

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



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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-19th century. The Estate, including the parcel of land in which Echo Lane Farm is located, remained in the Parks family until the mid-20th 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-19th to early-20th 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 3rd 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.¹ 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.

¹ 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*², 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).

² 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.³

³ 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.⁴

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).

⁴ 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 19th 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 19th and early-20th 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 19th 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 20th 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-20th 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 6th 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.

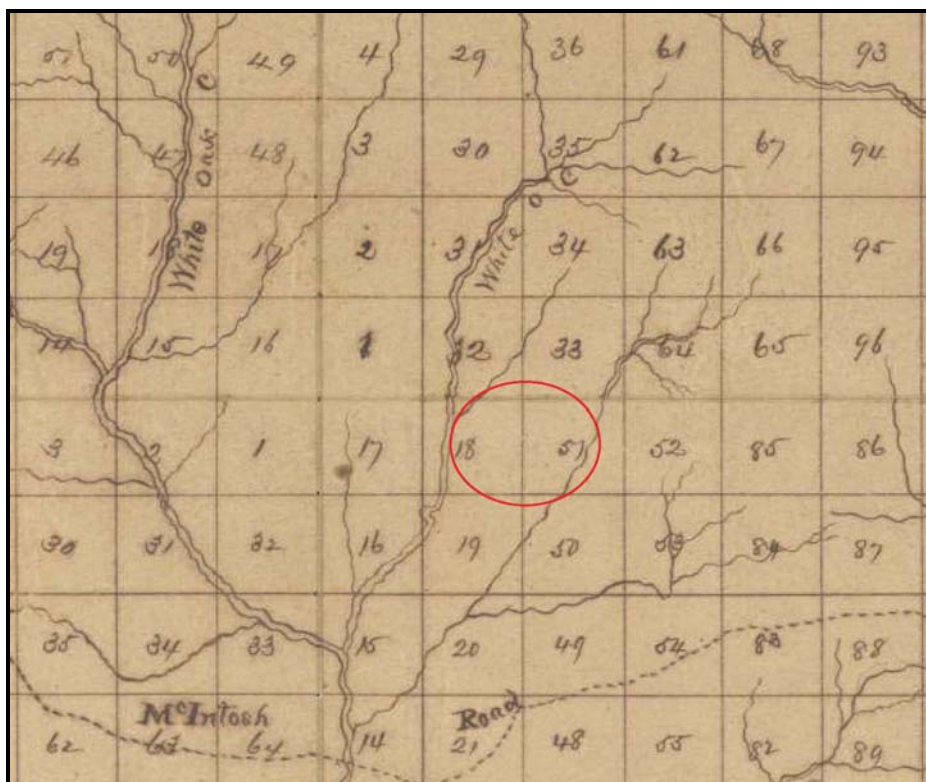


Figure 3: 1867 District Map of Coweta County Showing the Approximate Location of the Former Estate of Thomas Parks and the Current Echo Lane Farm; Source: Digital Archives of Georgia

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 1852.⁵ 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).

⁵ 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.

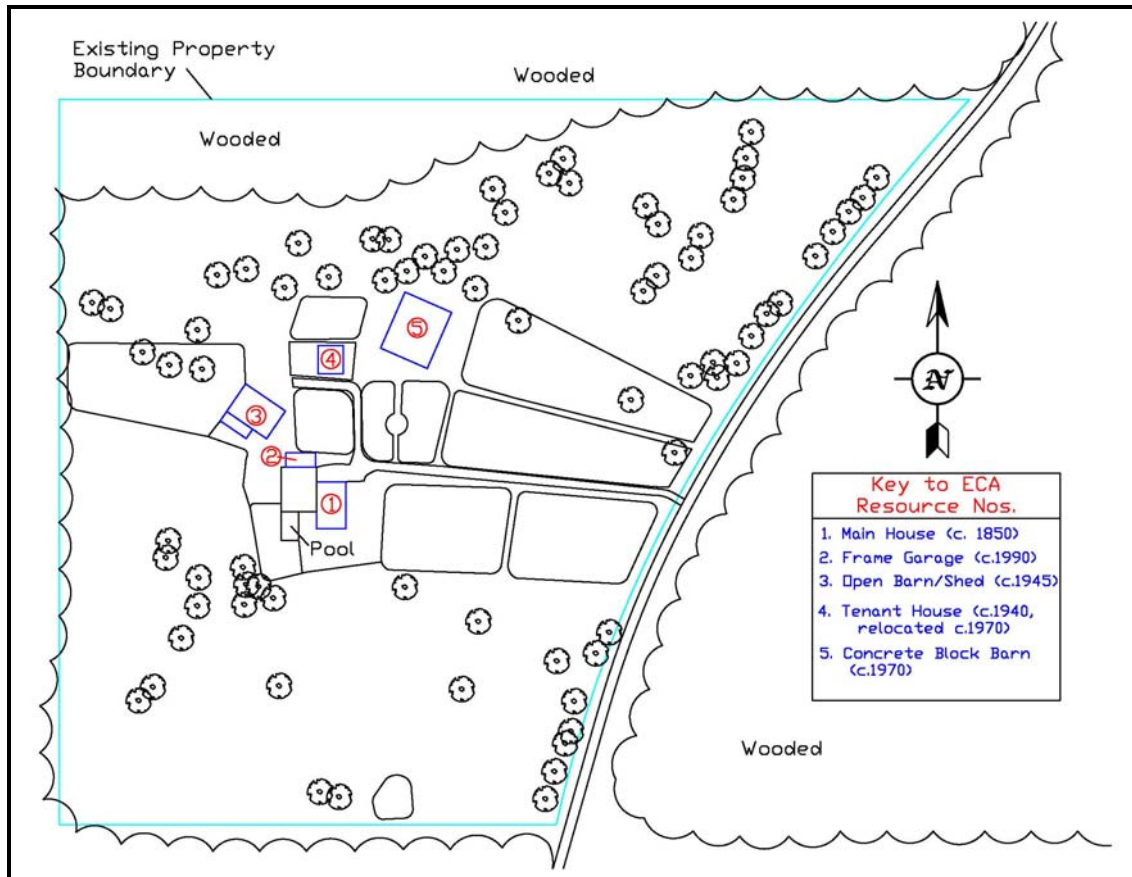


Figure 4: Echo Lane Farm – Current Location of Structures

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 20th 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-19th 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-20th 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-20th 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 19th century and into the early-20th 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.⁶

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 3rd 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 3rd 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.

⁶ 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 20th 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-19th century to early-20th century, to a mixture of cropland and livestock pastureland by the mid-20th 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 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.

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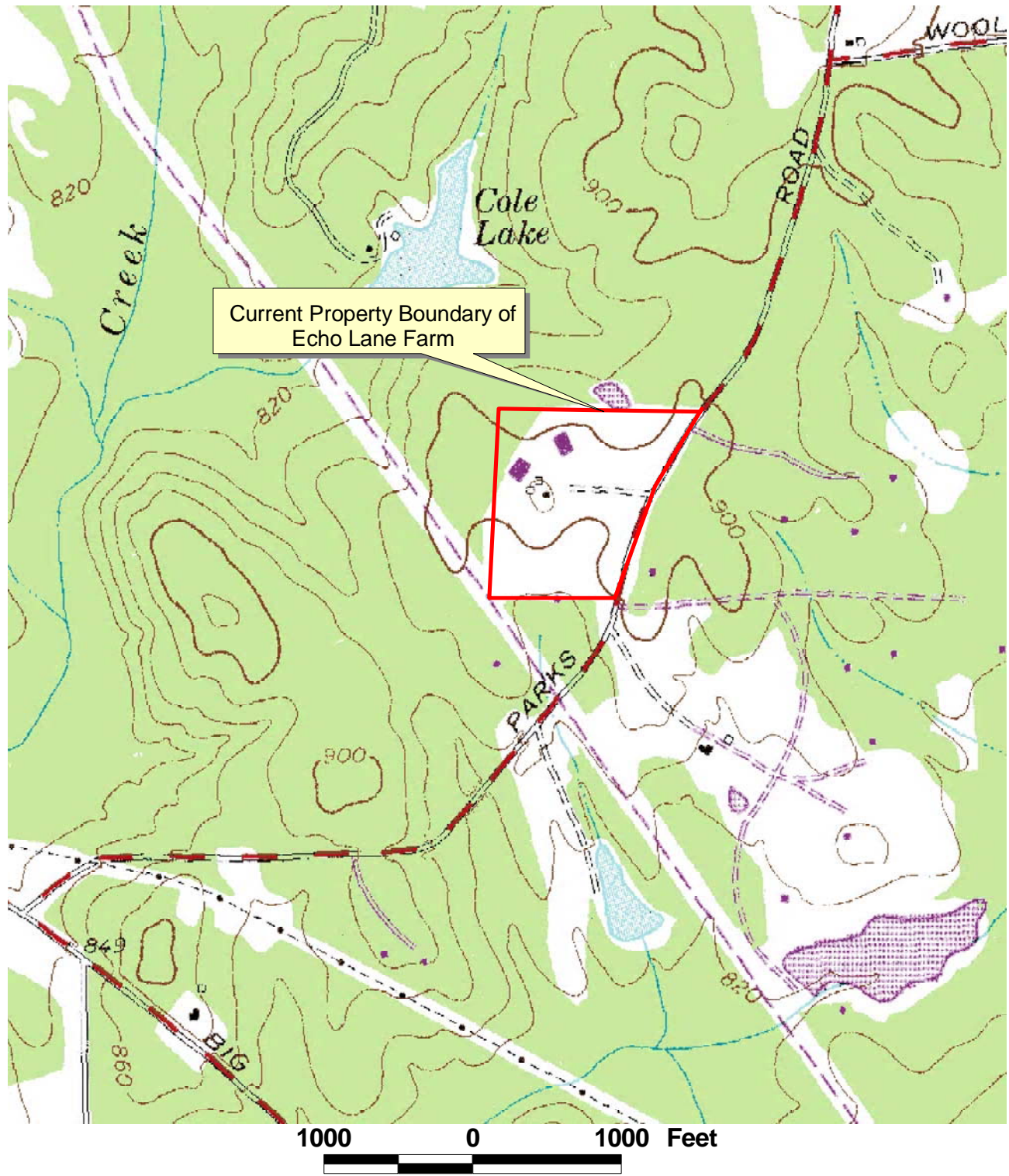
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Attachment A

Figures



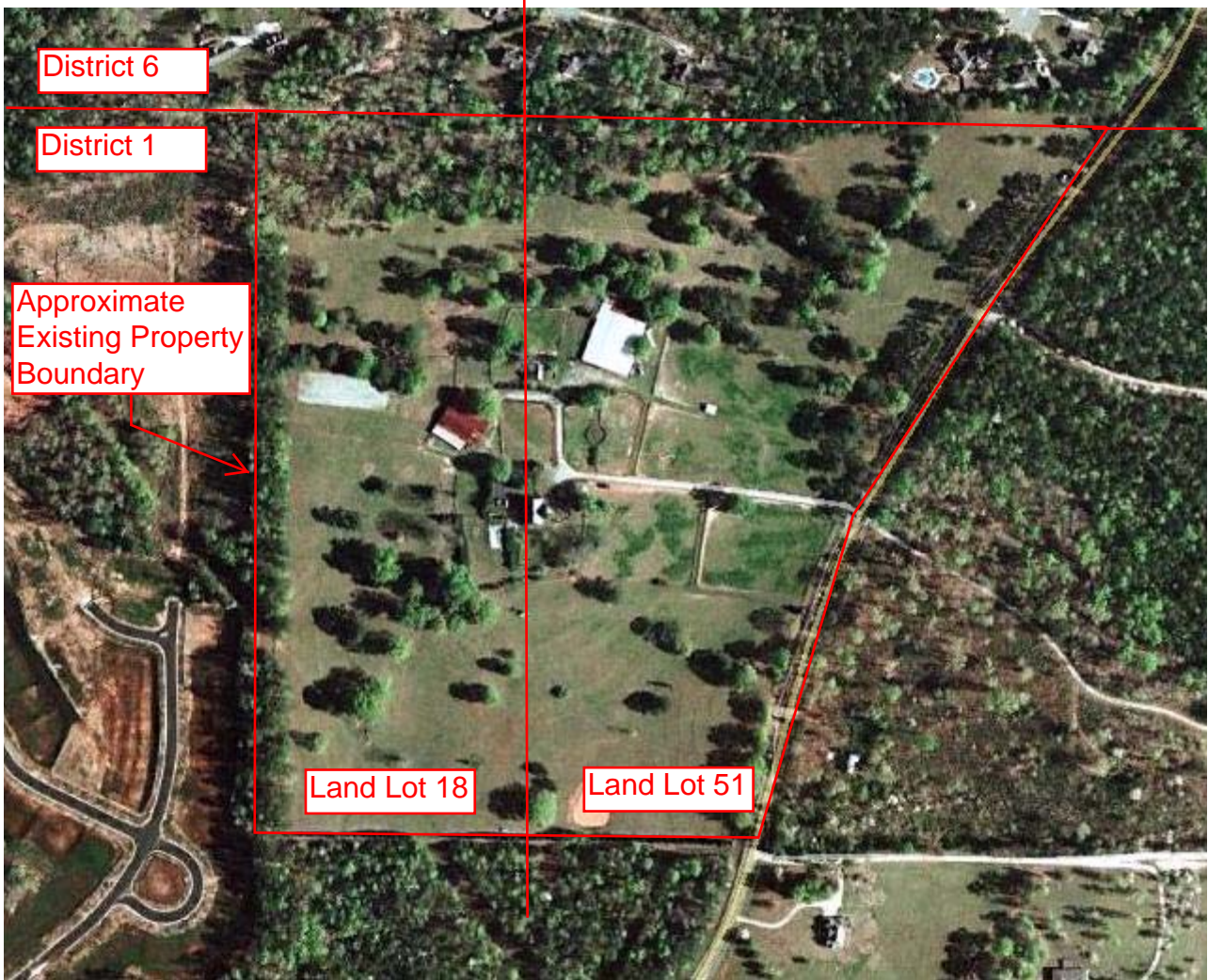
Source: USGS Topographic Quadrangle Map, 7.5 Minute Series, Sharpsburg, GA (1965, photo revised 1982).



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



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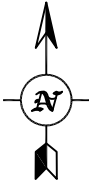
Source: 2008 Google Earth Aerial Photograph



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

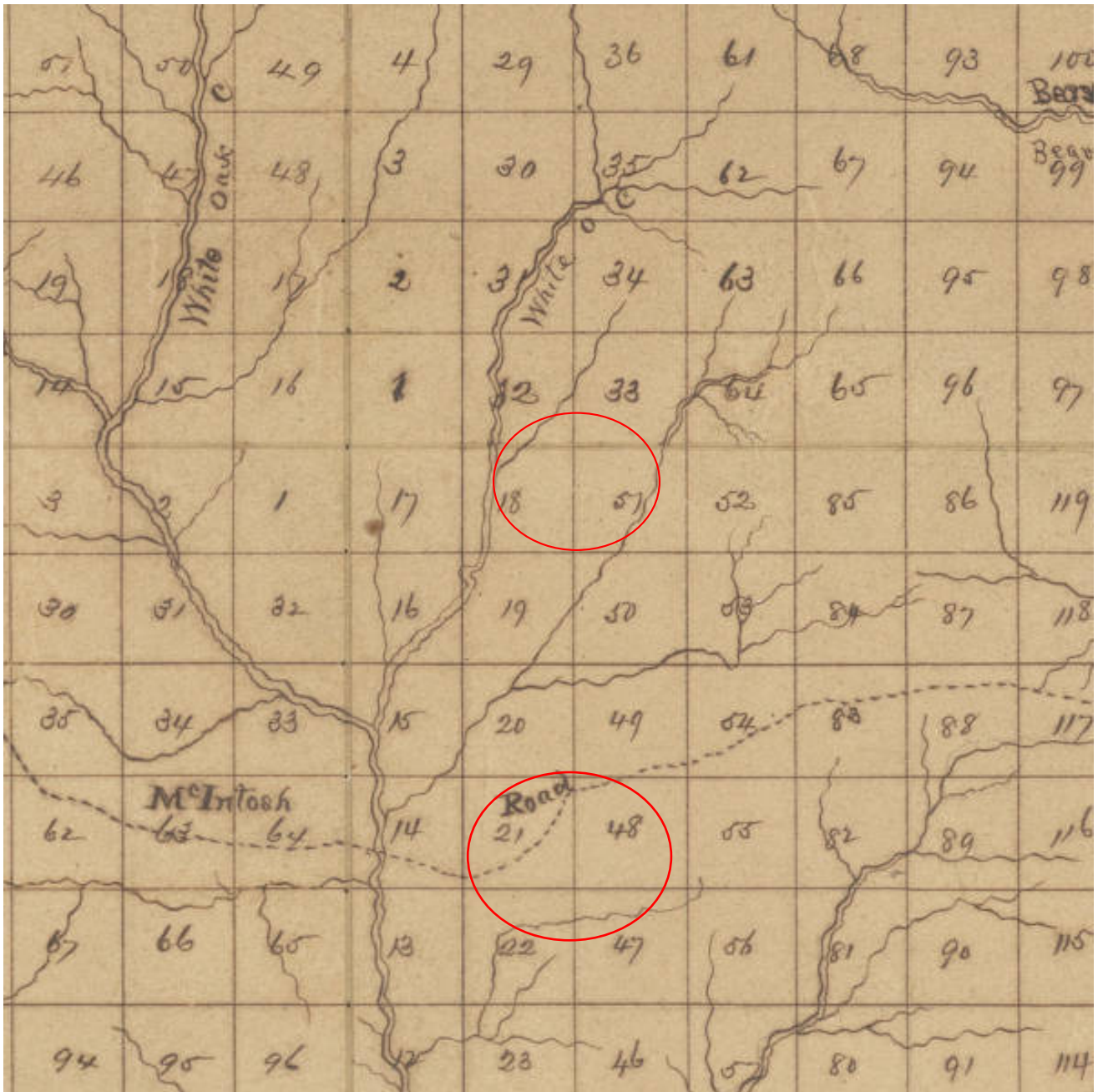
Echo Lane Farm
 550 Parks Road
 Sharpsburg, Coweta County, Georgia
 Figure 3: General Property Layout



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



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Attachment B

Photographs

Photographs of Existing Structures

Contextual Photographs

Historic Aerial Photographs

Attachment C

Historical Records Search

Deeds

Plats

Distribution Book 2 Pages 13-16, October 1896