

CHAPTER 2

Town Character and Resources

I. General Location and Historic District Boundaries

The City of Madison is located at the center of Morgan County, approximately 200 miles from the coast and 63 miles east of the State Capitol of Atlanta. This small county seat, comprised of a commercial center and adjacent industrial and residential areas, lies at an elevation of approximately 700 feet and is situated in the Piedmont region of Georgia, an area associated with prosperous dairy farms (once devoted to cotton production) and, more recently, forest products.

The city boundary is described by a circle of one mile radius centered on the town square, with later annexed extensions at the north and south ends. These additions incorporate more recent features of the city, including an airport at the north and the commercial area leading to I-20 at the south.



Madison. U.S. Geological Survey, 1971-72

The Madison Historic District, established by local ordinance in 1989 (following the separate creation of a Commission in 1987) comprises a major portion of the city proper and includes the historic central core and earlier residential and industrial areas. The boundaries were drawn in such a way as to include all known and reasonably contiguous historic buildings and neighborhoods of the city, while excluding most recent developments and much as yet undeveloped land. Boundaries of the local historic district have been established in accordance with guidelines set out by the National Register of Historic Places and generally coincide with the boundaries of the previously designated National Register District (listed in 1974, amended in 1990). Exceptions include the deletion of a portion of the National Register District at the southwest, which extends beyond the incorporated limits of the City of Madison and is therefore outside of the jurisdiction of the Madison Historic Preservation Commission Ordinance. The district also has been extended to include the historically significant, traditionally black settlement area of Canaan. In addition, commercial developments extending into the city from the west have been included within the district, as have some marginally contributing areas at the east and north, both of which areas are near, in fact, to the Main Street core of the district.

II. Streets, Highways, and Geographic Features

Madison is located on State U.S. Highway Route 441 (corresponding

to Route 129), promoted regionally as the Antebellum Trail. There are intersections as well with U.S. Route 278 and State routes 83, 12, and 24 within and near the town. Madison is located two miles north of Interstate 20, a major east-west corridor for the state of Georgia, and is easily reached from metropolitan Atlanta.

The Main Street, which coincides with Route 441, extends through the community from southwest to northeast, serving also as the main focus of development historically. Other streets are laid out in a relative grid pattern, the orientation of which is defined by Main Street. Major southwest/northeast streets (for convenience considered the south/north streets), which run roughly parallel to Main Street, include the Old Post Road and Academy Street (historically, Second Street) and Third Street respectively. (The Old Post Road was the original thoroughfare for travelers prior to around 1840, and a number of early buildings are oriented to that once more prominent street.) Another major old route to Atlanta prior to Highway 278 although far less trafficked, is Dixie Avenue (the Dixie Highway outside of the city limits), which extends westward from the main core, breaking with the more general grid pattern. Transecting streets vary in significance, with West Washington, joining with West Jefferson, serving as the main western corridor from the town center. This street, known as the Wellington Road, links Madison to the nearby community of Bostwick. A second street, originally the Eatonton Highway, extends eastward, now along East Washington Street. Other streets transecting Main Street include Central Avenue, High Street, and Burnett Street. Perpendicular streets include Billups, College Avenue, Foster Street, Burney Street, and the two Park Streets, one at the south and one in the central part of town. There are also numerous secondary alleys, some service streets and some streets originally used for residential purposes. Third and Fourth Streets, while parallel to other north and south streets, perform essentially this secondary role.

The rails of the Seaboard System run along the north and west edges of the city. These incorporate the original Georgia Railroad, with which Madison was first connected in 1841, and the Covington & Macon, which established a connection to the town in the late 1880s. The railroad traditionally defined the western limits of the city's growth. Other than along the commercial strip of West Washington Street, there has been little either commercial or residential development on the west side of the tracks. A major exception includes the historic black residential community known as Canaan, clustered just over the tracks at the northwestern edge of the town. Also, the historic city cemetery extends over the tracks, as do a few historic streets that run perpendicular to the tracks.

The most striking geographic features of the town are the strong north/south corridor of Main Street, the transecting commercial streets, and the historic town square. The city is on relatively flat land, though gently sloping hills along the south side of Main Street particularly, extending north along Main Street from the town center, are readily apparent. Low-lying areas throughout the town tend to have been less developed, though at least one such area, along North Hancock Street, still contains vestiges of a traditionally black residential settlement. City or private parks are relatively recent. Madison had a public pool in Hill Park in the 1920s. Parks consist of recreational areas at the south and west ends of town and several small pocket parks, both public and privately owned, elsewhere in the city. The latter are usually located at the acute corners of streets where development has historically not occurred.

The area around the Madison Historic District consists of relatively low-density suburban development, mostly at the eastern edge of the town along the extensions of historic streets, and rolling farmland, further east and west of the town. The north and south ends of the city consist of commercial strips, enveloping some historic residential pockets, particularly at the north. These commercial areas are typical of post-1950s

development and detract some from the overall scenic character of the town. Most strip development, however, occurs outside of the city limits. Only one fast-food chain has established an outlet within the historic core.



Madison street patterns. The grid-like core is readily distinguishable from the later (19th century streets following transportation routes (especially to the northeast and southwest) and mid-20th century curvilinear patterns. Map courtesy of the Northeast Georgia RDC.



Building distributions within Madison. Map courtesy Northeast Georgia RDC.

III. Overall Character of the Historic District

Madison is a well-preserved Piedmont county town, with a characteristic commercial and administrative center and unusually distinguished historic residential areas surrounding the town center. The city also includes a historic warehouse, industrial, and depot area to the west and several modest, though historically significant, black residential areas, both near



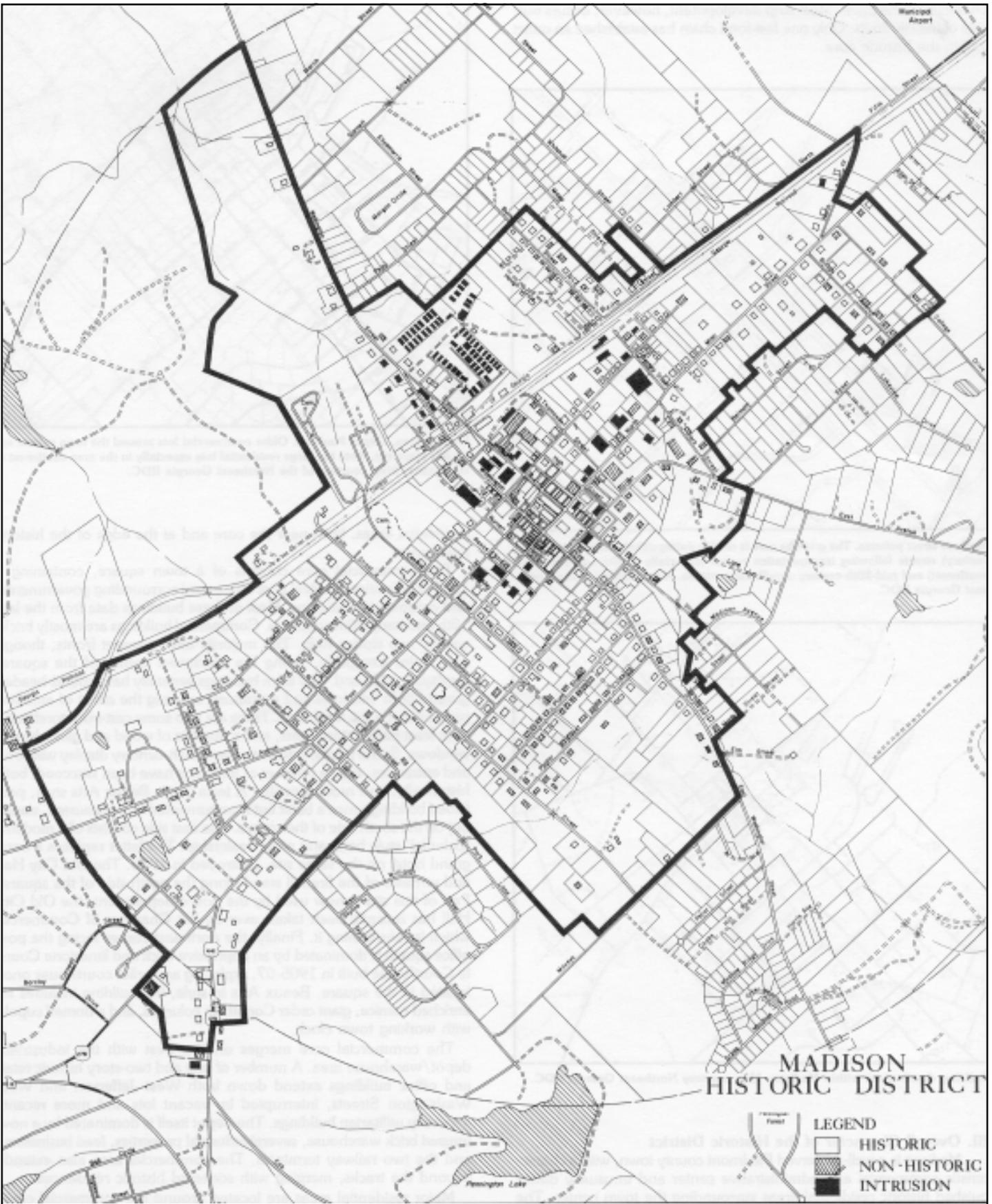
Lot divisions. City of Madison. Older commercial lots around the town square are readily apparent. Note the large residential lots especially in the area southwest of the square. Map courtesy of the Northeast Georgia RDC.

the core and at the edge of the historic town core.

The commercial core consists of a town square, containing a 1931-32 Classical Revival post office, and surrounding governmental and commercial buildings. Most of these buildings date from the late 19th and early 20th centuries. Commercial buildings are mostly brick, usually two stories high. The majority have parapet fronts, though one major exception, facing the southwest corner of the square, displays a gable end. The brick buildings generally have round-headed ground floor windows and entrances, creating the effect of arcades, particularly on the north side. There are also some cast-iron storefronts, or at least partial storefronts, and a number of wood and glass display windows. Some fronts, however, have 20th century display windows and entrances. Also a number of buildings have been stuccoed, both historically, and more recently. A terra cotta, Beaux Arts style, porticoed building, once a bank but now converted to a restaurant, stands out on the south side of the square. The east side consists of a modern, "colonial" style bank and a car dealership. The latter replaces a once grand hotel on the same site, destroyed in 1930. The Old City Hall and remains of the firehall stand along the north side of the square. Part of this site is now used by the police department; the Old City Hall has recently been taken over by the Chamber of Commerce, which is refurbishing it. Finally, the northeast corner facing the post office square is dominated by an impressive brick and limestone County Courthouse built in 1905-07, replacing an earlier courthouse once located in the square. Beaux Arts in style, the building includes an enriched cornice, giant order Corinthian columns, and a domed cupola with working town clock.

The commercial core merges on the west with the industrial/depot/warehouse area. A number of one and two-story historic retail and office buildings extend down both West Jefferson and West Washington Streets, interrupted by vacant lots and more recent, generally utilitarian buildings. The depot itself is dominated by a now unused brick warehouse, several industrial properties, feed businesses, and the two railway terminals. The commercial area also extends beyond the tracks, merging with scattered historic residences.

Major residential areas are located around the commercial core, mostly along the north/south Main Street corridor, and on side streets off of it. The Main Street itself displays an exceptional collection of Antebellum



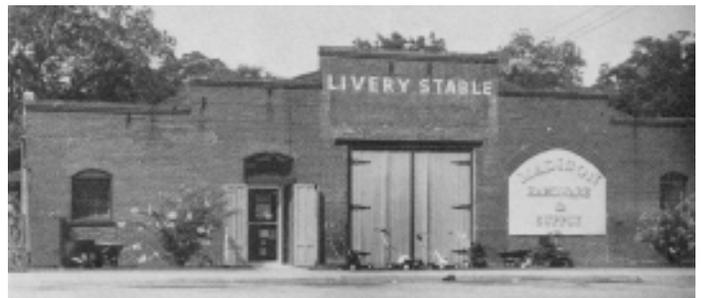
The Madison Historic District. Adopted by the Mayor and Council in 1989, this district is regulated by the Madison Historic Preservation Commission. All “changes in appearance” within the district must receive approval from the City and the Commission. Map: William Chapman and Clay Lancaster; Basemap: Northeast Georgia RDC.



The commercial core plays an important part in defining the city's overall character.



The commercial core extends to include warehouses and retail businesses.





The historic railroad depot, dating from before the Civil War, serves as an anchor.

and late 19th century buildings, including several temple-front Greek Revival homes that have become in many ways Madison's traditional trademark. Scattered among the larger homes are numerous examples of "Folk Victorian" housing, as well as a few scattered modest dwellings associated traditionally with the city's black community. There is also a larger, late 19th and early 20th century enclave of middle class housing at the eastern edge of the district, particularly along Foster, Plum, and Pine Streets, with mid-20th century houses at the fringe. There is a second, more recently developed area at the northeast edge of the historic area. A significant black residential area, consisting of both historic and non-historic buildings, is located just west of the railroad tracks, along Burney Street. Other traditional black residential areas occur further east on Burney Street and in the southwest part of the town along Fourth Street.



Two of several Antebellum mansions for which Madison is justly famous.



In overall numbers, "Folk Victorian" houses such as these are the predominant historic house type in the city.



The city is generally well-maintained and demonstrates a high degree of community pride. Nearly all houses are occupied, and many have been carefully restored over the past 30 and more years. Lawns are largely well-kept, and many are characterized by relatively formal plantings. There are also numerous white-painted picket fences throughout the town, some historic, but most of them replacement versions of earlier fences. The public features of the town are comparable but are generally simpler in character. The sidewalks surrounding the central square are surfaced with new paving blocks, and are enhanced by a number of modern planters and



Black residential and commercial areas are significant components of the city as shown in this and in illustrations on the following page.



There are numerous street trees throughout the town, including a large number of oaks, many dating from the turn-of-the-century. Many of these trees, however, are now threatened or are in need of replacement. There are, in consequence, a number of noticeable gaps in the canopy. There has also been increasing use of smaller, understory trees, such as dogwoods and crape myrtles, in order to accommodate the power and telephone lines.

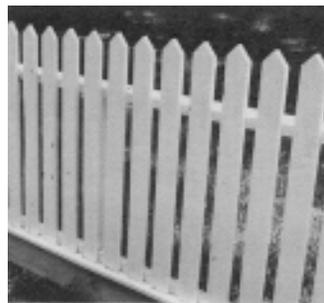
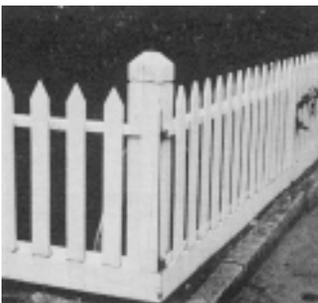


South Main Street looking south near the Jones-Turnell-Manley House (now Heritage Hall). Wide, tree-lined streets are a Madison tradition and heritage. Photograph, Georgia State Archives.



other street furniture. Other sidewalks in the town are generally concrete. They are separated from the streets by grass strips. Granite curbs line most of the streets. Power lines are underground around the town square.

Madison is facing the loss of its mature street trees.



Picket fences have become almost a Madison emblem.



The main intrusions within the historic district of the city occur just north and south of the town square along Main Street. They include a number of retail stores and a large grocery store. A fast-food outlet has also opened recently, replacing two early 20th century residences. Other intrusions and non-contributing buildings are obvious at the edges of the district in several places and, occasionally, within residential areas.

The southwest side of the town preserves much of its rural character, and a number of private homes there have much the quality of country estates. A cemetery dominates the western periphery of the district and extends beyond the railroad tracks, south of the small, western most commercial strip.



Several small streams cut through the district.

A large public park exists east of Main Street in the south part of the town. The park consists of playing fields, a swimming pool, and other recreational facilities. A second park is located west of the city, just at the edge of the historic district. Smaller parks, referred to above, include three triangular parcels, one at the north end of Main Street facing the exit to the town, a second on South Main Street, and a third privately owned "park" in a mixed commercial residential area located in the middle of the district at the corner of Hancock and Park Street. The town square, despite the presence of the Post Office, also serves as a park, as does the area in front of the 1895 Graded School, now a cultural center. Some of



Parts of the town have an almost rural character.



The City Park on South Main Street.



Madison's historic cemetery helps define its western edge.

IV. Terrain and Natural Features

Madison is located in a relatively flat area, with gently sloping grades upward to the north and downward to the south. The general topography is further interrupted by a number of depressions, which serve to drain the city, and a number of small streams. The elevation at the town square is 667 feet above sea level. At the north end of the town, where the northern slope crests, it is approximately 700 feet. The land slopes away from Main Street mostly toward the east, and also toward the west, especially along the Wellington Road extending out of town beyond the railroad track. The largest residential enclave, consisting of Academy Street, Dixie Avenue, and the Old Post Road, lies on a relatively flat expanse of land, which only slopes slightly beyond (west of) the railroad tracks. On the east side of town, particularly along later developed streets, such as Foster, Plum, Poplar, and East Washington, the land slopes downhill before rising again further east at the edge of the developed area. Major open spaces throughout the city include undeveloped lots, some of which contain ponds as well as orchards and pecan groves, and farmland and meadows at the southwest corner.



Pecan groves, many dating from the turn-of-the-century, are a striking Madison asset.



the larger green areas between the street and sidewalks also have a park-like quality. The larger greenways (parkways), especially along East Washington Street, are maintained by the city and are obviously seen as civic amenities.

Most of the natural terrain has been altered over the years, particularly through development and construction. The soil is mostly sandy loam over sandy clay, with no significant amount of shale or limestone. Much of the residential land has been terraced, and there are numerous historic and modern retaining walls.



Madison's many retaining walls bespeak its hilly terrain.



V. Sub-Areas and Enclaves

The Madison Historic District consists of a number of distinct sub-areas. These include: (1) the town center, including the square and peripheral commercial streets; (2) the depot, warehouse, and industrial area in the west, merging with the commercial core; (3) an area of mixed historic residential and modern commercial further west, beyond the railroad tracks; (4) a linear, residential area of mostly larger houses along North Main Street; (5) a modern, and largely intrusive, commercial precinct between the residential part of North Main Street and the town center;

(6) a linear residential area along South Main Street, consisting as on North Main of an impressive collection of mostly early and late 19th century buildings; (7) a small sector of large, almost rural estates at the southwest, along the edge of the city limits; (8) a stately Antebellum and late 19th century enclave situated along the quiet secondary streets west of South Main Street, particularly Academy Street and Old Post Road; (9) a largely late Victorian neighborhood of mostly middle-class homes along Foster, Plum, Poplar, and East Washington Streets, extending along the sloping hill east of South Main Street; and (10) significant black residential areas centered on Fourth Street in the southwest, and on Burney and Second Streets both east and west of the railroad tracks along and just off of the extension of Burney Street.

In addition to sections at the town's core, significant new construction occurs particularly at the northeastern boundary of the historic district and at the fringes of the district at the north and south ends of Main Street.

VI. Land Divisions, Street Patterns, Field Systems

Madison's streets follow a grid plan with its main axis oriented from southwest to northeast (again considered south to north for convenience). Main Street is the predominant corridor, with roughly parallel streets located generally to the west. Street names are in some cases numbered, as in the case of Second, Third, Fourth, and Fifth Streets, and these generally correspond to the grid plan; both Fourth and Fifth Streets, however, are located in less densely settled sections of the town and assume the characteristics of curvilinear country lanes. A second major axis is formed by Dixie Avenue, which extends from the main grid pattern to the west, causing some realignment of cross streets beyond the point of intersection. Streets in later developed areas of the city tend to follow land contours, particularly the extension of historic Hancock Street (East Avenue), which extends north from the town center. Plum, Pine, and Poplar Streets form terraces across the downward sloping hillside to the east, roughly paralleling the original grid pattern.

Lots within the town vary in size. Originally comprised of 200 by 100-foot lots at the town center, historic records show that subdivisions immediately took place in the commercial and administrative center of town. The present town square area is characterized by numerous narrow lots fronting on the square and on the streets leading from the square, especially those on the west. The east side of the square is characterized by larger lots, reflective of historic development there; one lot, for example, was the site of two successive hotels, now replaced by an automobile business. Residential lots throughout the city are also rectilinear but vary considerably in size. Residential lots along North Main Street and on South Main Street, Academy Street, and Old Post Road, remain large, conveying almost a rural character. Several properties include meadows or pastures as well as pecan orchards. Also a number of lots on Academy Street and Old Post Road still cover large proportions of city blocks. As a result, several houses "front" on more than one street. Lots east of South Main Street, most subdivided in the late 19th century, are smaller, generally measuring around 50 by 150 to 200 feet. There are also a number of historically even smaller lots, especially in areas of the city traditionally associated with black settlement. These include a small area along South Fourth Street and the Burney Street area, just east and west of the railroad tracks.

Remaining open spaces within the town limits are generally rectilinear, though most historic boundaries have been altered by later subdivisions. More recent housing subdivisions, mostly in the east part of the city, reflect more modern, curvilinear planning principles.

VII. Arrangement of Buildings on Lots

Buildings in the commercial and warehouse/depot area generally front directly on the street, covering much of their lot area. There are a few small service alleys for commercial buildings west of the square. Another alley exists for the block south of the square. Buildings along the north side also can be accessed from an alley, but still cover much of their lot area.



Historic alleys represent important resources for the city's future development.



of a one-time black settlement area in low-lying land east of North Hancock Street. Other servants' or tenants' residences are located on residential lots, usually behind larger houses. Most have been converted to other uses or are no longer in use.

Houses in residential areas along Main Street are generally set back generously from the street, in many cases as much as 70 feet. There is some variation in siting, however, reflective of the different periods of historic development, largely through infilling and subdivision, along this corridor. Houses on Academy Street and Old Post Road, as well as cross streets, are generally set back 30 to 40 feet, although occasional properties, such as the Kolb-Pue-Newton House ("Boxwood"), sit well back in the middle of their lots. Houses in late 19th and early 20th century neighborhoods have setbacks typical of that period, generally around 15 to 20 feet. Houses in these areas, including the north ends of Pine and Plum Streets as well as East Washington, generally take in much of their frontages, leaving relatively narrow alleys only for access to rear yards.

The areas traditionally associated with the black community tend to be densely settled, consisting of small houses with narrow frontages. This is particularly true along South Fourth Street, at the intersection of Hill Street and along West Burney Street west of the railroad track. Two other remaining black residential enclaves include a series of buildings just west of Main Street, just off of Burney Street, and Hough Court, south of West Burney Street. Both are densely settled, particularly the former, and are clearly remnants of residential compounds, labeled on late 19th century insurance maps as "tenements." The settlements are not reflected in corresponding lot divisions, and appear traditionally to have been rental properties.



Former servant or tenant houses are a second fragile resource.



Historic black resources are fast disappearing in the city.



In addition to residential structures, there are numerous sheds, garages, hot houses (or greenhouses), well houses, and other associated outbuildings throughout the town. Garages and sheds are generally located at the rears of properties, accessed by drives or alleys. There are a few modern garages, but the vast majority appear to date from the early to mid-20th century. There are few garages located directly on the streets, except in instances where houses are located on the corners of major and secondary streets. In these cases, the garages are accessed from the secondary streets.

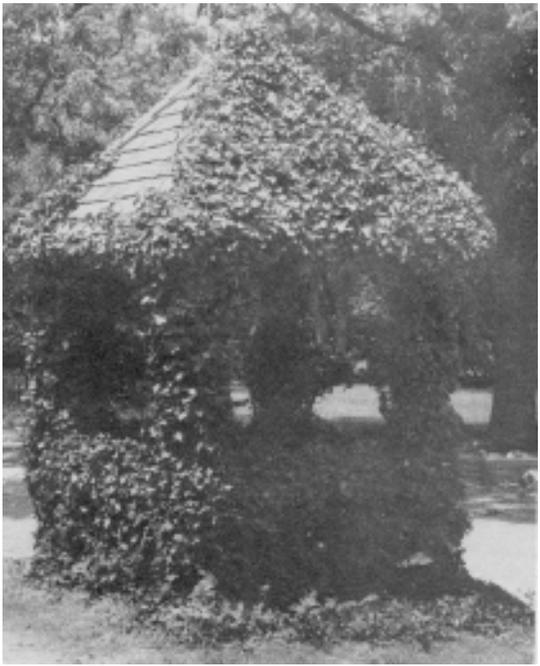
Other smaller residences, many once occupied by servants and laborers, are scattered throughout the town, especially at the south end along secondary streets. Many are no longer occupied. Similarly, there is a remnant



Greenhouses, well, sheds, and even historic garages are important secondary features in Madison.



Wellhouse



Wellhouse



Historic sheds are fast disappearing resources.



Historic garages contribute to the town's character.



A historic dovecote remains a fixture of the Martin Richter House on South Main Street.

Buildings and Dates

While first settled in the early 19th century, there are no clearly documented buildings dating from the very earliest settlement period, that is, prior to 1810. (This is a subject of some contention, however, and efforts have been made to establish earlier dates for some buildings.) The earliest still-existing buildings appear to date from the 1810s and 20s. These include: the simple, though later altered Shields-Burney I-House at 179 East Jefferson Street; the Saffold House at 137 North Second Street; the Cornelius Vason House at 549 Old Post Road; and the Bearden-Crowe House on East Washington Street, all probably dating prior to 1830. A number of one or two room cottages may also date from this earliest period, including a one-time servants' residence originally behind the Martin Richter House at 201 South Main. Most other early, single and double room buildings, as well as larger, two-story I-houses or Plantation Plain houses, have been replaced by later buildings on the same site or have been incorporated within larger houses, as in the case of the Rogers-Shields-Hunt House at 503 North Main, which is traditionally said to include a dog-trot cabin at its core, and the Foster-Boswell House on Academy Street, which similarly appears to have been built around an earlier core. Another exception includes Thurleston Hall, which incorporates an early 19th century Georgian style (Federal) frame building within a larger structure. In this case the earlier building was moved to the site in 1818, and extended in several building campaigns subsequently.



The Shields-Burney House, probably typical of Madison's earliest houses.



A remnant tenant house (formerly) associated with the Martin Richter House – again a representative early building type for the city.

VIII. Architectural Character

The Madison Historic District includes a broad range of architectural periods, styles, and building types, reflective of the fact that the district incorporates nearly the whole of the town as it developed historically.



The Rogers-Shield-Hunt House, North Main Street. The core may date as early as 1815-1820.



The Edmund Walker House, also known as the Walker-Canupp House, built during the late 1830s as an in-town residence for a local planter.



The Foster-Boswell House, Academy Street, according to tradition incorporating a far earlier house.



The Vincent Tallarico House, also dating to the 1830s.



Thurleston Hall, an early house with many changes – most in the first part of the 19th century.



The Richter Cottage, on West Washington Street (also pictured on the cover). A fine example of a one-story house dating from the earliest building period.

Traditional styles and house types continued to be built in Madison well into the 1830s and 40s and, in the case of servants' or tenants' houses and secondary buildings, until the end of the 19th century. Typical remaining examples include: the Edmund Walker Town House, a Plantation Plain or I-House built in the 1830s; "Hilltop," at 543 North Main Street, also a Plantation Plain type house from the 1830s; and the Vincent Tallarico House, built in 1830 on Old Post Road. Simple hall-and-parlor and Georgian plan cottages, such as the Richter House on West Washington Street or the Robertson House at 387 Porter Street, also date from the 1830s.

The town possesses many buildings and parts of buildings dating from the 1840s and 50s or the major period of Antebellum development. A total of approximately 50 buildings from the inventory of over 600 in the historic district were in fact built during this period. These include the relatively large number of Greek Revival buildings, such as the Martin-Baldwin-Weaver House at 488 North Main, built by Felix Martin in 1850, the Carter-Newton House at 530 Academy Street, built in 1849, and "Honeymoon," at 928 South Main, built in 1851. Many other buildings received Greek Revival alterations during the same period, including possibly "Hilltop" on North Main Street and also possibly the Jones-Turnell-Manley House, now called Heritage Hall, on South Main Street. (It is equally

possible that the Jones-Turnell-Manley House was built originally in the Greek Revival style despite its early 1830s date.) Other houses dating from the 1840-50 period include the N.R. Bennett House on Dixie Avenue, and "Boxwood" built in the late 1850s at 375 Academy Street. Stylistically they range from conservative Greek Revival to the more avante-garde Italianate.



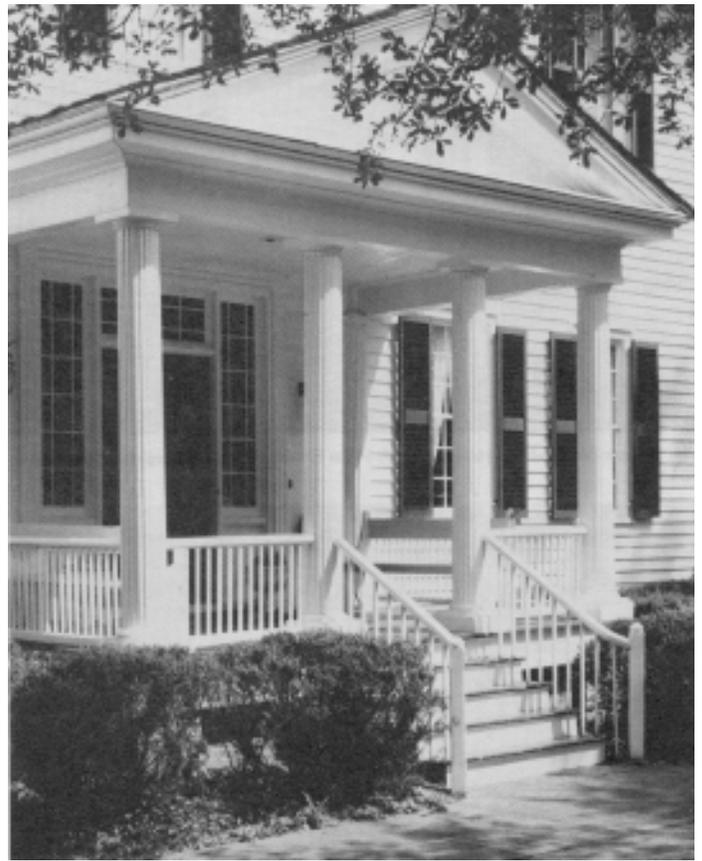
The Martin-Baldwin-Weaver House, a grand example of temple-form Greek Revival Mansion, built c. 1850.



"Honeymoon," a get-away "cottage" at the south end of the city, built in 1851.



"Boxwood," the Kolb-Pue House, c. 1858 – the Italianate "breakaway" from the Greek Revival.



"Hilltop," a Greek Revival portico on an otherwise "Plantation Plain" I-house. The portico may or may not be original to this greatly significant 1830s property.

Commercial buildings from the same era include, most significantly, the Georgia Railroad Terminal, built in 1841 though substantially rebuilt following a fire in the 1860s, and apparently portions of some depot area warehouses.

A number of Madison's churches date substantially from the Antebellum period as well. Probably the oldest standing church structure is the Clarks Chapel Baptist Church, located on Hill Street and originally the main sanctuary for the white Methodist congregation in the city before the building was moved to its present site in the late 19th century. This church, however, has been altered and retains little of its original appearance. The oldest, largely intact church structure is the Presbyterian Church on South Main Street, built in 1842. The original Methodist Church, now the Episcopal Church, was possibly built in the 1840s, though, again, it has been much altered. The other remaining Antebellum church is the Baptist Church on South Main, built in 1858 (and later altered by the addition of a front portico).



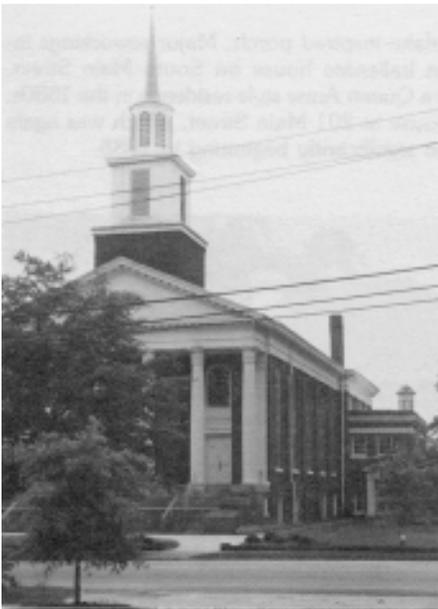
Clarks Chapel Baptist Church, an early Methodist church moved to the site.



The Presbyterian Church, built in 1842. A simple, institutional Greek Revival building.



The Austin House, Old Post Road with its post-Civil War, Gothic Revival-inspired dormers.



Built in 1858, this impressive brick Baptist church has a later portico and a recent spire.



The Bearden-Chambers House, on South Main Street, with its Italianate – alternatively, Eastlake – inspired porch.



The Hunnicut House, Plum Street, again with Italianate features.

There are few buildings of any kind within the Madison Historic District dating from the 1860s or 70s, as a result of the War Between the States and economic stagnation during the early Reconstruction Period. There are a number of building elements added to earlier buildings dating from this period, however, including a number of paired or triplicate Gothic Revival wall dormers on private houses such as the Atkinson Brick House on West Washington Street and the Austin House at 612 Old Post Road. A number of Italianate features, as found on the essentially Greek Revival Bearden-Chambers House on South Main Street (South Avenue) or the Hunnicut House at 370 Plum Street, also date from this period.

Madison's Historic District includes a large number of commercial buildings dating from the 1870s. Of commercial buildings in the district, in fact approximately three-fourths probably date to this period or shortly afterward. The town's core was rebuilt beginning around 1870 following a fire of 1869 that destroyed most earlier commercial buildings. Among the most notable 1870 commercial buildings are the Vason Building, at 217 South Main Street; and the Foster-Baldwin building at 133-37 South Main Street, both dating to the period just after the fire. A number of

warehouses also appear to date from this period. Other commercial buildings within the central core, including the row beginning with Dr. Bannister's Office at 155 South Main, appear to date from the early 1880s.

The next major concentration of buildings, including the largest number overall, date from the period between 1880 and 1910, a time of major renewed economic growth in the town. Much of the earliest work, however,



The Vason Building, a striking example of an 1870s Italianate-style commercial building. The store front was later altered.



Dr. Bannister's Office, a good example of a late-19th century single-story commercial building.



The Foster-Baldwin Building facing the square, a post-1869 fire commercial building and the only one with a gabled front.

also on South Main Street, with a similar Eastlake-inspired porch. Major reworkings include the "Magnolias," an Italianate house on South Main Street, substantially redesigned as a Queen Anne style residence in the 1880s, and the Martin Richter House at 201 Main Street, which was again embellished and added to significantly beginning in 1885.



Italianate features on the Douglas-Hutchenson House of c. 1870.



An early warehouse, recently demolished

appears to have consisted of remodeling rather than newly built homes. A number of owners, for example, following the example of "Boxwood" (possibly the town's first Italianate building), added Italianate decorative features to their homes. Establishment of the Madison Variety Works later in the century helped promote smaller changes to existing buildings as well. Brackets, porches, and other decorative features of the 1880s and 90s proliferated throughout the city. Good examples include the c. 1840 Bearden-Chambers House on South Main Street, with its elaborately turned and bracketed porch, and the 1870s Douglas-Hutchenson House,





The Martin Richter House, a remarkable reworking of much earlier building in a combination of the Italianate and Queen Anne styles.

Larger new houses from the same period include the impressive Peter Walton House of 1897 at 921 South Main Street, the Hunter House at 280 South Main, built in the mid 1880s and the High Victorian Thomason-Miller House at 498 South Main, built in 1883. Slightly later, relatively high-style houses include the former Methodist Parsonage, at 355 Porter Street, built in 1902, the William Baldwin House at 488 Foster Street, built in 1892, and the Fitzpatrick-Walker House at 605 South Main Street.



The old Methodist Parsonage on Porter Street of 1902, showing a return to more restrained, "classical" principles.

were altered during this period, due to the availability of inexpensive decorative elements and the general prosperity of the period. Roughly estimated, approximately 250 buildings were constructed between 1880 and 1910, and at least 75 of other, earlier buildings still standing within the district received significant alterations or additions during the same period.



The Thomason-Miller House on South Main Street, a self-confident example of "High Victorian" architectural ideals.

The main contribution to Madison's buildings during the period between 1880 and 1910, however, was the larger number of largely vernacular, middle class houses, built on subdivisions of larger lots within the city and in new areas along the periphery of earlier development. There are a large number of such buildings still remaining along North Main Street, including numbers 225 and 351 among other good examples. Similar buildings are concentrated along Pine, to some extent Plum, and much of East Washington Street, originally Eatonton Road. Further examples include the Fleming-Hammet House at 310 East Washington Street, and the Snellings-Long House at 255 East Washington. Again, many earlier houses

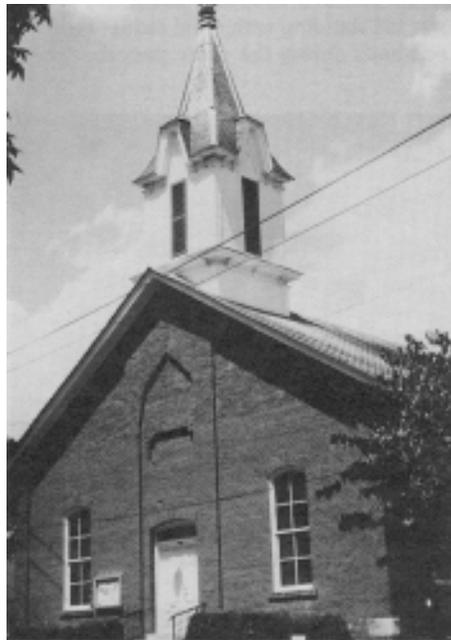


The J.W. Long House on East Washington Street, built on 1893, a good example of the essentially "Folk Victorian" houses of middle-class Madison.



The Fleming-Hammet House, also on East Washington Street.

Religious buildings erected during the same general period, from approximately 1880 or slightly earlier to 1910, include the Calvary Baptist Church on South Second Street, built apparently in 1873, and St. Paul's AME Church on North Fifth Street, built in 1881-82. The present Episcopal Church was also altered substantially during the 1870s, giving it much of its present appearance. The classically-inspired First United Methodist Church dates from 1914 or just outside of this important building period.



Calvary Baptist (above and left), St. Paul's AME (below) and Advent Episcopal (the former Methodist Church, upper right). Churches, all dating substantially to the late 1870s and early 1880s. Note the several similarities.

The First United Methodist Church, 1914, demonstrated a major change in church architecture for the city.

Late 19th and early 20th century institutional buildings include the Italianate City Offices and Firehall on the north side of the square built in 1887, the Romanesque Revival Graded School, built in 1895, the institutional and somewhat Romanesque-inspired, City Jail built around 1895 north of the square, and the hugely impressive Beaux Arts style courthouse of 1905-07. A number of commercial and warehouse buildings, including the substantial one-time wagon factory and livery stable on South Hancock Street, also date from this period.



The "New" City Offices of 1887, now the offices of the Chamber of Commerce.



The Graded School of 1895, now the Madison-Morgan Cultural Center.



A part "Tudor" and part "Colonial" cottage of the early to mid-20th century.



The Old City Jail of c. 1895. Now a city archive.



The Prairie Style, suggestive of Frank Lloyd Wright's earliest houses in the Midwest, is also represented in Madison.

There are relatively few post-1910 historic buildings within the Madison Historic District, due largely to changes in the economy after the First World War. Houses after 1915 include a number of Craftsman Cottages, such as that at 640 and 688 North Main and 785 South Main. Tudor-inspired houses from the 1920s or 1930s include the Marbet house at 1033 South Avenue. There is also a roughly Prairie Style house at 827 South Main. Some commercial buildings also appear to have been altered during the 1920s and 30s and one Art Deco-inspired front still exists at 150 North Main, on the west side of the present Burlington Puritan Outlet, formerly an automobile sales office and service station. A Classical-Revival Post Office in the town square dates from 1931-32.



The Craftsman-influence of the 1910s.



Madison's "one shot" of Art Deco, the Wellington Puritan Outlet Store next to the City Hall.



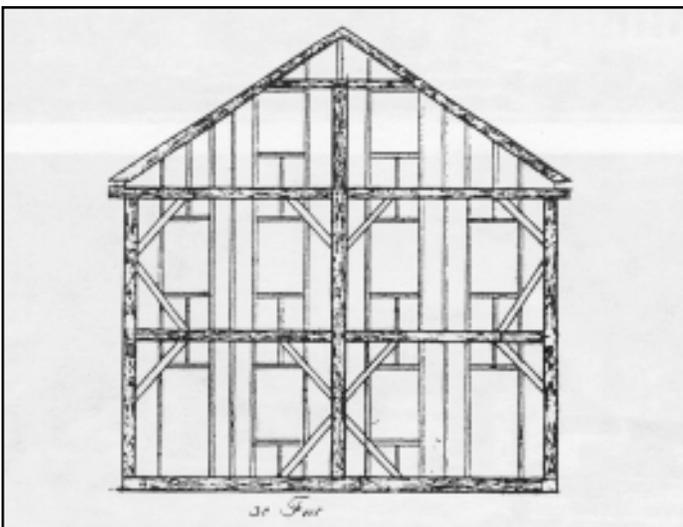
The Post Office of 1931-32, a return to classicism, with a “Colonial” favor.

Building activity in Madison increased during the post-World War II period, and a large number of buildings have been added to the district since that time. Major additions include a number of service stations, including the Pontiac dealership on the northeast side of the square and several other service stations north and south of the commercial core. There have also been a number of new industrial buildings added to West Washington Street and depot areas and several food and drug stores added along the lower part of North Main Street and along South Main and West Jefferson Streets. Most new development, however, occurred at the periphery of the Historic District, primarily along Belmont and Harris Streets, where a new subdivision began in the 1950s, along Foster Street and the perpendicular streets of Plum and Poplar and along Crawford Street at the southeast. There are also a number of 1950s and 1960s businesses spread out along the north/south Route 441 at both ends of the historic town.

In addition to newer buildings from the period, there are a large number of more superficial changes dating from 1950 to the present. These include numerous smaller additions or alterations to historic houses. A number of documented restorations - a process that began in Madison in the 1930s - and numerous small changes to commercial buildings often meant to suggest "colonial" origins, also date from the 1950s, and later.

Materials and Craftsmanship

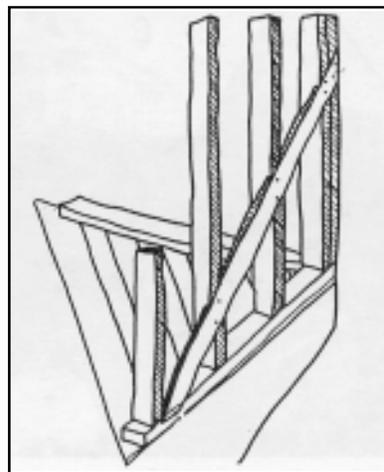
Madison is dominated by historic wood-frame buildings, generally covered in lapped weatherboard siding. There are a few buildings with heavy timber frames (or mortise and tenon, braced frames) and possibly



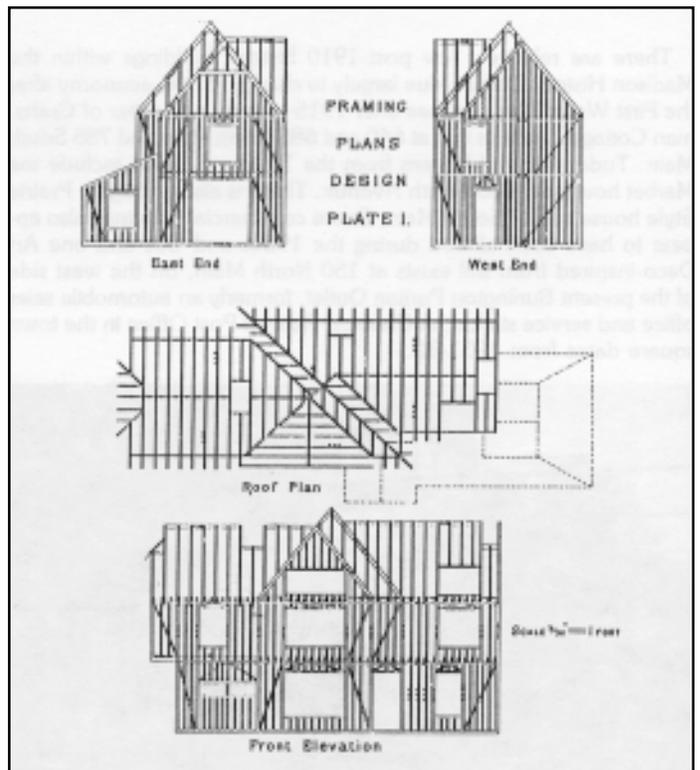
Mortise-and-Tenon framing predominates in Madison’s earliest buildings. The tradition remained in place, with minor alterations, until the 1880s. Illustration from a late 18th-century carpenters’ manual.



“Transitional” framing, often a combination of earlier techniques, a modern “balloon-framing,” occurs on many late 19th-century Madison buildings.



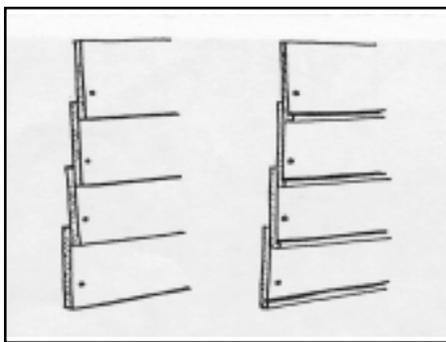
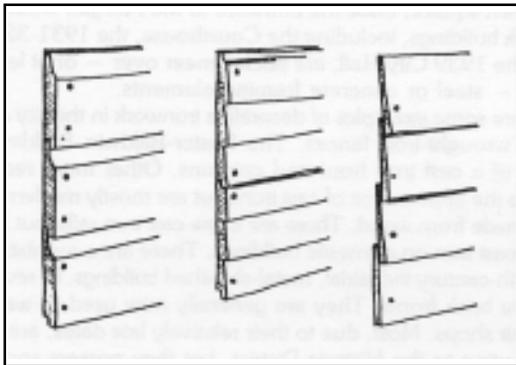
Typical transitional “cut-in” corner bracing.



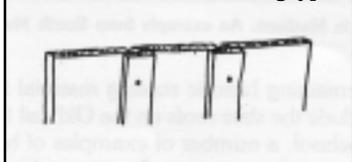
Balloon-framing, as shown in this national catalog, becomes standard in the late 19th-century.

some remnants of log structures, generally incorporated within later buildings. Most 19th century buildings have transitional framing systems, characterized by relatively heavy, joined principal members and smaller, often nailed, secondary members. Balloon frame construction, as elsewhere in the country, began to predominate after 1880, when the growing availability of wire nails and cheaply produced smaller pieces made such construction methods popular. Many features of more traditional framing, including braced corner pieces, continued to be used, however, well into the 20th century.

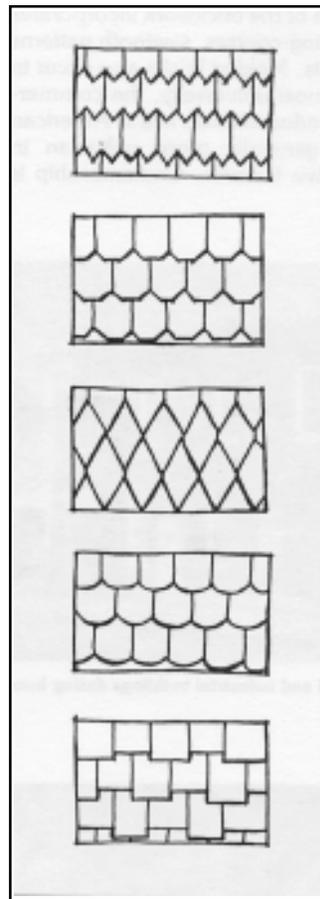
The woods used are largely southern pine with possibly some oak and other hardwoods used for framing members (though rarely). Siding and framing are nearly all machine produced. There is little variation in siding types, most buildings being sheathed with lapped weatherboard of fairly standard widths. There is some novelty-board, or ship-lapped siding, one example of double bevelled siding, and several examples of shingle-covered buildings. Wood parts are nearly always painted, except in cases where the buildings have been neglected. Most buildings appear to have been traditionally painted white, usually a linseed or cotton oil-based medium, though there is some evidence of historic use of lime wash. (One early settler in fact, Lancelot Johnston, developed a cotton-oil based paint in Madison.) Secondary buildings were (and are) often left unpainted or were covered with a red-pigmented limewash. Existing evidence suggests that more "inventive" Victorian color schemes, promoted by manufacturers, especially during the 1870s through 90s, were rarely applied in Madison.



Common siding types found in Madison. From left to right, novelty (also cove or ship-lapped): "double-bevelled" (a form of ship-lapped siding); common bevelled weatherboard; square-cut weatherboard; beaded or "molded" weatherboard. Siding types can help date a building.



Board-and-batten siding, common on many secondary building.



Popular shingle patterns of the late 19

There are a number of historic brick buildings in the town, but these tend, with several important exceptions, to be commercial buildings. An early brick house is Bonar Hall, built in 1832 by the local planter Edmund Walker. According to tradition, Walker also supplied bricks for the Baptist Church of 1858 and for the Georgia Female College, now demolished. There are a few other brick or brick and stucco houses, including the Foster-Turnbull-Truett House at 390 Johnson Street. Most of Madison's brick houses date from after the 1950s, however, and are mostly veneer brick.



The Foster-Turnbull-Truett House on Johnson Street. One of Madison's few brick houses.

Brick commercial buildings include much of the town square, historic commercial areas to the west and south of the square, and warehouses in the depot area. The quality of workmanship on Italianate retail and office

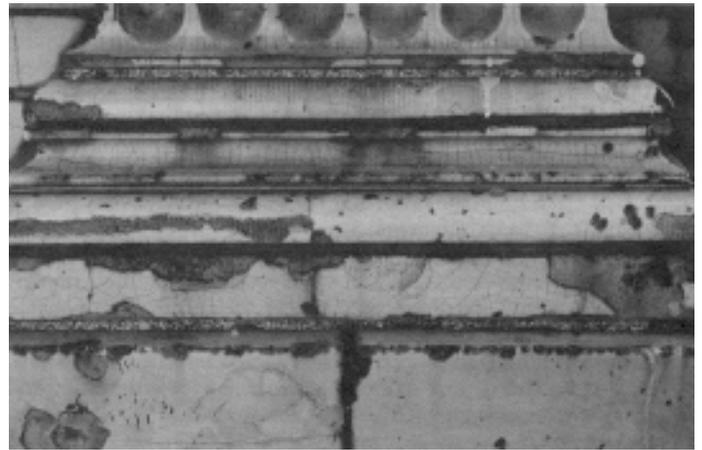
buildings is relatively high. Much of the brickwork incorporates decorative features such as quoins, stringcourses, sawtooth patterns and corbelling, particularly for parapets. Molded bricks also occur in round-headed window openings. Almost universally, the commercial buildings are common machine produced brick, laid in American Common Bond. Warehouses are generally more utilitarian in character, incorporating few decorative features. Craftsmanship is generally lower on these buildings.



Brick is a common material for commercial and industrial buildings dating from the late 19th century.



Terra cotta – a popular 20th-century material, but rare in Madison. This example as well as following photo, from the former Morgan County Bank.



There are several, highly-crafted brick and stone institutional buildings in the town. These include the 1905-07 Morgan County Courthouse, the Romanesque Revival, Madison Graded School, built in 1895, and the yellow brick, 1914 First Methodist Church. These, of course, follow the tradition established by the Baptist Church of 1858. The buildings are characterized by careful workmanship, good quality bricks, and expensive decorative elements, including stone - mostly imported limestone and granite - cast stone and some terra cotta. There is also a terra cotta storefront on Washington Street facing the town square, once the entrance to the Morgan County Bank. Later brick buildings, including the Courthouse, the 1931-32 Post Office and the 1939 City Hall, are brick veneer over - or at least incorporating - steel or concrete framing elements.

There are some examples of decorative ironwork in the city and some cast and wrought-iron fences. The Foster-Baldwin Building retains elements of a cast iron front and columns. Other more recent storefronts give the appearance of cast iron, but are mostly modern approximations made from wood. There are a few cast iron rails, but little over- all use of cast iron on domestic buildings. There are a number of early- to-mid 20th century industrial, metal-sheathed buildings. In several cases these have brick fronts. They are generally now used as warehouses or as repair shops. Most, due to their relatively late dates, are not listed as contributing to the Historic District, but they possess some significance nonetheless. An early metal-sided building - originally board and batten - is the old Central of Georgia Station in the depot area.



Wrought iron is rare in Madison. An example from South Main Street.

There is little remaining historic roofing material in the city. A few good examples include the slate roofs on the Old Jail (recently removed) and the Graded School, a number of examples of historic metal plate roofing, some early standing-seam steel or terne-plated roofs, and remnants of a few wood-shingled roofs. The vast majority of private houses, within the district,



Cast-iron columns on the Foster-Baldwin Building.



One of the City's few remaining slate roofs (recently removed).



Pressed metal roofs – now becoming a rarity in Madison.



Some rehabilitated storefronts successfully imitate the design qualities of historic cast-iron fronts.

have modern asphalt roofs. There is still some use of metal, mostly crimped sheets or corrugated, especially on more modest buildings. Commercial buildings generally have felt or metal roofs. There is only one known example of barrel tile roofing in the city, which occurs on the Nix House at 555 South Main.

Many buildings retain decorative details such as cresting or finials, both terra cotta and metal. Many houses also have historic shutters, though a surprising number of houses have modern, not always appropriate replacement shutters (see "condition" below).

Many otherwise modest houses have relatively ornate and distinctive brick chimneys. There are a large number of corbelled chimneys; many also are panelled. There are several buildings with decorative chimney pots, most notably the Spears-Fletcher House at 1055 South Avenue. Many early chimneys, usually also of brick (not combined brick and stone, as in more rural areas) are stuccoed.

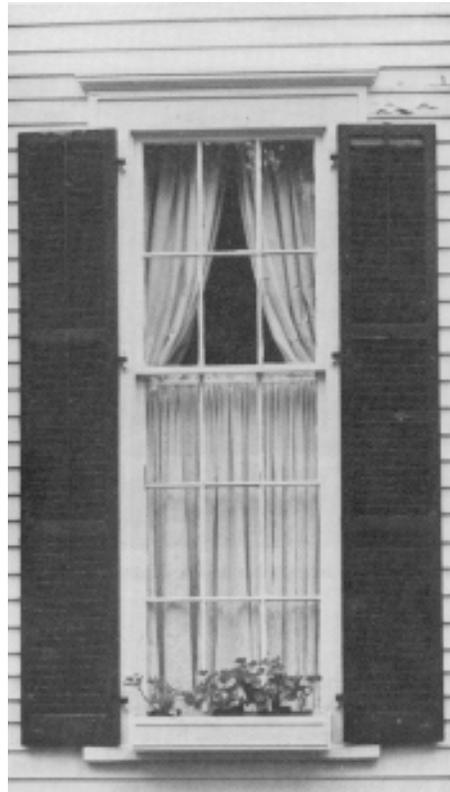
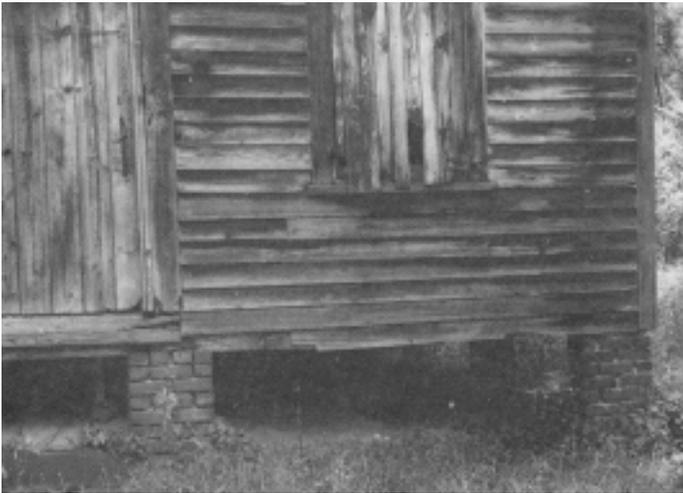


Even modest houses often have well-crafted and fairly elaborate chimneys.



Foundations for commercial buildings are generally continuous and even with the grade. Houses, however, are generally raised, at least, from two to four feet, and are built on brick piers. However, some early continuous foundations are also found. Some foundations have been historically infilled with brick or brick lattice. Most, however, now have concrete block or stuccoed infill. Some remaining board foundation panels or latticework can be seen on some of the more modest buildings.

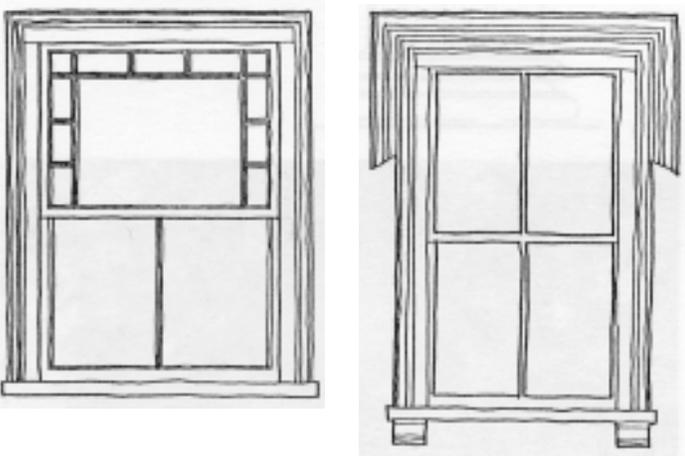
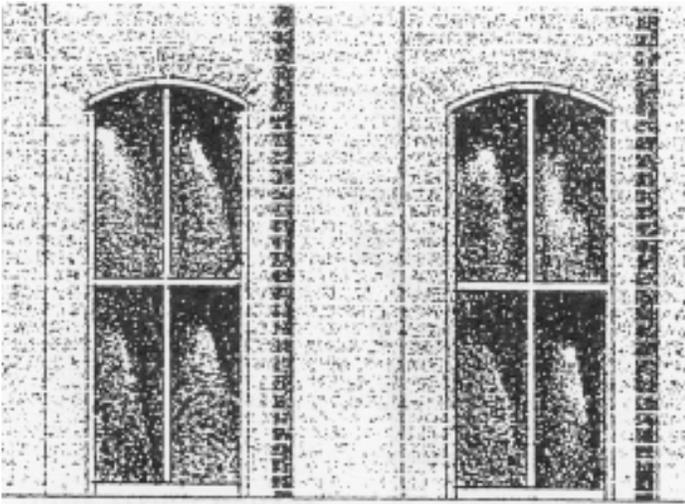
Traditional open piers have generally been in-filled by other masonry materials, altering the original appearance. Historic treatments, such as lattice or vertical planks, offer an alternative.



Window types range from multi-paned Greek Revival through 2/2 patterned Italianate and multi-over 1 or 2 Queen Anne.

Most original house steps, presumably of wood, have been replaced over the years by brick or concrete staircases. Many of these have brick piers, suggestive of early 20th century, Craftsman influences.

Windows on houses are generally multi-paned in early 19th century examples, and have fewer panes in late 19th and 20th century examples. A few, early 19th century houses have original 9/9 patterned windows. Greek Revival houses, as is typical of the period, generally have 6/6 patterned sashes, except where later altered. Single light leaves become more common in the early 20th century, when there is also a corresponding shift to multi-paned decorative effects as well.



There are a few leaded, stained-glass transoms, but generally little decorative glass used in the town. Several of the churches have stained glass, including the supposedly Tiffany Company glass installed in the Presbyterian Church.

Commercial buildings have both plate glass windows and multi-light windows. There are some examples of mid-20th century industrial steel sash and some more modern (at least post-1920) display windows.



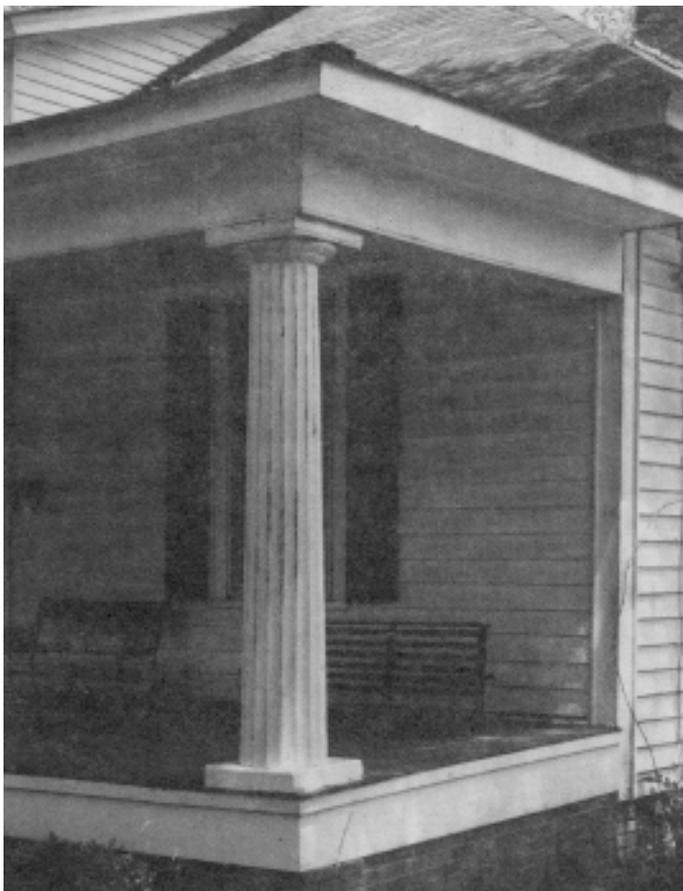
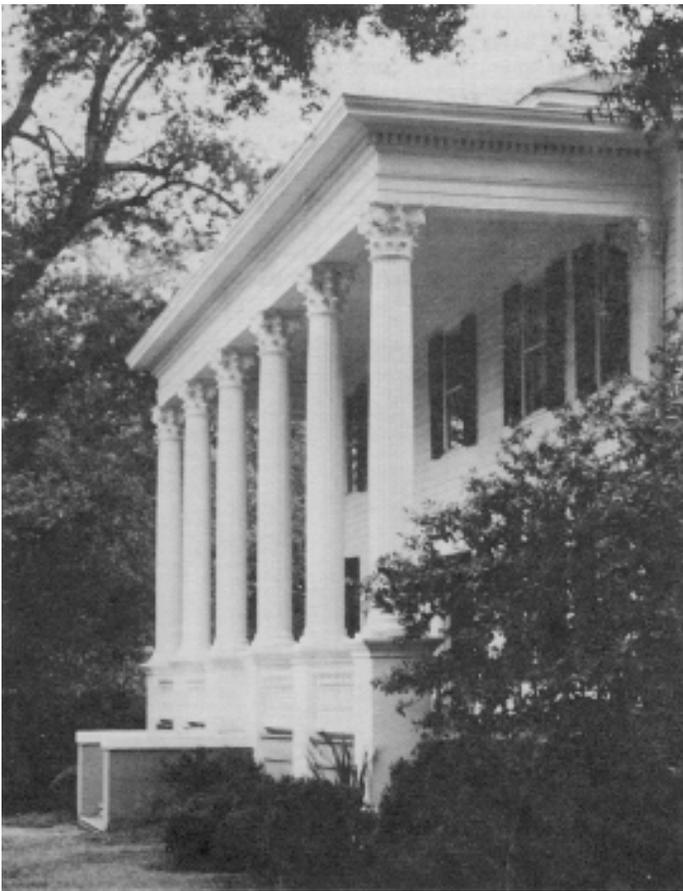
Early 20th-century storefronts are rare, but important, for the City's overall architectural character.

There are a large number of wood columns and carved and molded capitals and bases in Madison, reflective of the many Greek Revival Houses in the town. These comprise an invaluable study collection and display nearly the whole range of types (orders) and quality. Most are plain or fluted; there are in fact no reeded examples of columns, as found in other Middle Georgia towns. Also, throughout Madison there are many additional wood trim pieces and wood decorative elements, including turned posts, turned and sawn brackets, decorative vents, bargeboards and soon, most of it factory produced. Madison also had its own component manufacturing plant, the Madison Variety Works, and examples of that company's products are distributed throughout the city.



Madison possesses an extraordinary collection of Greek Revival and Classical Revival columns – a separate study collection in themselves.





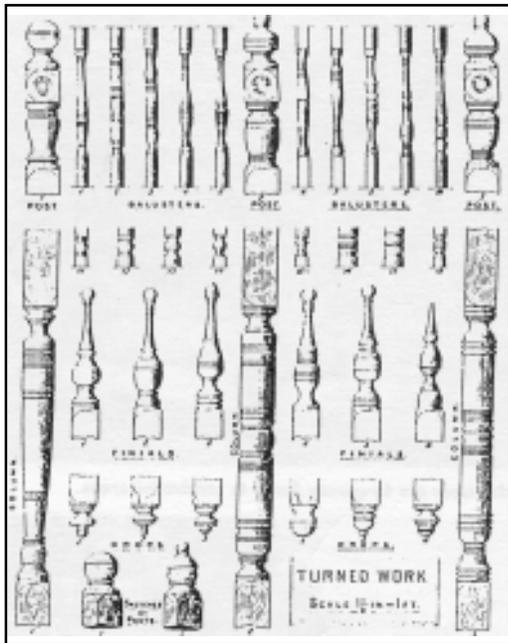
Decorative vents and bargeboards are typical of late 19th-century architectural decoration. Some no doubt were built in Madison's own variety works.





Secondary Buildings

Madison possesses a large number of historic secondary buildings, generally of frame construction. These include historic sheds, many historic garages, a number of greenhouses, a few wood-frame servants' and tenants' dwellings (discussed above as well), well houses, and storage buildings. These are relatively modest buildings and are generally located at the rear of residential lots. One property, "Boxwood," has an impressive set of tenant dwellings and barns, as does the Walton House at the southern edge of the Historic District.



Details such as these are commonly found on Madison buildings.



Many drives lead to modest secondary buildings, which are important historic features in Madison.



Decorative sawn-work: Madison's late 19th-century houses possess many fine examples.





IX. Landscape Features

Madison conveys the impression of a comfortable, rural county town, with a small, distinctly urban center, and several quiet and spacious-feeling residential neighborhoods.

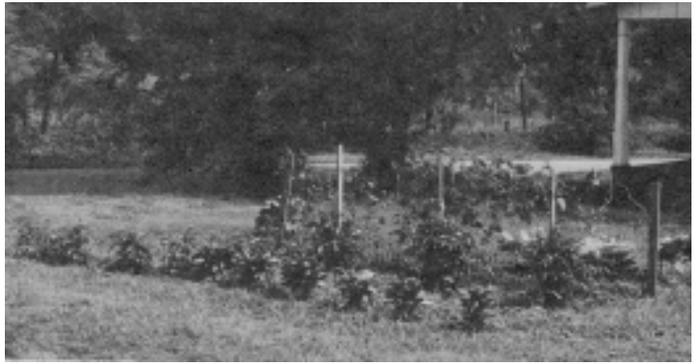
There are a large number of street trees throughout the town, with significant gaps in the canopy along commercial streets leading to the depot area and along portions of Main Street, particularly just north and south of the town square. Most of the large canopy trees, are oaks, though there are a few remaining elms and many newer maples. The town square and street facing the square are shaded in part by oak and partly by older elms. The square also has a Japanese cypress and a white pine. Most of the larger street trees are concentrated along upper and lower Main Street and particularly along Academy Street, Old Post Road, and Dixie Avenue. In addition to canopy trees, there are numerous smaller, mostly understory trees such as dogwood and crape myrtle. A number of properties also have magnolias or laurels, and there are scattered conifers, including a number of mature cedars, mostly on private lots. In addition to street trees and ornamental trees there are a number of remaining pecan orchards. In fact, this is one of the most striking features of the residential area and something that adds to the town's rural flavor. There are also smaller fruit trees scattered throughout the city.

Historic cedar trees are frequently found in residential areas.



Dogwoods and crape myrtle have come to predominate in the parkways/ greenways.

Many houses are ornamented with shrubs in addition to larger trees, and there are remnants of two significant geometrical boxwood gardens, as well as several more recent gardens emulating these earlier, more formal examples. Formal hedges are generally boxwood or holly. In more modest settings privet hedges are prominent, often at the perimeter of the property lines. Foundation plantings range from more traditional nandina, privet, and acuba, and to more recently popular hollies, azaleas, and flowering quince. There is some use of ornamental vines, either trained on porches or on arbors. There are, in addition, numerous kitchen gardens, again contributing to the town's overall rural character.



Formal gardens, another Madison hallmark.

A number of black “folk” gardens are still found in the town.



There are some remaining swept yards in predominantly black areas. At least one garden, on Academy Street near the Calvary Baptist Church, retains many characteristics now recognized as typical of black folk gardens, including swept paths, a prominent perimeter hedge, and bedded-out ornamental plants, with decorative borders.

Streets throughout the town are asphalt, though a few remaining, unpaved streets still exist, particularly at the edges of the district. Sidewalks are concrete, with more modern concrete pavers used at the town center as a result of major work carried out there in the early 1980s. Most of the streets, in fact, have sidewalks, though often only on one side on secondary

Lawns are generally covered with standard southern grasses: fescue, bermuda and centipede, at least in more affluent neighborhoods.



Small “kitchen” or vegetable gardens give a further rural character to the residential areas.

Even some “numbered” streets are still unpaved – another feature that helps to preserve Madison’s rural character.

streets. The sidewalks vary in condition but are well maintained. Some sections have been lifted by tree roots. Curbs throughout the city are generally granite, except where replaced by concrete.



Sidewalks vary throughout the city; dating to the early 20th century. New pavers have been used in the town center.



A continuous grass strip or "parkway" generally separates the sidewalks from the streets. In many parts of the city, particularly along parts of Main Street and along East Jefferson Street, this strip is generous in width. Many of the strips are maintained by homeowners, though the city has assumed responsibility of maintaining some sections of the parkways. Traditionally, larger canopy trees were planted in the strips, though many of these have now been removed and replaced by smaller trees, particularly dogwoods.

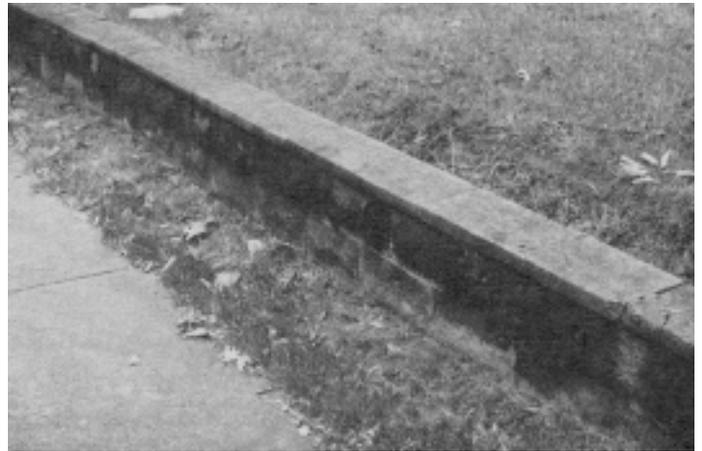


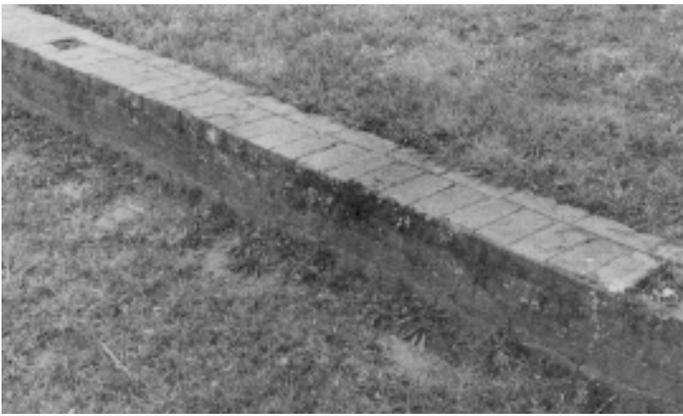
Parkways or "greenways" create park-like barriers between pedestrians and automobile traffic.

There are numerous private retaining walls and small footing walls throughout the city, reflective of the rolling character of the terrain. Materials for these walls vary greatly. There are a few, older brick walls and occasional stone walls, some stuccoed and others left in their original condition. There are numerous concrete block walls, in addition, many newly stuccoed walls as well, and at least one larger retaining wall of structural terra cotta blocks! Some of the concrete block walls are built of molded block, dating them to the 1920s and 30s. In addition, many of the lower footing walls, both brick and stuccoed stone, appear to have served as bases for wood fences. There are numerous examples of existing footings still used in this manner.



Retaining walls and footings for fences display a wide variety of materials and craftsmanship. Note the postholes in the brick wall on the following page.





Private walkways vary greatly. There are a few older brick walks, usually laid in a running bond pattern. A number of houses also have more recent brick walks and walks built with modern brick pavers. There are a number of hexagonal cast concrete walks, most dating from the early to mid-20th century, and some cast-in-place concrete walks. A few houses still have gravel walks. Many more modest houses have no formal walkways.



Hexagonal pavers, a common walkway treatment. For additional treatments, see Chapter Four.



There are overhead power and telephone lines throughout the town, mostly over rights-of-way marked by the parkways. Streetlights are attached to wood poles in residential areas. There are modern cast metal street lamps, following traditional examples, around the town square and commercial area to the west. These were mostly added in the 1970s and 80s. One historic example still remains, used as a decorative element in the front yard of the Thomason-Miller House. Wood and metal benches and decorative wrought-iron trashcans are also recent improvements in the town center.

Outbuildings and other structures should also be considered part of the city's landscape. As pointed out above, there are numerous examples of sheds, garages, greenhouses, and well houses distributed throughout the residential areas of the city. Bonar Hall also has a unique orangerie and tea

house, associated with its formal, early 19th century gardens. There are relatively few modern secondary structures, though occasional prefabricated sheds or garden houses and a few modern garages have also been introduced into the town's historic area, though, as yet, with little major visual impact.

One of the most striking features of Madison's landscape is the large number of white-painted picket fences. These follow a variety of patterns, though narrow picket examples, typical of the Greek Revival period, are the most common. A number of these are historic or at least are replacements of historic examples. Many more, however, are more recent in origin. Most are in character with the buildings with which they are associated, though there are some exceptions to this. There are also a few examples of modern, manufactured picket fencing, which is generally of lower quality. In addition to picket fences there are some remaining historic plank fences, a number of historic wire fences, both with stone (rare) and wood posts, and a few modern chainlink fences. There are also examples of modern plank and rail fences of various styles.



Street names are marked by stone, concrete, and wood posts placed at the corners of intersecting streets. These are distinctive features of the town and enhance the pedestrian character of the streets. Some houses have historical markers, placed on concrete bases on the front generally during the 1960s and 70s. There are also a few historic nameplates and stones and a few remaining curb or stepping-stones.

The main threat to the city's historic landscape is the growing loss of historic street trees. Many of the older oaks - most appear to have been planted around the turn of the century - have reached maturity and are on the decline. Many of the canopy trees, especially those in the powerline rights-of-way, have been pruned harshly. Others have been removed from the rights-of-way or have simply not been replaced after they have died. There has also been a significant loss of blight-susceptible elm trees. There has been a concerted effort by many residents of the town to replace street trees. These are usually placed in the front yards, with newer undergrowth trees taking the place of older trees in the parkways. In certain areas of the city this has been carried out more or less consistently. Generally, however, replanting has been sporadic.

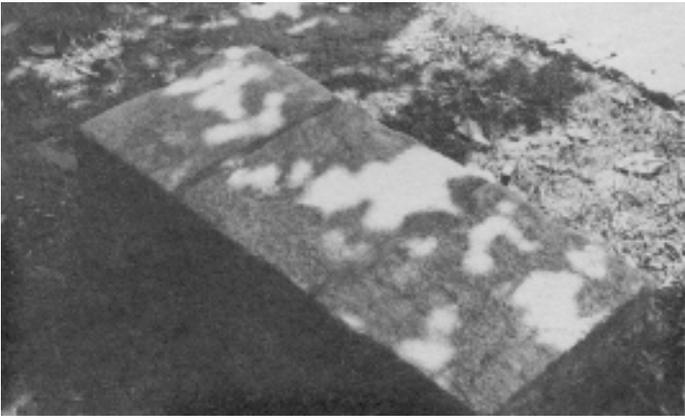
A final major category of landscape features includes the several monuments in the city. These include the Braswell Monument in the town square, the Confederate monument, and a World War I veterans monument. There are also stone markers, such as the Jefferson Davis Highway marker, that are significant features of the landscape.

X. Archaeological Potential

The full archaeological potential of the city has not been determined. There is traditional evidence of American Indian occupation particularly near the town center, as yet undocumented through organized excavations. There have been at least two recent archaeological investigations in the



Street markers. A distinctive Madison feature helping to reinforce the city's pedestrian character.



A systematic tree replanting scheme is called for in the city.



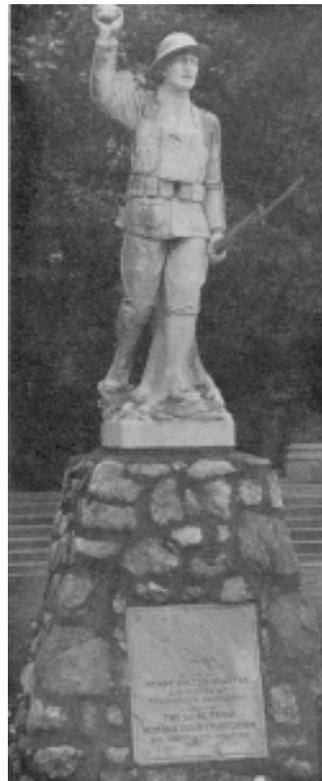
Historic house names and stepping stones or "curbs."

city, both carried out by Marshall Williams, a local resident. These have both revealed a variety of information on the early settlement history of the town and, most recently, the historic character of the Georgia Female College. Theoretically, any excavations in the city are likely to reveal some archaeological evidence. Therefore, some level of monitoring and voluntary cooperation by owners should be encouraged.

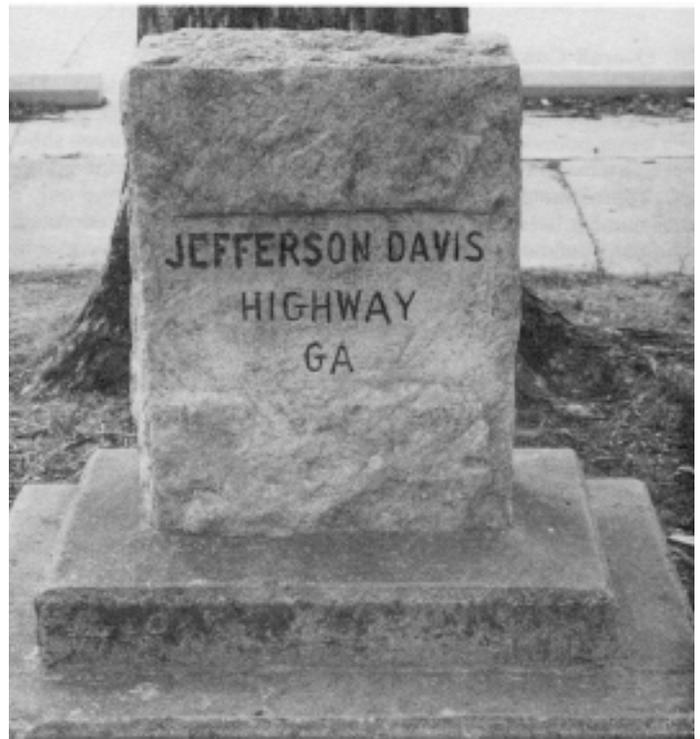
Major questions that may be answered through further archaeological investigation include: (1) the nature of prehistoric occupation of the area; (2) early Indian and European contacts in the Madison area; (3) early European settlement patterns; (4) the life ways and economic conditions of early settlers; (5) the life ways and economic conditions of servants and slaves; and (6) early industrial development in the area.

XI. Period of Significance

The main period of significance for the Madison Historic District spans the years between the initial settlement of the town, beginning in 1809,



Monuments and war memorials in typical fashion dot the city.



The Jefferson Davis Highway Marker – a reminder of the “Old South.”

until approximately 1940. Major building types and periods represented include: (1) a few examples from the earliest settlement period; (2) the large number of Antebellum houses built between 1840 and 1860; (3) a largely intact commercial core, dating from the late 19th century; (4) numerous more modest houses built in the late 19th and early 20th centuries; and (5) a few post-1920 residences and businesses. There are also institutional and religious buildings dating up until 1940. These include the 1931-32 Post Office and the 1939 present City Hall.

Anomalies, or “non-contributing” (**non-historic**), buildings, within the district tend to be concentrated just north and west of the town square, with another significant pocket just south of this. The east facing side of the square also is comprised of non-historic buildings, as is North

Hancock Street, just beyond the square on the north. Other anomalies are scattered throughout the district, reflective of varied development patterns and later subdivided larger lots. Most of these - the majority of which are private houses - have been classified as “non-historic,” but eventually may be reclassified at a future date.



Excavation behind the Thomason-Miller House on South Main Street, former site of the Georgia Female College. The city possesses many such potential sites.

XII. Overall Condition/Integrity

Madison is generally a well-kept and well-maintained town. The condition and maintenance levels of most historic buildings, particularly larger houses, are generally high. Figures from the survey show that a vast majority of houses and businesses are in "excellent" condition, approximately one in four are in "good" condition, and only a small number (less than 30) are classified in "poor" or "deteriorated" condition. Building conditions are generally a reflection of economic scale, and more modest buildings tend to be the most poorly maintained. There are, however, some important exceptions to the rule. Nonetheless, many of the town's most modest buildings, including especially, one or two room cottages both in the southwestern part of the district and in the several traditionally black settlement areas, are in poor condition. Many have become derelict or near derelict. Similarly, traditional secondary buildings, other than garages, have been allowed in many cases to deteriorate.

In general, the buildings of the town still convey many of the visual qualities associated with the period of significance for the historic district. There have been relatively few non-historic additions, particularly to residences, and much original building fabric remains undisturbed.

Two of the major areas of change include roofs and foundations. Few roofs retain their historic coverings. There are some remaining slate, tile, and metal roofs, but virtually no continuously wood-sheathed roofs. Most roofs are presently covered with asphalt (fiberglass reinforced) shingles, though there is some use of sheet metal for building components such as porches as well as for smaller buildings. The asphalt roofs generally convey something of the original character of the buildings and do not detract from the overall integrity of the district.

Original foundations have also been generally altered over the past 50 plus years. Most houses in Madison were originally raised on masonry piers, generally from two to four feet above grade. These have largely been infilled, due to the installation of modern mechanical systems as well as insurance and code requirements. Some examples of historic continuous foundations do exist, however. Also, there are a few examples of historic

lattice-patterned brick infill. But generally spaces between piers have been filled with modern brick and, in many cases, concrete block. Rarely has infilling been set back. In most cases it is flush with piers. In some cases - particularly when highly visible - the infilling detracts from the historic character of the building. In many instances, however, the material is painted or stuccoed or at least hidden by more recent foundation plantings.

There is remarkably little artificial siding on residential buildings in the historic district. There are a few examples of now discontinued asphalt siding, one notable example of formstone, and few vinyl and aluminum sided buildings. There are also some earlier, asbestos sided buildings, but these are rare. A number of commercial buildings have modern, Portland cement facades, but these do not generally detract from the quality of the historic district as a whole.

There is little use of storm windows and doors in the historic district. Most houses have no storm windows, or the owners have selected compatible modern examples. There are a few examples of traditional, wood storm windows and some historic screens. Most houses retain their original entrance doors and also historic screen doors or facsimiles of historic doors. There are only a few aluminum screen doors.

A number of owners have installed either new or replacement shutters. These are often incompatible stylistically or historically, and are in most cases obviously inoperable. However, there are still a large number of historic shutters as well.

The commercial center includes a number of original storefronts, a few later historic replacement fronts -mostly dating from the period between 1920 and 1940 -and a few both inappropriate and appropriate modern fronts. A number of storeowners participated in Madison's Main Street Program of the early 1980s and a number of rehabilitated storefronts are the result of that program. Some now have historic details that are not original, but these are still recognizably contemporary and are in keeping with the general character of the district. In addition, there are a number of storefronts and entrances with post-1950s stock "colonial" detailing, including multi-paned display windows, broken pediments and so on. Similarly, there are a large number of "colonial" style signs in the town, though also a number of historic and contemporary signs of different character.

Most of the buildings in the historic district retain their original use. Historically there has been some conversion of private homes to offices or shops, particularly near the town center. The Martin Richter House, a substantial Queen Anne or Folk Victorian style house just south of the town square, has been successfully adapted to use as a bank, retaining much of its domestic character despite the attendant changes. Similarly, the Madison Graded School has been converted to use as the Madison-Morgan Cultural Center, with little change to the original building fabric. Recently, a number of houses have been converted to apartments and small hotels and guesthouses. These projects have generally been carried out sympathetically, with little impact on the overall character of the district.

A few commercial buildings, unfortunately, have been sandblasted, altering the surface character of the brick. Other finishes are generally in keeping with the historic character of the city, though, of course, modern paints are now generally used with some impact on the original appearance of buildings. Most houses are still painted white, though there is a greater move toward variety in color use. Only one 19th century building's color scheme -the Thomason-Miller House on South Main Street -is based on a documented Victorian scheme (though not one original to the building).

Most newer additions to both commercial and residential buildings tend to be simple and relatively utilitarian in character. There are a few clear contemporary additions -the Hammet House on East Washington Street with its modern rear addition is an exception to this rule -and only a few modern decks. Generally, house additions have tended to mimic the characteristics of the main body of the house. As a result, there are a number of "stylistic" additions that are somewhat deceptive. Overall, however, changes have been few and conservative in character.

XIII. Intrusions and Non-Historic Properties

Of a total of 609 buildings listed within the historic district 398 have been designated **historic**, 38 as **intrusions** and 164 as simply **non-historic**. Nine lots include a combination of historic and other properties. Intrusions have been identified according to a number of factors. These include their recent date, architectural style, placement on lot, scale, materials, and their use in relation to adjacent buildings. In some cases an intrusion in one area would not have been an intrusion in another. This is particularly true in residential areas where, for example, a one-story, brick ranch house might be out of character with larger, wood buildings on either side but less so where adjacent buildings are smaller in scale. Similar intrusions in commercial areas have been identified as a result of their impact on adjacent residential areas or their relation to nearby historic commercial areas. Automobile filling stations and repair shops have generally been identified as intrusions, though these in fact are a part of the historic development pattern of the town. None, however, presently in use date from the historic periods.

Non-historic buildings vary greatly throughout the district. The majority are mid-20th century buildings that should, in time acquire historic significance in their own right. A number of non-historic buildings are commercial or industrial properties, on Park Street and off the commercial/depot corridor west of the town center. There are also a number of mid-20th century and post-war houses that, other than their relatively recent age, are potentially contributing elements within the historic district.

XIV. Detailed Boundary Description and Justification

The boundaries of the Madison Historic District were established in such a way as to incorporate the majority of the known historic buildings associated with the city's development. The outermost boundary was determined in part by the existing city limits. As a result, historic developments at the south end, including substantial Old Oil Mill, were necessarily excluded as outside the Commission's jurisdiction. Other boundaries were determined by relative concentrations of historic buildings.

The northern boundary marks a point of a substantial reduction in the number of historic buildings and increased new development. Historic buildings beyond that point have lost much contextual integrity and are absorbed into the small commercial strip at that end of town. The southeast boundary, at the other end of Main Street, again is based on the concentration of historic buildings and coincides

approximately -with only a few exceptions -with the city limits. The eastern edge of the district encompasses a certain amount of underdeveloped land contiguous with and visually related to the core of the historic district. Lots along Poplar, Plum, and Foster Street have all been included due to the fact that they were laid out in a historic period and do include a number of historic buildings among other later buildings. This is one area in which the boundary differs significantly from the National Register boundaries.

Newer residential areas at the northeast have been excluded, particularly Belmont and Harris Streets, largely because of the later development and the fact that the newer subdivisions have little visual impact on the historic district. However, a section of North Hancock Street (East Avenue) and Park Street has been included, despite the relatively large number of non-historic buildings, because of the area's proximity of the town center and its close visual relationship to the square and lower North Main Street. This is a second of the few areas where the local boundary differs substantially from the National Register District boundary.

At the west side of the district, the boundary is based in part on the Central of Georgia (later the Seaboard) Railroad Line, with exceptions where major concentrations of historic buildings occur on the other side (west side) of the line. At the northwest edge, the boundary incorporates St. Paul's AME Church, an important site associated with black history in Madison and, to the south of this, the Burney Street and Hough Court area, traditionally known as Canaan. There are a number of "intrusions" and "non-historic" buildings in this area. But the overall historic significance of the area, particularly to the still residential black community and the remaining historic buildings, help to justify inclusion. South of this, the district extends to include a number of historic buildings along Wellington Road, including the well-known c. 1840 Atkinson Brick House, and several other modest cottages (especially on Bull Street) and on West Jefferson Street. A number of "intrusions," including two trailer courts, are included within this area, but inclusion of other important buildings was seen to warrant this choice. Similarly, the large industrial and commercial center extending into the district, and excluded from the National Register District, was included for practical, regulatory reasons. This area also is seen as having a critical visual impact upon the core of the historic district. Further south again, the district generally follows the railroad line, crossing over to include the extension of Madison's historic cemetery and several historic houses located just over the tracks along the extension of several streets.