton and the Birth of Successful Agricultural Diversity*. As a result of the boll weevil and Great Depression, agricultural diversification took hold as portions of the fields were terraced and other portions cleared for cattle pastures.

Under Criteria A, the property could be eligible for listing in the National Register of Historic Places for its association with the above-referenced agricultural periods.

Under Criteria B, the property could be eligible for listing in the National Register of Historic Places due to the continuity of ownership within one family (the Parks) during the first two periods of significance.

Under Criteria C, the property does contain a representative example of Antebellum, Greek Revival architecture. However, due to significant alterations and loss of historic integrity, the main house is not eligible for National Register listing.

Under Criteria D, we do not believe that this farmstead is likely to yield significant important information about historic agricultural practices, commodities, land use patterns, production methods, social relations, activities, or agricultural lifestyles.<sup>6</sup>

## **6.2 Discussion of Integrity**

If the farm property is associated to any of the Criteria A through Criteria D it must be determined the farm property retains integrity. According to the guidelines of *Tilling the Earth: Georgia's Historic Agricultural Context*, "In order for a property to be eligible for the NRHP in Georgia in the area of agriculture, a minimum of two of the following three elements should be represented with the required historic integrity, as defined in the preceding paragraphs. If this is not the case, then one element must have outstanding integrity and exceptional significance." The elements are (1) an extant farmhouse or main building, (2) one or more agricultural outbuildings from the period of significance, and (3) a relatively unchanged landscape from the period of significance. Integrity is evaluated by considering the aspects of location, design, setting, workmanship, materials, feeling, and association that the property must retain to convey its historic significance. To retain historic integrity a property will always possess several, and usually most, of these aspects.

The main house/residence has undergone significant modifications and renovations including a rear, nonconforming porch addition, substantial removal of historic fabric, and the replacement of modern siding, windows, and doors. These alterations have resulted in a significant loss of historic fabric thereby compromising the qualities of integrity of design, workmanship, and materials. As a result, ECA believes that the extant farmhouse should not be considered a contributing element for the property to be considered eligible as an agricultural resource.

Two of the outbuildings are not historic (50 years or older). The outbuildings that are 50 years or older consist of the open barn/shed and the tenant house and were constructed during the 1940s. The barn is now used as a storage facility and garage. The barn, constructed during the latter years of the 3<sup>rd</sup> agricultural period, does not reflect in a tangible way the historical associations of the property. The barn is not significant for architecture as its design, craftsmanship, and materials are not unique to the 3<sup>rd</sup> agricultural period of significance in which it was constructed. As such, we believe the barn does not appear to be associated with any of the four National Register criteria. The tenant house, which was moved to its current location in the 1970s, is currently used as a guesthouse and storage facility. Due to its lack of historic context, and the extent of alterations to the tenant house, this structure is lacking aspects of integrity including location, design, setting, workmanship, materials, and association. Based on this review, ECA believes that the outbuildings on the farmstead are not contributing elements.

---

<sup>6</sup> U.S. Department of the Interior, National Park Service, by the staff of the National Register of Historic Places, finalized by Patrick W. Andrus, edited by Rebecca H. Shrimpton. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. 1990, revised for internet 1995, 2001, 2002.

The landscape of the property originally consisted of agricultural fields for the production of cotton and other crops. Terraced farming was evident through the 1950s being replaced by cattle pastures by the end of the 1960s. Since 1967, the entire property, with the exception of the homestead and structures, has been utilized as fenced horse pastures. An associated horse arena and corral were completed during the latter quarter of the 20<sup>th</sup> century.

Integrity of design of the landscape is compromised by the significant changes made to the property boundaries over time. In addition, the changing agricultural uses from cropland in the mid-19<sup>th</sup> century to early-20<sup>th</sup> century, to a mixture of cropland and livestock pastureland by the mid-20<sup>th</sup> century, and eventually to a homestead and horse farm jeopardizes the integrity of design. The transition of land use over the years from crop production to solely horse farm has also diminished the integrity of association and setting. Furthermore, the large, concrete block barn constructed in the 1970s, the paved parking lot, and the 1990s garage structure significantly detract from the landscape setting and association. Based on this review, we believe the landscape is not a contributing element.

## **7. CONCLUSIONS**

Because at least two of the three elements must be present in order for the property to be eligible as an agricultural resource, this report concludes that neither Echo Lane Farm nor the Fowler House meet the Criteria for listing in the National Register of Historic Places. Therefore, we believe that the proposed project plans for the telecommunications facility undertaking would not affect any Historic Properties.

## 8. REFERENCES

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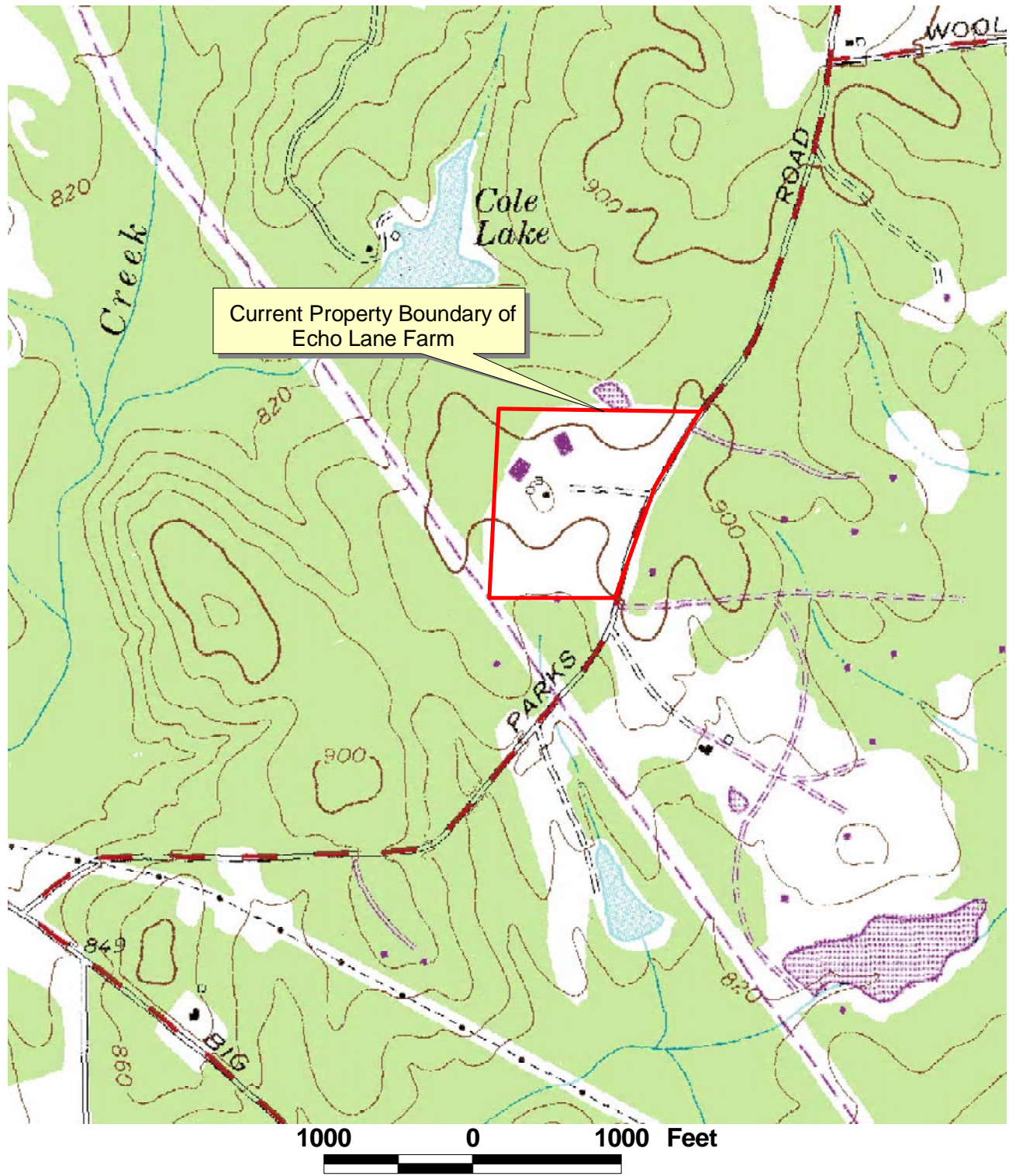
*Times-Herald*  
2001

"Coweta County – A Pictorial History" 2010. On file at Georgia Historic Preservation Division, Topical Files – Architects – Yarborough.

# **Attachment A**

## **Figures**





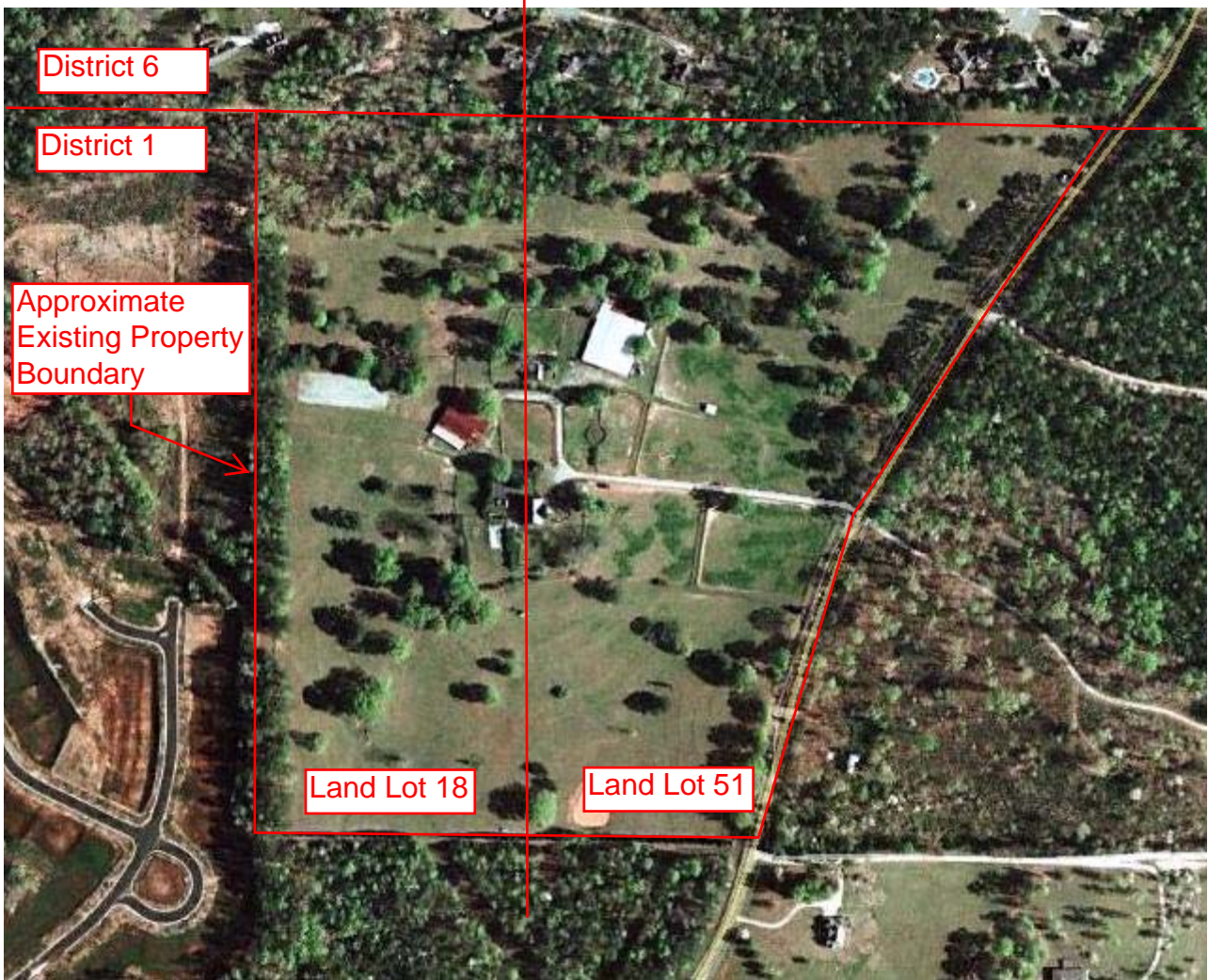
Source: USGS Topographic Quadrangle Map, 7.5 Minute Series, Sharpsburg, GA (1965, photo revised 1982).



Echo Lane Farm  
 550 Parks Road  
 Sharpsburg, Coweta County, Georgia  
 Figure 1: Approximate Existing Property Boundaries



ECA Proj. #: K-797-4



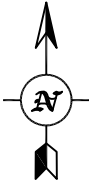
Source: 2008 Google Earth Aerial Photograph



Echo Lane Farm  
550 Parks Road  
Sharpsburg, Coweta County, Georgia  
Figure 2: 2008 Aerial Photograph  
Showing Approximate Existing Property Boundaries



ECA Proj. #: K-797-4



Existing Property Boundary

Wooded

Wooded

Pasture

Arena

Pasture

Pool

Individual Fenced Pastures

Pasture

Pasture

Key to ECA Resource Nos.

- 1. Main House (c. 1850)
- 2. Frame Garage (c.1990)
- 3. Open Barn/Shed (c.1945)
- 4. Tenant House (c.1940, relocated c.1970)
- 5. Concrete Block Barn (c.1970)

LEGEND

- PROPERTY BOUNDARY
- EXISTING FENCING

NOT TO SCALE

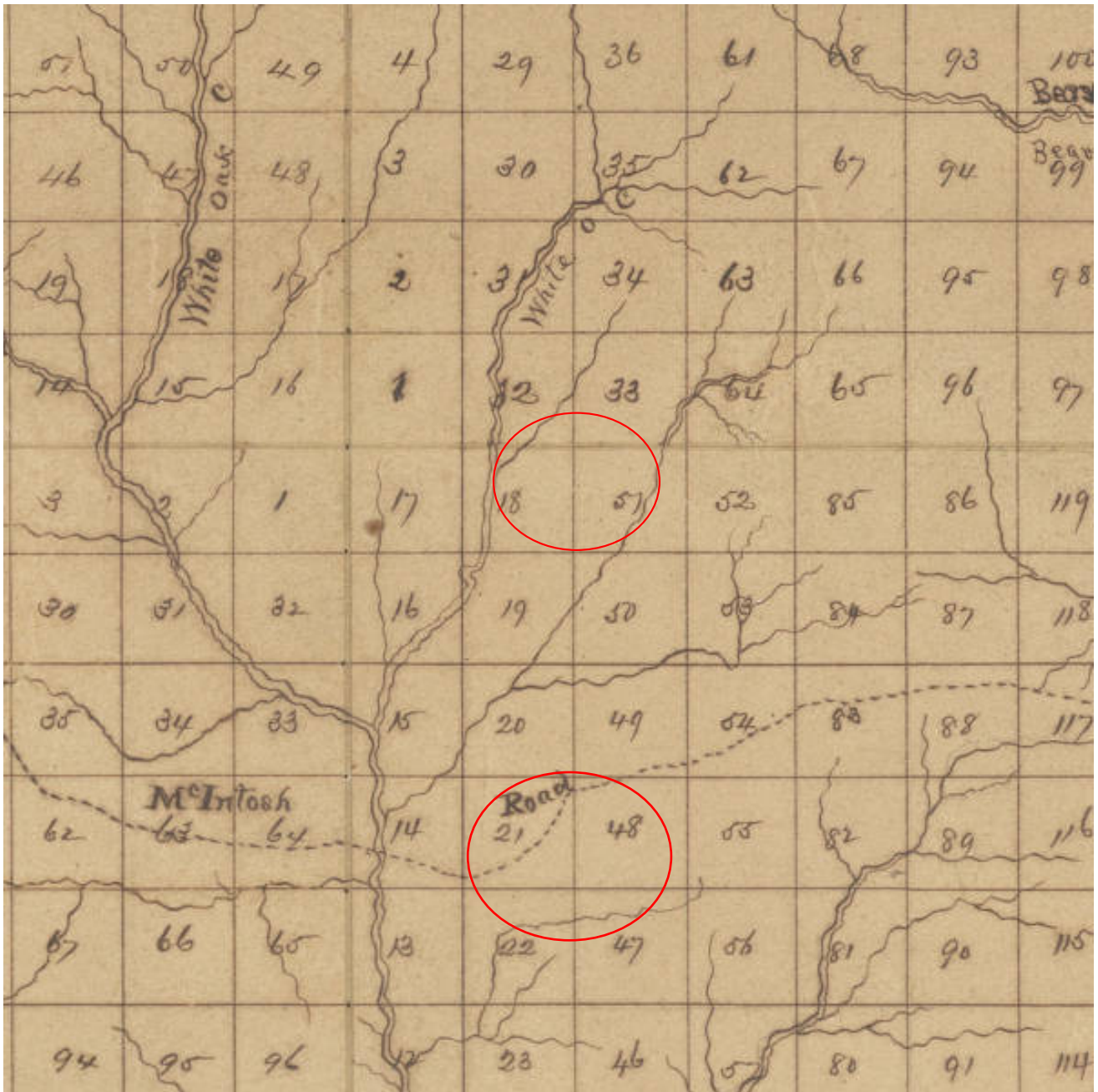
Echo Lane Farm  
 550 Parks Road  
 Sharpsburg, Coweta County, Georgia  
 Figure 3: General Property Layout



SOURCE: 2008 Google Earth Aerial Photograph and 02/05/10 ECA Site Visit

DRAWN BY: ETJ DATE: 02/17/10  
FILE NAME: F:\%K797.dwg

ECA Project # K-797-4



Source: 1867 Coweta County Map, Digital Archives of Georgia



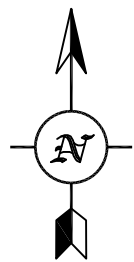
Echo Lane Farm  
 550 Parks Road  
 Sharpsburg, Coweta County, Georgia  
 Figure 4: Approximate Location of Former Parks Estate  
 and Echo Lane Farm



ECA Proj. #: K-797-4

# **Attachment B**

## **Photographs**



Existing Property Boundary

Wooded

Wooded

Pasture

Pasture

Arena

Corral

Paved Parking

Pool

Echo Lane (Dirt Drive)

Parks Road

Individual Fenced Pastures

Wooded

Pasture

Pasture

Wooded

### LEGEND

- PROPERTY BOUNDARY
- PHOTOGRAPH ORIENTATION
- ECA RESOURCE

NOT TO SCALE

Echo Lane Farm  
550 Parks Road  
Sharpsburg, Coweta County, Georgia  
Contextual Photographs

SOURCE: 2008 Google Earth Aerial Photograph  
and 02/05/10 ECA Site Visit

DRAWN BY: ETJ      DATE: 02/17/10  
FILE NAME: F:\%K797.dwg



ECA Project # K-797-4

## Photographs of Existing Structures



**1A: Westerly View of Front Facade of the Main House (NAHRGIS #16811)**



**1B: Southwesterly View of Northeast Oblique**

Echo Lane Farm - Main House (ECA Structure 1)  
550 Parks Road  
Sharpsburg, Coweta County, Georgia  
Photographs



ECA Proj. #K-797-4





**1C: Northwesterly View of Main House**



**1D: Northerly View of South Facade of Main House**

Echo Lane Farm - Main House (ECA Structure 1)  
550 Parks Road  
Sharpsburg, Coweta County, Georgia  
Photographs



ECA Proj. #K-797-4



**1E: Easterly View of Rear Facade of Main House**



**1F: Southeasterly View of Northwest Oblique of Main House**

Echo Lane Farm - Main House (ECA Structure 1)  
550 Parks Road  
Sharpsburg, Coweta County, Georgia  
Photographs



ECA Proj. #K-797-4



**1G: Southerly View of North Facade of Main House**



**1H: Front Facade and Porch Detailing**

Echo Lane Farm - Main House (ECA Structure 1)  
550 Parks Road  
Sharpsburg, Coweta County, Georgia  
Photographs



ECA Proj. #K-797-4



**2: Northerly View of Garage/Shed (ECA Structure 2)**



**3A: Northwesterly View of Open Shed (ECA Structure 3)**

Echo Lane Farm - Main House (ECA Structure 1)  
550 Parks Road  
Sharpsburg, Coweta County, Georgia  
Photographs



ECA Proj. #K-797-4



**3B: Northwesterly View Toward Open Shed (ECA Structure 3) and Horse Pasture/Ring**



**4A: Northwesterly View of Southeast Oblique of ECA Structure 4**

Echo Lane Farm - Main House (ECA Structure 1)  
550 Parks Road  
Sharpsburg, Coweta County, Georgia  
Photographs



ECA Proj. #K-797-4



**5: Easterly View Along Echo Lane Toward Parks Road**



**6: Southerly View of Horse Pastures**

Echo Lane Farm - Main House (ECA Structure 1)  
550 Parks Road  
Sharpsburg, Coweta County, Georgia  
Contextual Photographs



ECA Proj. #K-797-4

## Contextual Photographs



**1: Southwesterly View Across Echo Lane Toward Main House**



**2: Southeasterly View of Yard of Main House and Surrounding Pastures**

Echo Lane Farm - Main House (ECA Structure 1)  
550 Parks Road  
Sharpsburg, Coweta County, Georgia  
Contextual Photographs



ECA Proj. #K-797-4





**3: Westerly View of Rear Yard of Main House**



**4: Northeasterly View of Pool and Rear of Main House**

Echo Lane Farm - Main House (ECA Structure 1)  
550 Parks Road  
Sharpsburg, Coweta County, Georgia  
Contextual Photographs



ECA Proj. #K-797-4



**5: Easterly View Along Echo Lane Toward Parks Road**



**6: Southerly View of Horse Pastures**

Echo Lane Farm - Main House (ECA Structure 1)  
550 Parks Road  
Sharpsburg, Coweta County, Georgia  
Contextual Photographs



ECA Proj. #K-797-4



**7: Northwesterly View of Horse Pastures**



**8: Northwesterly View Along Gravel Paths**

Echo Lane Farm - Main House (ECA Structure 1)  
550 Parks Road  
Sharpsburg, Coweta County, Georgia  
Contextual Photographs



ECA Proj. #K-797-4



**9: Southerly View of Horse Ring**



**10: Southeasterly View of Fenced Horse Pasture**

Echo Lane Farm - Main House (ECA Structure 1)  
550 Parks Road  
Sharpsburg, Coweta County, Georgia  
Contextual Photographs



ECA Proj. #K-797-4



**11: Northwesterly View of Fenced Pastures**



**12: Northeasterly View of Fenced Pastures Toward Parks Road**

Echo Lane Farm - Main House (ECA Structure 1)  
550 Parks Road  
Sharpsburg, Coweta County, Georgia  
Contextual Photographs



ECA Proj. #K-797-4



**13: Southerly View Along Graveled Path Toward Main House**

Echo Lane Farm - Main House (ECA Structure 1)  
550 Parks Road  
Sharpsburg, Coweta County, Georgia  
Contextual Photographs



ECA Proj. #K-797-4

## Historic Aerial Photographs



- ECA Resources**
- 1. Main House (c.1850)
  - 2. Frame Garage (c.1990)
  - 3. Open Barn (c.1945)
  - 4. Tenant House (c.1940)
  - 5. Concrete Block Barn (c.1970)

Echo Lane Farm - Existing Structures  
2008 Google Aerial Photograph





Approximate Existing Property Boundary

Main House (ECA Resource 1)

1942 Aerial Photograph  
Source: Digital Library of Georgia

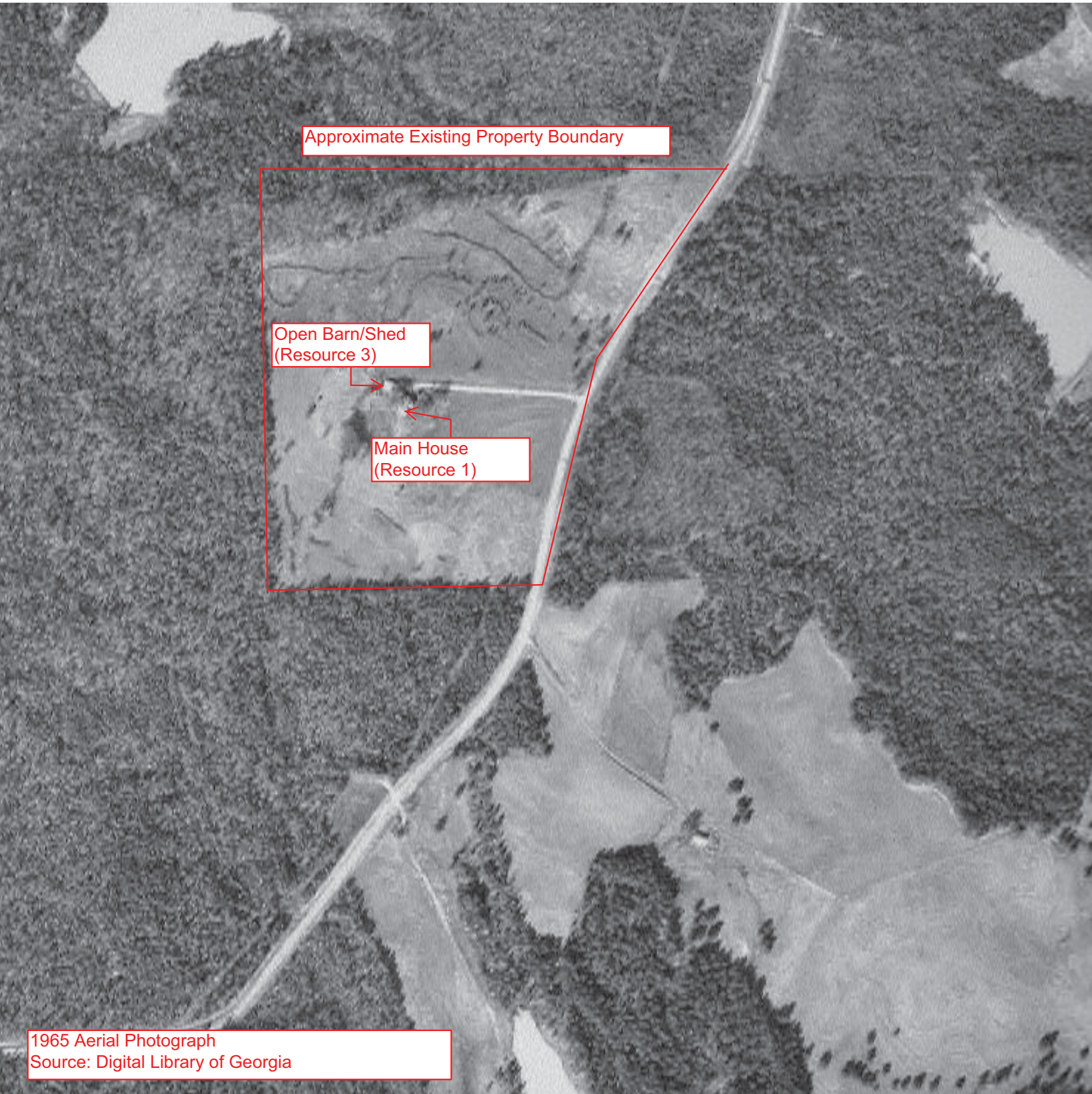
JQ-26-

Approximate Existing Property Boundary

Main House  
(ECA  
Resource 1)

Open Barn/Shed  
(ECA Resource 3)

1949 Aerial Photograph  
Source: Digital Library of Georgia



Approximate Existing Property Boundary

Open Barn/Shed  
(Resource 3)

Main House  
(Resource 1)

1965 Aerial Photograph  
Source: Digital Library of Georgia

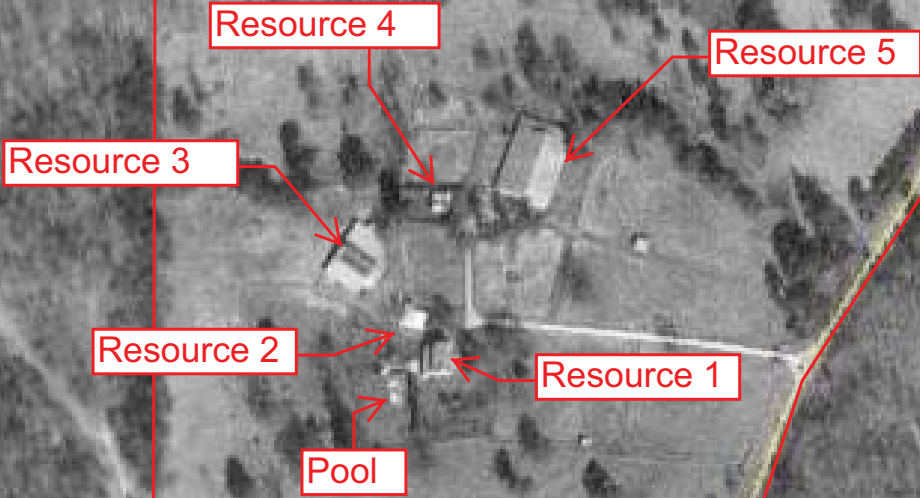
A black and white aerial photograph of a rural landscape. The terrain is a mix of dark, wooded areas and lighter, open fields. A prominent road or path runs diagonally from the bottom left towards the center. Another road or path runs horizontally across the middle. A red line is drawn on the image, starting from the top left, following the edge of a field, then curving to follow a road, and finally ending near the center. This red line is labeled as the 'Approximate Existing Property Boundary'.

Approximate Existing Property Boundary

1971 Aerial Photograph  
Source: Digital Library of Georgia

- ECA Resources Key
- 1. Main House
  - 2. Garage
  - 3. Open Barn/Shed
  - 4. c. 1940 Residence
  - 5. Barn

Approximate Existing Property Boundary



1993 Aerial Photograph  
Source: Google Earth

# **Attachment C**

## **Historical Records Search**

### Chain of Title

Date of Conveyance	Grantor	Grantee	Deed Book	Page Number	Notes
1/11/1984	William R. Fowler	William R. Fowler & Mary A. Fowler	359	650	46.6 acres in LL 51 and part of 18. Current Boundaries
11/30/1967	Bobby Bridges, Albert Samsel, Louise R. Mitchell	William R. Fowler	146	405	46.6 acres in LL 51 and part of 18. Current Boundaries
8/30/1967	Russell A. McDuffie and Gerald Rex Moon	Bobby Bridges, Albert Samsel, Louise R. Mitchell	143	354	46.6 acres in LL 51 and part of 18. Current Boundaries
3/28/1967	Susan L. Hay	Russell A. McDuffie and Gerald Rex Moon	139	165	46.6 acres in LL 51 and part of 18. Current Boundaries
Sometime After 1949	Unknown	Hays	Unknown	Unknown	Sometime between 1949 and 1967, the large dower of Mrs. Ella A. Parks was further subdivided to form the parcel of what is now Echo Farm - 46.6 acres in LL 51 and part of 18.
1896	William H. Parks	Dower, Mrs. Ella Augusta Parks	Distribution Book 2	14	Distribution of lands of Estate of William H. Parks, deceased (See 1896 Plat in Attachment D)
1847	Unknown	Thomas Henry Parks	Unknown	Unknown	Information based on interview with current property owners, William and Mary Fowler

Deeds



STATE OF GEORGIA  
COUNTY OF COWETA.

BOOK 359 PAGE 656

THIS INDENTURE, made this 11<sup>th</sup> day of January, 1984.

between William R. Fowler of the  
State of Georgia County of Coweta of the first part and  
WILLIAM R. FOWLER and MARY A. FOWLER, 550 Parks Road, <sup>Sharpsburg, Georgia</sup> of the State of  
Georgia County of Coweta of the second part,

WITNESSETH: That the said party of the first part, for and  
consideration of ~~the sum of~~ LOVE AND AFFECTION

~~XXXXXXXXXXXXXXXXXXXX~~ at and before the  
signing and delivery of these presents, the receipt of which is hereby  
acknowledged, has granted, bargained, sold and conveyed, and by these  
presents do grant, bargain, sell and convey unto the said parties of  
second part as tenants in common, for and during their joint lives  
upon the death of either of them, then to the survivor of them  
in fee simple, together with every contingent remainder and right of  
reversion, and to the heirs and assigns of said survivor, the following

described property: All that tract or parcel of land lying and being in Land  
District 51 of the First Land District of Coweta County, Georgia, containing 46.6 acres  
more particularly described as follows:

BEGINNING at a point on the North line of Land Lot 18 and running thence East  
along the North line, one thousand eight hundred seventy three and sixty hundredths (1873.60)  
feet to an iron pin at the intersection of right-of-way of Parks Road; thence south  
along the right-of-way of Parks Road, one thousand seven hundred eighty three and 26 hundredths (1873.26) feet along the  
right-of-way of Parks Road to an iron pin; thence West nine hundred eighty three and  
thirty seven hundredths (988.37) feet to an iron pin; thence North one thousand  
four hundred forty and sixty four hundredths (1540.64) feet to the North line of  
Land Lot 18 at the point of beginning.

The property herein described is bounded as follows, now or formerly: North by  
Parks Road; South by J. T. Madden, and West by Dr. Joe W. Parks, Jr.

WARRANTY DEED

STATE OF GEORGIA,

Fulton County.

THIS INDENTURE, Made this 30th day of November in the year of our Lord One Thousand, Nine Hundred and Sixty Seven, between

BOBBY L. BRIDGES, ALBERT C. SAMSEL, JR. and LOUIE R. MITCHELL of the County of Fulton and State of Georgia, of the first part, and

WILLIAM R. FOWLER of the County of Fulton and State of Georgia, of the second part,

WITNESSETH, That the said part 1st of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, receipt of which is hereby acknowledged, ha ve granted, bargained, sold, and conveyed, and by these presents do grant, bargain, sell, and convey unto the said part y of the second part, his heirs and assigns,

ALL that tract or parcel of land lying and being in Land Lots 18 and 51 of the 1st Land District of Coweta County, Georgia, containing 46.6 acres, and being more particularly described as follows:

BEGINNING at a point on the north line of Land Lot 18 and running thence east along the lot line, one thousand eight hundred seventy three and sixty-hundredths (1,873.60) feet to an iron pin at the intersection of right-of-way of Parks Road; thence southwesterly one thousand seven hundred eighty three and twenty six-hundredths (1,783.26) feet along the westerly right-of-way of Parks Road to an iron pin; thence west nine hundred eighty eight and thirty seven-hundredths (988.37) feet to an iron pin; thence north one thousand five hundred forty and sixty four-hundredths (1,540.64) feet to the north line of Land Lot 18, at the point of beginning.

This deed is made subject to a deed to secure debt from Russell A. McDuffie and Gerald Rex Moon to Susan L. Hay, dated March 28, 1967, recorded in Deed Book 139, Page 50, Coweta County Records, transferred to The Citizens and Southern Newnan Bank, by assignment dated June 27, 1967, recorded in Deed Book 141, Page 331, aforesaid records, and deed to secure debt from Bobby L. Bridges, Albert C. Samsel, Jr. and Louie R. Mitchell to Russell A. McDuffie and Gerald Rex Moon, dated August 30, 1967, the indebtedness of which deeds to secure debt the Grantee herein assumes and agrees to pay.

Purchaser to pay 1967 taxes.

GEORGIA, COWETA COUNTY, CLERK SUPERIOR COURT  
FILED IN OFFICE THIS 2 DAY OF December  
1967 AT 9 a. M. RECORDED IN BOOK 146  
PAGE 405 THIS 2 DAY OF Dec 19 67  
William Fowler  
CLERK

WARRANTY DEED

FILED IN OFFICE THIS 22 DAY OF August 1967  
IN DEED BOOK 139 M. RECORDED IN BOOK 139  
PAGE 331 THIS 22 DAY OF August 1967  
J. Allen Gray  
COWETA County.

STATE OF GEORGIA, FULTON

THIS INDENTURE, Made this 30th day of August in the year of our Lord One Thousand, Nine Hundred and Sixty-seven, between

RUSSELL A. McDUFFIE and GERALD REX MOON

of the County of and State of Georgia, of the first part, and

BOBBY L. BRIDGES, ALBERT C. SAMSEL, JR. and LOUIE R. MITCHELL

of the County of and State of Georgia, of the second part,

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of TEN AND NO/100-- (\$10.00)-DOLLARS AND OTHER VALUABLE CONSIDERATIONS in hand paid, at and before the sealing and delivery of these presents, receipt of which is hereby acknowledged, have granted, bargained, sold, and conveyed, and by these presents do grant, bargain, sell, and convey unto the said parties of the second part, their heirs and assigns,

ALL that tract or parcel of land lying and being in Land Lots 18 and 51 of the 1st Land District of Coweta County, Georgia, containing 46.6 acres, and being more particularly described as follows:

BEGINNING at a point on the North line of Land Lot 18 and running thence east along the lot line, one thousand eight hundred seventy-three and sixty-hundredths (1,873.60) feet to an iron pin at the intersection of right-of-way of Parks Road; thence southwesterly one thousand seven hundred eighty-three and twenty-six hundredths (1,783.26) feet along the westerly right-of-way of Parks Road to an iron pin; thence west nine hundred eighty-eight and thirty-seven-hundredths (988.37) feet to an iron pin; thence North one thousand five hundred forty and sixty-four hundredths (1,540.64) feet to the north line of Land Lot 18, at the point of beginning.

This is the same tract of land deeded to the Grantors herein by Susan L. Hay by deed dated March 28, 1967 and recorded in Deed Book 139, page 165, Coweta County Records.

This conveyance is made subject to that certain loan deed from Russell A. McDuffie and Gerald Rex Moon to Susan L. Hay, dated March 28, 1967, recorded in Deed Book 139, page 50, Coweta County, Georgia Records; transferred to The Citizens and Southern Newnan Bank by assignment dated June 27, 1967, recorded in Deed Book 141, page 331, aforesaid records; the balance of said indebtedness the Grantees herein assume and agree to pay.



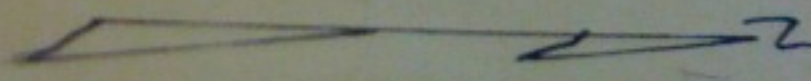
PROPERTY OF JAMES D. DRAKE

56.85 Acres, Land Dist. 1

County Ga. June 30-1949

Ty. Matter Sur. Rep. Ga. 10

Scale 1"=500'



WARRANTY DEED

GEORGIA, COWETA COUNTY

GRAND JURORS  
held in office, the 27 day of July 1975  
at 12:00 P.M. O'clock of Book 175  
Page 24 of July 1975  
James D. Drake  
Clerk

For and in consideration of the sum of

One Thousand Four Hundred Twenty-five (\$1425) Dollars,

in hand paid, the receipt of which is hereby acknowledged, I, James D. Drake

of the county of Coweta, State of Georgia, do hereby give, grant,

sell, alien and convey unto Joe J. Cox, Jr.

of the county of Coweta, State of Georgia

heirs and assigns, the following property, to-wit:

A certain tract or parcel of land lying and being in the original First Land District of Coweta County, Georgia, said tract containing 18 1/3 acres, more or less, out of Lot 18; 20.3 acres, more or less, out of Land Lot No. 51; and 18 1/2 acres, more or less, out of Land Lot No. 50; all being in one body and aggregating 56.95 acres, more or less, and more particularly described as follows:

BEGIN at the Southeast corner of Lot No. 18 and from said point run South 1 degree 30 minutes East 1350 feet; thence North 88 degrees, 30 minutes East 596.6 feet; thence North 1 degree 30 minutes West 1350 feet to the South line of Land Lot 51; thence continuing North 1 degree 30 minutes West 1015 feet; thence South 88 degrees 30 minutes West 370 feet to the East side of county road; thence North 28 degrees East 752 feet along said road; thence South 88 degrees 30 minutes West 1046.7 feet; thence South 1 degree 30 minutes East 1350 feet to North side of county road; thence South 41 degrees 30 minutes West along said road 532 feet to South line of Land Lot 18; thence North 88 degrees 30 minutes East 49 feet to beginning point.

ALL as shown by plat of record in Deed Book 54, page 427, Office Clerk Superior Court, Coweta County, Georgia, and being the land acquired by James D. Drake by deed of record in Deed Book 55, page 465, Office Clerk Superior Court, Coweta County, Georgia, with the exception of 1.5 acres quitclaimed to James T. Madden by deed of record in Deed Book 54, page 46, Office Clerk Superior Court, Coweta County, Georgia.

## GEORGIA, COWETA COUNTY

FOR AND IN CONSIDERATION of the sum of One Thousand Six Hundred DOLLARS,  
in hand paid, the receipt of which is hereby acknowledged,

L. E. & F. B. Parker

of the County of Coweta

State of Georgia, do hereby Give, Grant, Sell, Alien and Convey unto

W. D. Ginn

of the County of Richmond

State of Georgia

do hereby sell and assign, the

following property, to wit:

A certain tract or parcel of land lying and being in the original first land district of Coweta County, Georgia, said tract being eighteen and one-third ( $18\frac{1}{3}$ ) acres more or less out of land lot No. 18, twenty and three-fourths ( $20\frac{3}{4}$ ) acres more or less out of land lot No. 51, and Eighteen and one-half ( $18\frac{1}{2}$ ) acres more or less out of land lot No. 50, all being in one body and aggregating fifty six and eighty six  $\frac{1}{3}$  one hundredths ( $56\frac{86}{100}$ ) acres more or less and is bounded as follows: On the North by dower of Mrs. L. A. Parker and lands of F. B. Parker; on the East by F. B. Parker; on the South by estate of Mr. Bob Bailey and estate of John L. Bailey; On the West by estate of John L. Bailey and dower of Mrs. L. A. Parker, it being understood that the said L. E. & F. B. Parker reserves the right to use for farm purposes and to occupy for said purposes, free of all charges, the above described lands until January 1st, 1920.

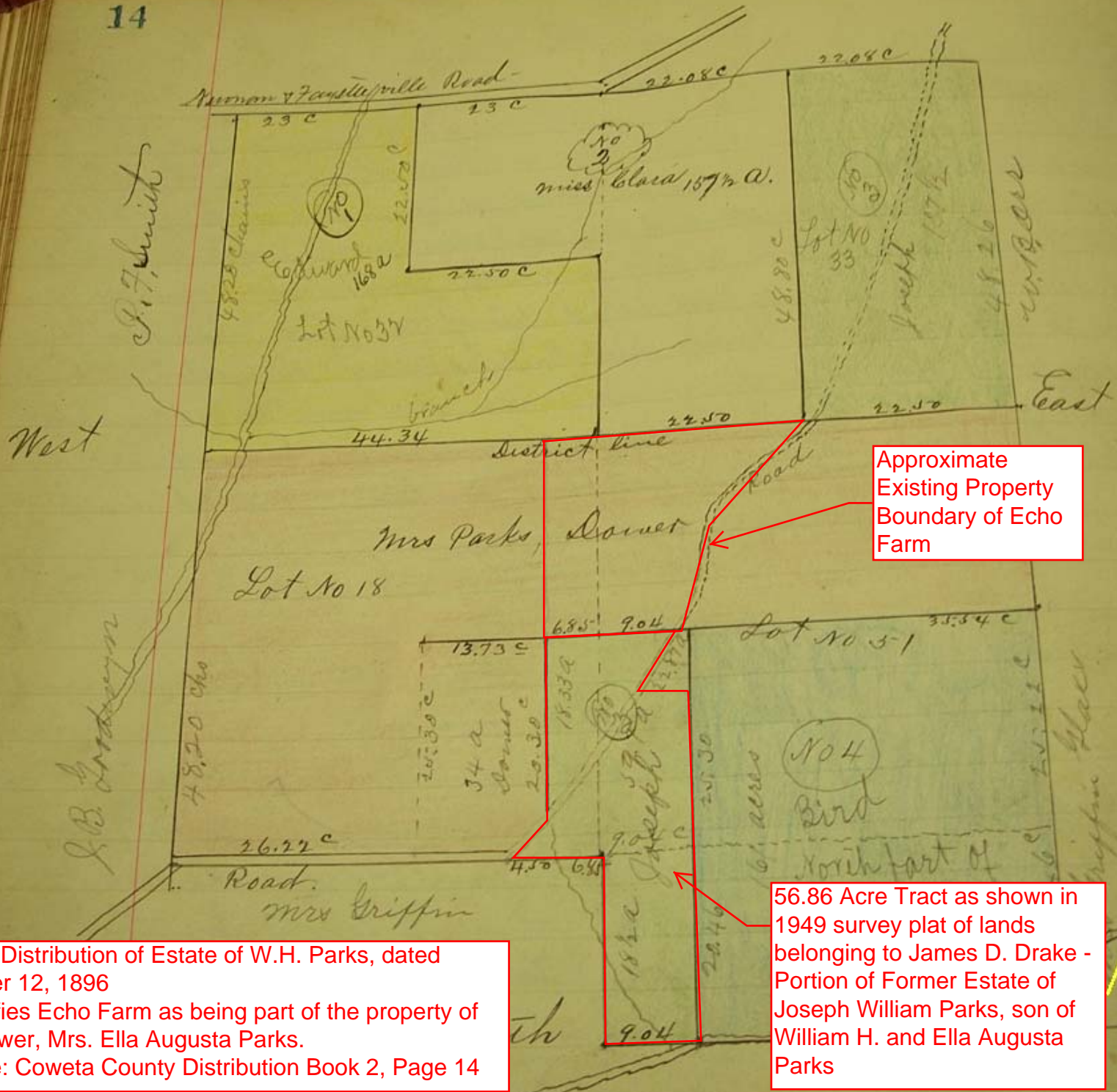
Georgia, Comita County

For and in consideration of the sum of Sixty Five Hundred  
 Eighty Five Dollars (\$6585.00) Dollars, in hand paid, the receipt of  
 State of Georgia, do hereby give, grant, sell, release and convey  
 unto J. C. Parks and J. H. Parks, both of the County of Comita  
 State of Georgia, their heirs and assigns, the following property,  
 to wit: A certain tract or parcel of land lying and being in  
 the original first land district of Comita County, Georgia,  
 said tract being one hundred nine (109) acres, more or less,  
 out of the South side of lot of land, No 25, and bounded  
 as follows: On the North and East by lands of Norton Moore  
 on the South by the dower of Mrs Eliza A. Parks, and on the  
 West by lands of Lynn Smith. Also eighteen and one-tenth  
 (18.2) acres out of land lot No 18, to wit: 10.00 and eight-  
 teen one-hundredths (18.18) acres out of land lot No 51,  
 eighteen and one-half (18.5) acres out of land lot No 53.  
 The above tract all being and being in the original First  
 land District of Comita County, Georgia, being in one  
 body and aggregating to-wit: one and eight-tenths (1.8)  
 acres, more or less, and as bounded as follows: On the  
 North by dower of Mrs Eliza A. Parks on the East by J. C. Parks  
 on the South by Dr Jot Bailey and Estate of John C. Bailey  
 and on the West by Estate of John C. Bailey and dower  
 of Mrs Eliza A. Parks

The conveyance of the above described property re-  
 spect to a deed executed by me to P. F. Cutting, on Jan  
 5, 1914, which deed is of record in the office of  
 Clerk of the Superior Court of Comita County on  
 many 6, 1914, in Deed Book 9, folio 25, and which  
 was made to secure a loan made by the said  
 Cutting to me, the balance of which loan is, by

## **Plats**





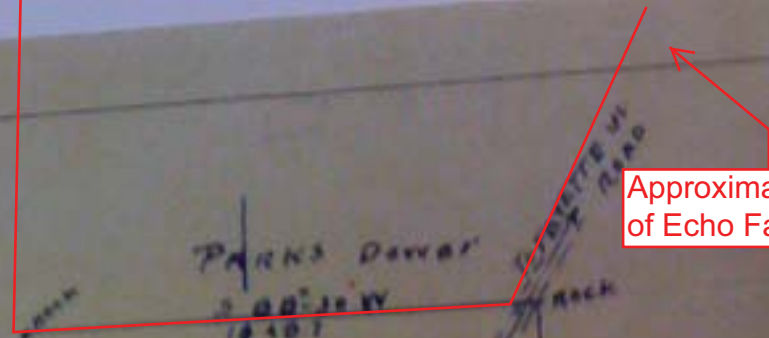
Plat of Distribution of Estate of W.H. Parks, dated October 12, 1896  
 \*Identifies Echo Farm as being part of the property of the Dower, Mrs. Ella Augusta Parks.  
 Source: Coweta County Distribution Book 2, Page 14

Approximate Existing Property Boundary of Echo Farm

56.86 Acre Tract as shown in 1949 survey plat of lands belonging to James D. Drake - Portion of Former Estate of Joseph William Parks, son of William H. and Ella Augusta Parks

/05/2010

PROPERTY OF JAMES D. DRAKE  
Containing 56.95 Acres, Land Dist. 1  
COWETA COUNTY GA. June 30, 1949  
T.M. McElroy Sur. Rep. - P. 10  
Scale 1" = 500'



Approximate Boundaries  
of Echo Farm



Property of James D. Drake  
Containing 56.95 acres, Land District 1, Coweta County  
June 30, 1949  
Source: Coweta County Deed Book 54, Page 427

**Distribution Book 2 Pages 13-16, October 1896**

Estate of W. N. Parks - deceased -  
 Virginia County, Va. To The Court of Ordinary  
 of said County.

The petition of J. B. Parks and J. A. Parks as Administrators of the  
 estate of W. N. Parks deceased and J. B. Parks as guardian of J. B. Parks  
 and J. E. Parks for himself, all distributables of said estate show that they  
 desire to distribute the lands and Railroad stock said estate in kind  
 among the lawful heirs distributables and that petitioners constitute  
 all the distributables of the lands, the widow having taken dower.

They pray the appointment of freeholders to make such  
 distribution according to law.

J. C. Smith

Arlando McClendon

Filed in Office Oct 2-1896.

Attorney at Law & Guardian.

W. T. Matthews Ordinary

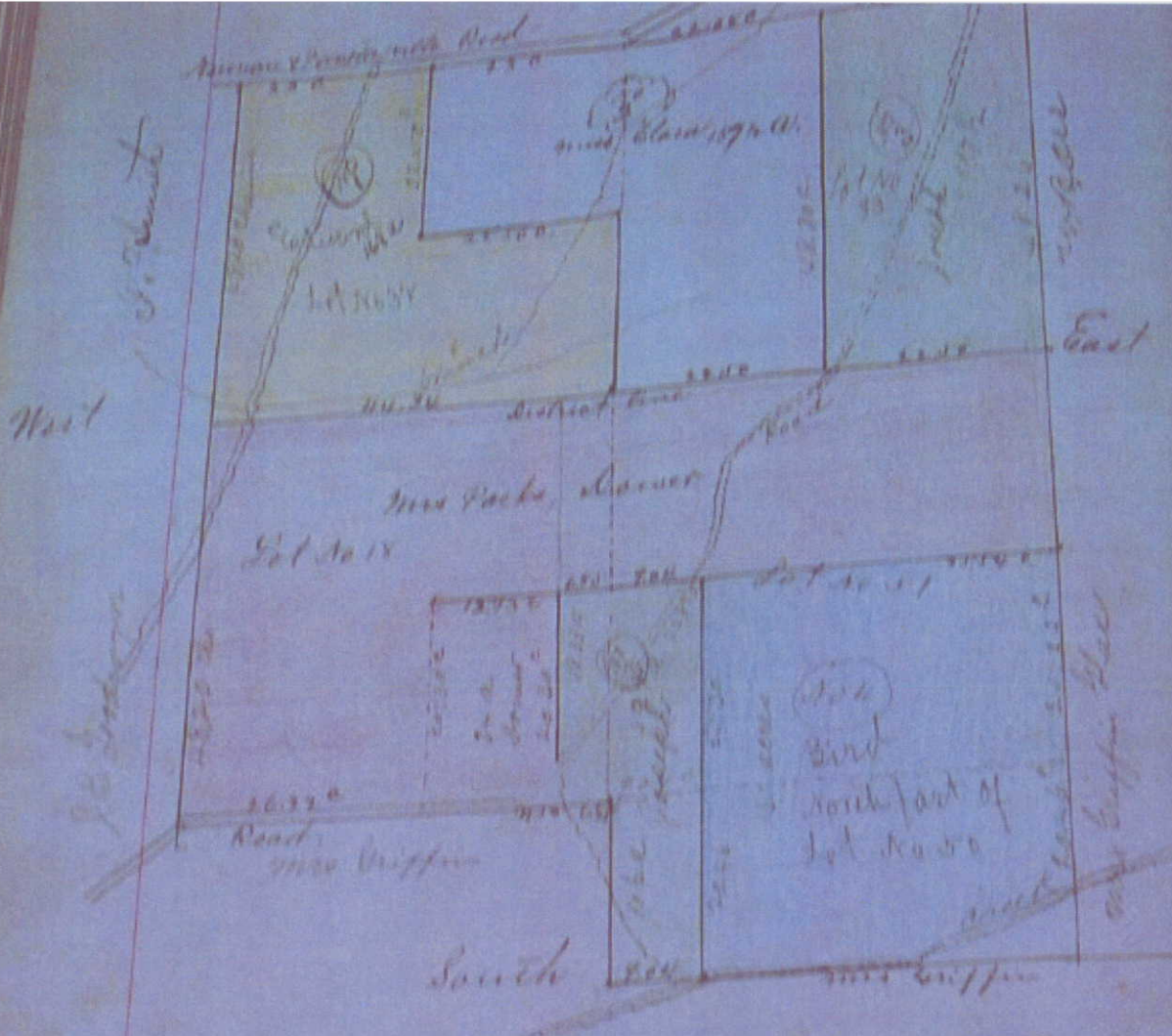
County Court of Ordinary, October Term 1896

Upon the application of the administrators of the es-  
 tate of W. N. Parks, late of said County deceased, and of  
 all the distributables who are interested in the lands  
 and Railroad stock of the estate, for a distribution  
 in kind of said lands. Ordered that said lands be distributed  
 in kind, and that G. B. Goodwyn, J. N. Myron, W. M. Do-  
 w, W. B. Cor, S. L. Hill, all freeholders of said County  
 and they are hereby appointed to distribute the same accord-  
 ing to law. Oct. 5, 1896. W. T. Matthews Ordinary

Plat of land surveyed for distribution on  
 next page

02/05/2010

02/05/2



The above represents plat of land surveyed for Jacob V. Theo. B. Parks administrator of M. X. Parks deceased, surveyed Oct 12, 1896 for division between Edward, Mrs. Clara, Bird, & Joseph Parks. The Commissioners assigned No. 1 to Edward, No. 2 to Mrs. Clara, No. 3 to Joseph, No. 4 in the above plat to Bird.

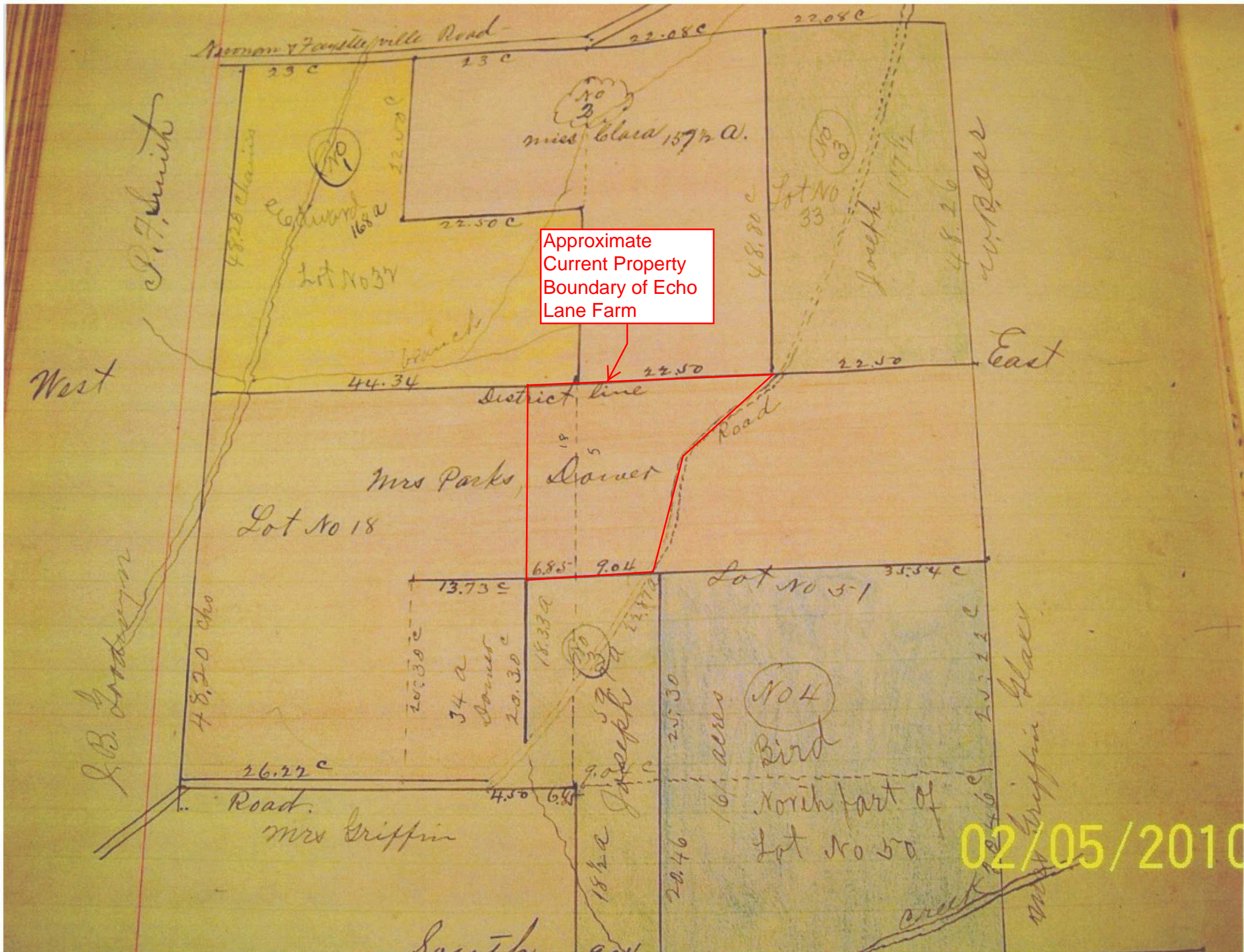
I certify as to accuracy of plat of B. C. Hooper, County Surveyor.

County of ...

We J. C. Hooper, J. N. Myer, W. S. McDaniel, J. B. ... & S. L. Hill appointed to divide the lands of M. X. Parks deceased and the R.R. Stock as shown us by the administrator, do make the following:

We find that 7 acres of the same for Mrs. M. X. Parks is taken off R.R. Stock in the Auditor of the 8 shares, to be divided into 5th part, for Mrs. Parks, Edward, Clara, Bird & Joseph.

To Edward 2/5 of the Graham lot known as lot No 32, 1st District, containing 168 acres, described as follows from the M. X. Parks land ...



Approximate  
Current Property  
Boundary of Echo  
Lane Farm

02/05/2010

02/05/2010

Estate W. N. Parks

continued

to beginning point, making 10 2/3 acres, also to receive from Miss Clara 1/2 of equal value to the other three legacies.

To Miss Clara 1/2 of the Graham lot No 32, and one half of lot No 33 from the N.E. Corner of lot, South 22 1/2 chains, West 22 1/2 chains, North 22 1/2 chains, East 22 1/2 chains, thence East along line 22 1/2 chs to beginning point, thence South 48.36 chs, East 22 1/2 chains, North 48.30 chains to original line, thence East 30 chs, making 10 1/2 acres - aggregate 15 1/2 acres, - No pay to

To Joseph the East half of the "Jones" lot No 33, as follows from line (which is the district line) thence South 48.30 to original line, thence North 48.26 chains to beginning point, 10 1/3 acres, and other parcels as follows: 18 1/3 in the S.E. Corner of lot No 18, 1st District, from corner where land line between lots 18 & 51 crosses Mrs Parks Corner West 6.65 chains, thence South along line between the corner & lands of estate 20.30 chs to road, thence S.W. along road to the original line, thence East 11.35 to the S.E. Corner of the lot 18, thence North 20.30 to beginning point = 18 1/3 acres, also 22.87 acres the S.W. portion of lot 51, described, From the S.W. Corner of lot No 51 North 20.30, East 9.04 chains, South 20.30 West to beginning point 9.04 - Making 22.87 acres, also 18 1/4 of the N.W. portion of lot No 50, 1st Dist. described From the N.W. Corner 30. South 20.46 chs, North 20.46 chs, West beginning 9.04 chs - 18 1/4 making on lots 18, 50 & 51 Fifty nine 1/4 acres - Aggregate 167 1/2 acres, Joseph to pay Edmund 1/2 equalize value of lot.

To Birch 16 1/2 acres the northern portion of lot No 50, 1st Dist. & Southern portion of 51, 1st Dist. Described as follows, From the S.E. Corn of lot No 51 - North 20.22 chs to sawyer line, West along that line 30.54 chs, South 20.30 chs, East 30.54 chs to beginning point, making 87.7 also 72.7 acres of north part of lot No 50 - From the N.E. Corner of 50 South 20.46, West 30.54 chs, North 20.46 to original line, thence East 30.54 chains to beginning 72.7 acres, Aggregate 160 1/2

Estate of Wm N Parks - Distribution completed  
 changed and required to divide in kind the lands and  
 railroad stock of the estate of Wm N Parks as  
 entitled thereto and make his return thereof to the court  
 within my hand and seal of office October 4 1896  
 W. J. Matthews Ordinary

02/05/2010

(Sub)

Georgia - Gauley County  
 We swear that we will faithfully and impartially  
 discharge our duties, as appraisers and partitioners of the  
 estate of Wm N Parks decd, to the best of our skill and  
 knowledge. So help us God. J. B. Goodwin, S. D.  
 Rich, W. R. Orr.

Sworn to and subscribed before me Oct 20. 1896

W. J. Matthews Ordinary

Gauley County Court of Ordinary,

December Term 1896.

The appraisers appointed to distribute part of  
 the estate of Wm N. Parks in kind having made  
 their return, and the same being satisfactory  
 is hereby made the judgment of the Court

Ordinary