

THE CITY OF



GREENPRINT GUIDE

THIS PUBLICATION IS BROUGHT TO YOU BY THE MADISON-MORGAN CONSERVANCY



MADISON-MORGAN CONSERVANCY

THE MISSION OF THE MADISON-MORGAN CONSERVANCY IS TO PROVIDE PUBLIC EDUCATION ON CONSERVATION MATTERS AND TO PROTECT AND ENHANCE THE HERITAGE AND QUALITY OF LIFE OF THE RESIDENTS OF MORGAN COUNTY BY PRESERVING HISTORIC SITES, GREENSPACE, FARMLAND, AND TIMBERLAND.

ACKNOWLEDGEMENTS

IN THE SUMMER OF 2010, STEPHANIE GOODRICH WORKED AS AN INTERN FOR THE MADISON-MORGAN CONSERVANCY AS A REQUIRED PART OF HER MASTER OF HISTORIC PRESERVATION CURRICULUM AT THE UNIVERSITY OF GEORGIA. IN TEN WEEKS, MS. GOODRICH DOCUMENTED THE 52 PRESERVATION OPPORTUNITIES LISTED ON THE MORGAN COUNTY GREENPRINT (2004) AS WELL AS THE 30 GREENSPACE OPPORTUNITIES AND 38 HISTORIC LANDMARKS LISTED ON THE CITY OF MADISON'S GREENPRINT ADDENDUM (2009) BY GATHERING HISTORIC PHOTOS, RESEARCHING THE HISTORY OF THE RESOURCES, COLLECTING WAY-FINDING DATA, AND PHOTO-DOCUMENTING THE VARIETY OF RESOURCES LISTED ON BOTH GREENPRINTS. WE OWE GREAT THANKS MS. GOODRICH FOR HER TIME, EXPERTISE, AND PASSION FOR THE SUBJECT MATTER AND ARE APPRECIATIVE OF HER EXCELLENT WORK.

WE ARE ALSO EXTREMELY GRATEFUL FOR THE ASSISTANCE PROVIDED BY THE STAFF OF THE CITY OF MADISON PLANNING AND DEVELOPMENT DEPARTMENT, MORGAN COUNTY PLANNING AND DEVELOPMENT, AND THE MORGAN COUNTY ARCHIVES, AS WELL AS FOR THE ASSISTANCE OF VARIOUS LANDOWNERS WHO GAVE US ACCESS TO AND INFORMATION ABOUT THEIR PROPERTIES. A SPECIAL THANKS GOES TO LYN AND WHITEY HUNT FOR THEIR CONTINUED SUPPORT OF THE GREENPRINTING PROCESS.

FINALLY WE WOULD LIKE TO THANK THE BOARD MEMBERS AND MEMBERS OF THE MADISON-MORGAN CONSERVANCY WHO MADE THIS PROJECT POSSIBLE AND WHOSE SUPPORT IS THE FOUNDATION OF OUR WORK. WE ARE SO GRATEFUL FOR THE CONTINUED SUPPORT OUR MISSION RECEIVES FROM THE COMMUNITIES IN MORGAN COUNTY.

PUBLISHED BY THE MADISON-MORGAN CONSERVANCY, INC., 2010

© 2010
MADISON-MORGAN CONSERVANCY, INC.
ALL RIGHTS RESERVED

PHOTOGRAPHS COURTESY OF STEPHANIE GOODRICH, UNLESS OTHERWISE NOTED
HISTORIC LANDMARK PHOTOS COURTESY OF THE CITY OF MADISON PLANNING AND DEVELOPMENT, UNLESS OTHERWISE NOTED.
AERIAL PHOTOS COURTESY OF GOOGLE EARTH, 2010

THE CITY OF
MADISON, GEORGIA

GREENPRINT GUIDE

Afterglow
By Rose Koralewsky

The sun has set behind the hills,
But limpid skies its radiance show;
The heavens bloom like one vast rose—
It is the afterglow.
Dear Lord, when my life's sun has set,
And I am gone, as all must go,
Grant that I too may leave behind
A lovely afterglow.



BOXWOOD GARDEN c. 1936
FROM HISTORIC AMERICAN BUILDING SURVEY (HABS), LIBRARY OF CONGRESS

TABLE OF CONTENTS

INTRODUCTION:

PURPOSE AND INTENT OF THIS GUIDE.....	1
PURPOSE OF A GREENPRINT.....	2
HISTORY OF MADISON, GEORGIA	3
HISTORIC MAP OF MADISON, GEORGIA.....	6
LIST OF GREENSPACE OPPORTUNITIES.....	7
MADISON GREENPRINT ADDENDUM CONCEPT MAP.....	8
GREENSPACE OPPORTUNITIES IN MADISON.....	9
GREENSPACE OPPORTUNITY PRIORITIZATION AND IMPLEMENTATION SCHEDULE.....	39
HISTORIC LANDMARKS MAP.....	41
HISTORIC LANDMARKS DEFINED.....	42
HISTORIC LANDMARKS PHOTOGRAPHS.....	43

APPENDIX A:

MORGAN COUNTY GREENPRINT INTRODUCTION.....	53
MORGAN COUNTY GREENPRINT CONCEPT MAP	54
LIST OF 52 PRESERVATION OPPORTUNITIES IN MORGAN COUNTY ...	55
REFERENCES.....	56

PURPOSE AND INTENT OF THIS GUIDE

The Madison-Morgan Conservancy's goal in creating this document was to illustrate and describe the resources listed in the City of Madison Greenprint Addendum (2009) and to provide a visual description of the values Madison intends to protect as they are stated in the Greenprint Addendum and Comprehensive Plan. We hope this document will serve as a complement to the Greenprint document and will aid the Madison City Council, Morgan County Planning and Zoning, developers, and conservationists in their work to protect Morgan County's heritage and to enhance the area's quality of life.

The Madison Greenprint Addendum lists 30 Greenspace Opportunities, which include natural, agricultural, scenic, recreational, and historic resources as well as 38 Historic Landmarks, which include significant properties that retain their landscape and/or physical context. In the following pages you will find photographs, locations, and descriptions of these resources in an effort to provide the reader with a more detailed picture of the value of those resources.

PURPOSE OF A GREENPRINT

In 2003, the City of Madison contributed to the creation of the Morgan County Greenprint in association with the Morgan County Board of Commissioners, the Madison-Morgan Conservancy, and the Trust for Public Land. The result of the Morgan County Greenprint was a catalog of the natural, historic, and cultural resources in Morgan County and the creation of goals and objectives for the protection of those resources. The Morgan County Greenprint was adopted as Appendix A of the Morgan County Joint Comprehensive Plan of 2004, and has served well as a planning tool for the county and city planners since.

In 2008, the City of Madison embarked on a Greenprint Addendum process in order to accomplish four goals:

- 1) Collect information specific to the City of Madison and its residents as it relates to greenspace and recreation issues and opportunities in an effort to update the 2003 Morgan County Greenprint.
- 2) Complete Plan Elements in the 2004 Comprehensive Plan Short Term Work Plan:
 - a. Plan Element 2 - Identify and pursue funding sources for protection of green and open space, viewscapes, greenways/corridors, and gateways.
 - b. Plan Element 3 - Develop a system of passive recreation parks throughout the County and its cities.
 - c. Plan Element 5 - Work with the County and other local governments to develop a County-wide green way to link important greenspaces in the county and provide habitats for native flora and fauna.
 - d. Plan Element 28 - In conjunction with the County and other municipalities, work towards the goal of permanently protecting more than 20% of the county's land area in farmlands, natural areas, forests, or parks.
 - e. Plan Element 31 - In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to require that all new developments contribute to the permanent protection of green space and conservation of open space in an appropriate manner such as on-site provision, purchase of development rights, and payments to a green space fund. Also require that when possible, appropriate land conserved on-site should be available for public use.
 - f. Plan Element 42 - In conjunction with the County and other municipalities, work to establish links between the important greenspaces in the County.
- 3) Complete Plan Elements in the Greenspace Commission's Short Term Work Plan:
 - a. Plan Element 2.0 - Plan for municipal greenspace in a comprehensive manner.
 - b. Plan Element 2.01 - Sponsor a city-focused Madison Greenprint plan.
 - c. Plan Element 2.02 - Develop a greenways plan (connecting parks, other greenspaces, and historic resources).
 - d. Plan Element 2.4 - Identify and pursue funding sources for protection of green and open space, viewscapes, greenways, corridors, and gateways.
- 4) Prioritize the selection, acquisition, and development of future greenspace and recreation areas in Madison. It is recommended that the Madison City Council and Planning Department consider the information contained in this Greenprint Addendum as the baseline when creating the City's formal Greenspace Policy. Madison's Greenspace Policy is scheduled to be created after the adoption of this document as part of the 2009 Comprehensive Plan Short Term Work Plan Update and should serve as a long-term strategy for the protection of greenspace and for the development of recreation areas within the city.

- Reprinted from City of Madison, Georgia Greenprint Addendum and Concept Map 2009

HISTORY OF MADISON, GEORGIA

Establishment of Madison was part of the larger movement to settle the Georgia frontier and of the inevitable westward shift of the country's population. The Creek Nation ceded the area by treaty to Georgia in 1802, and Morgan County (1807) was one of ten counties established between 1802 and 1815. In December 1808 under then Governor Jared Irwin, an act of the Georgia legislature established a permanent site for public buildings on 100 acres of land in Morgan County and designated it to be Madison. The town's namesake was then President-elect James Madison, 4th U.S. President (1809 - 1817) - Father of the Constitution; Founding Father, Congressman & Political Philosopher; and Author of the Federalist Papers & Bill of Rights.

Madison's town plan followed one of three typical plan types for the new counties. All were rectilinear, ultimately reflecting the development pattern of Georgia's first colony at Savannah, as well as Renaissance-inspired town planning ideals. Surveyor Lewis McLane laid out the earliest 48 lots in 1809 according to the "Washington-type" plan, a geometric grid characterized by a central public square flanked on four sides by prominent 80-foot streets. Use of this plan is not surprising since many local settlers came from the Washington, Georgia area, which constituted the prior edge of Georgia frontier. By December 12, 1809, the Georgia Legislature acted to incorporate Madison and appoint local leadership - the Commissioners of the Town of Madison.

Madison thrived as the center of civic life, as early residents and nearby planters gathered to shop, socialize, learn, and worship. The trend would continue in the years to come with many planters building in-town homes, some architecturally typical of a form known as Plantation Plain. The earliest concentration of homes occurred along the east-west axis formed by Washington and Jefferson streets, which was the primary route through the community long before Main Street. Following the established grid-pattern, the town grew with large lots for residential use along uniform streets, lots reserved for religious life, and a traditional county seat commercial center. In 1822, Madison's city limits were extended to include the land lying within half a mile of the public square (later in 1840 increased to a 1-mile radius). Use of a radius created circular towns, representative of early town planning techniques and distinctive of Georgia.

In 1840, the Georgia Railroad, connecting Augusta to Atlanta, arrived in Madison, the railroad's terminus for 4 years. The railroad was vital to shipping cotton out of the community and surrounding counties, contributing to Madison's reputation, wealth, and construction. Prosperity from the cotton industry arrived in the form of grand Antebellum architecture and cultural amenities. From 1850 until just after the Civil War, Madison flourished as an early center for advanced female education. Despite the human loss and toil of the war, the town itself survived virtually intact thanks to Mayor Joshua Hill, former U.S. Senator and anti-secessionist. Compounding the harsh conditions of the war, Downtown Madison was nearly wiped out by the Great Fire of 1869. This devastating fire destroyed many structures and almost all businesses. The courthouse and the hotel survived, only to be lost in subsequent fires. Thus, Downtown Madison of today is from the period of rebuilding, the Victorian era.

During this period of growth, a charter amendment incorporated the City of Madison (formerly "Town of Madison") and shifted the local political nomenclature, vesting the leadership of the community officially in the Mayor and Aldermen (formerly President and Board of Commissioners). During this period, Madison also gained an additional railroad line (the Covington & Macon, later known as the Central of Georgia), two substantial school buildings for public education, multiple newspapers, and public electricity including an illuminated "White Way" from the depot to the square. Many of the homes constructed during the period were Victorian or Folk Victorian, meaning a traditional house form that added prefabricated Victorian details. Such details were plentiful with the increased mobility provided by the railroad and due to local enterprises such as Variety Works, which made much of the exterior and interior trim work cherished on and within Madison's historic homes today.

HISTORY OF MADISON, GEORGIA, CONTINUED

At the turn-of-the-century, Madison's population had grown to roughly 2,000 as the New South emerged post-Civil War. In 1907-1908, Madison gained substantial civic improvements such as a Neoclassical courthouse (the third, only remaining, and current courthouse), a public water and sewerage system, the Cooke Fountain, and the 8th District Agricultural and Mechanical School which was one of twelve state regional schools for vocational and academic instruction. Federal and state aided paving projects built paved roads connecting Madison to surrounding cities. Madison had previously been the intersection of major rail lines; the community thereafter grew and prospered as a different kind of transportation crossroads.

As the Great Depression lingered, there was very little residential development and the downtown hotel was lost to arson in 1932 and never rebuilt. However, thanks to the Public Works Administration and the WPA, the U.S. Post Office, City Hall, and the Georgia State Patrol Outpost (all still in use) were developed in Madison during that time. Progressive improvements of the time included consolidation of schools and establishment of the public natural gas system. The arrival of the boll weevil as well as increased diversity in commerce and industry led to the community's transition away from its former cotton-based economy. The major economic change of the 1940s and 1950s was the shift from cotton and other labor-intensive crops to dairy farming, perpetuating the county's main agricultural industry. The city grew as the business center of an agrarian county, but also began to capitalize on its great architectural heritage by developing a tourism industry, with its first Tour of Homes in 1950 (now #1 industry for Madison and second only to agriculture for Morgan County).

In the 1960s and 1970s, Madison grew slowly (about 20 people or 4 families per year). Proactive measures for good community growth included a Bi-Racial Committee, to address integration issues and reduce conflicts, as well as new Airport Authority, since the era of the train would soon give way to planes and automobiles. Rail passenger service was essentially ended during the 1960s (freight service is still active), and Interstate 20 (conceived as the Deep South's major east-west corridor from TX to SC), was approved and begun in 1962. Automobiles and integration were the norm by August of 1970.

Having taken 100 years to double its first census of 1,389 citizens in 1870, Madison's population finally surpassed 3,000 in 1970; however, the municipal racial demographics remained about even. The 1980s were a period of thoughtful deliberation and proactive planning. Madison used its two newest planning tools: *Community Development Concept Plan* (precursor to the now state-mandated comprehensive plan) and *A Study of the Impact of Growth* (an evaluation of potential city limit expansion). In the late 1980s, annexation practically doubled the city's land mass. Madison also invested in its future quality of life by becoming a National Main Street community, establishing a Downtown Development Authority, designating the Madison Historic District, and participating as a Tree City USA.

The early 1990s saw the introduction of what was perceived by many to be a threat to Downtown Madison - a bypass. Bypass 441 was completed in 1991 and heralded the development along the corridor from interchanges toward downtown; the Corridor Design Overlay was established to provide guidance for these new growth areas. With the approach of the millennium, the City of Madison began to see the fruits of thirty years of stable leadership, long-range planning and community improvement efforts - using Madison's historic context and environment to frame the future. The 2000 Census revealed that the population of Madison reached 3,636 within Morgan County (15,457). So in perspective, the city has grown less than 1% per year since the 1930s (the last dip in population) and has retained its diversity (50% white/50% black).

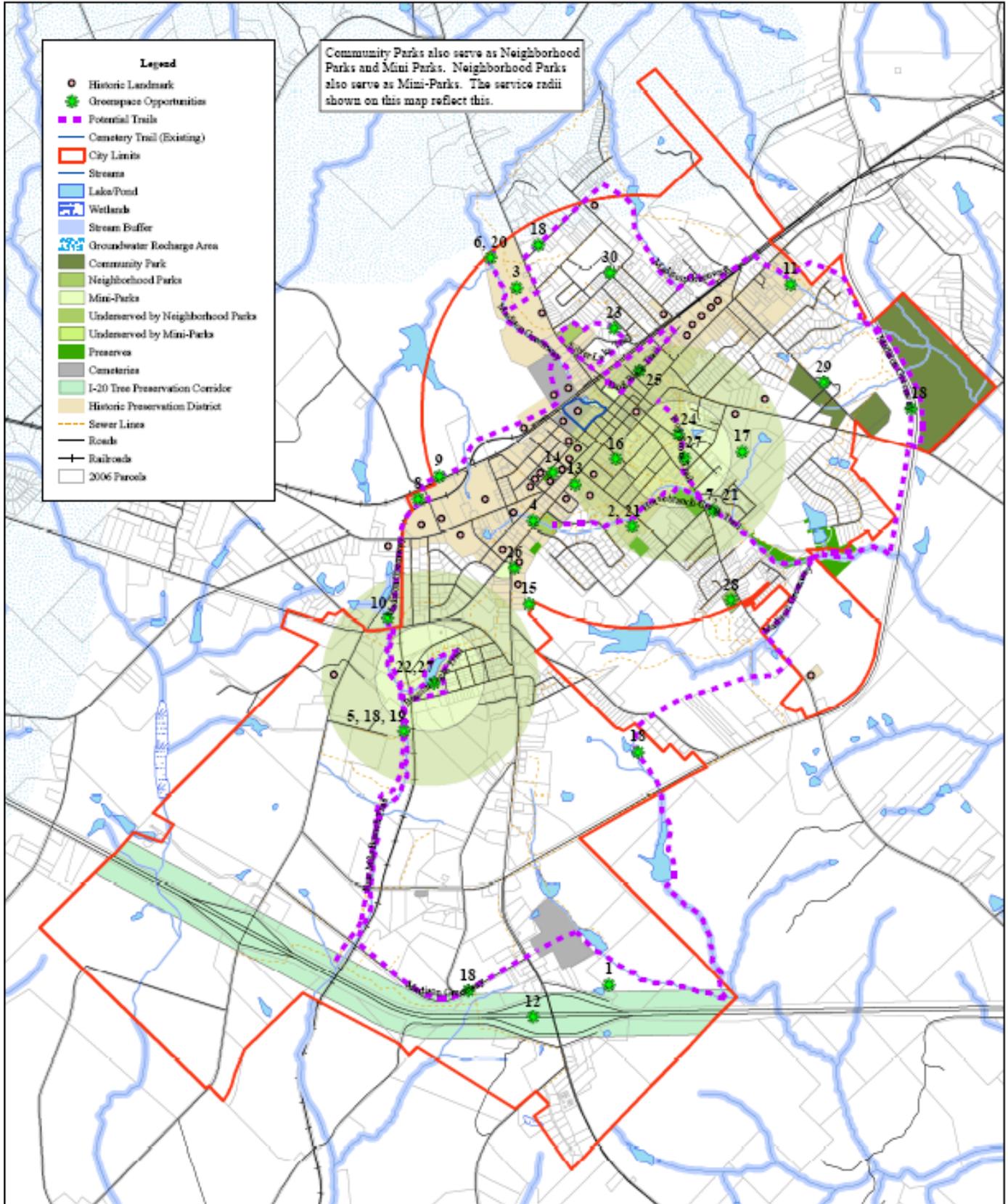
HISTORY OF MADISON, GEORGIA, CONTINUED

Madison continues to engage in and receive accolades for proactive planning - recognized as the #1 Small Town in America (2001); honored as one of the nation's and Georgia's first Preserve America Communities (2004); received the premier Downtown Excellence Award by the GA Downtown Association (2009); etc. Mayor Gilbert noted, "We don't want this to turn into Anywhere USA ... We don't let growth get so far out of control that it erodes the quality that makes Madison special." To celebrate the 200th Anniversary of the community's founding, the Madison Bicentennial Committee supported a year-long celebration, constructed and dedicated Madison Town Park (a new outdoor event facility), and produced of a handsome coffee-table book, *Madison: A Classic Southern Town* which highlights the community's incomparable architecture and landscapes.

MADISON GREENSPACE OPPORTUNITIES

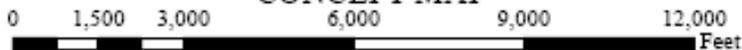
1. Bird Sanctuary
2. Foster Street Conservation Area
3. Brandon Woods
4. Undevelopable lot across from Hill Park
5. Four Mile Branch Creek
6. One Mile Branch Creek
7. Horse Branch Creek
8. Oil Mill Road Area
9. Pritchard Peach Orchard
10. Pennington Road Greenspace
11. Allen Street Open Space
12. I-20 Corridor
13. Miller Pecan Grove
14. Baldwin Pecan Grove
15. Pennington Timber and Pecan Grove
16. Baptist Pecan Grove
17. Catholic Church Pecan Grove
18. Cox-Reynolds Cemetery
19. Four Mile Branch Trail
20. One Mile Branch Trail
21. Horse Branch Creek Trail
22. Beacon Light Trail
23. Silver Lake Trail
24. Boy Scout Trail
25. Dog Walk Trail
26. Shumway Estate and Grounds
27. Underserved Areas of southwest and northeast
28. Washington Park needs play equipment
29. Bike paths to High School
30. Bike paths to Middle School

MADISON GREENPRINT CONCEPT MAP



Source: See Source Pages in this Appendix

CITY OF MADISON GREENPRINT ADDENDUM CONCEPT MAP



1:36,000



OPPORTUNITY 1

Bird Sanctuary

Category: Natural areas/habitat protection

Description: Located behind the Hampton Inn and adjacent to the Spaceview Cemetery, this stand of bamboo and hardwoods serves as a nesting ground for migrating birds. Residents remember the area serving this purpose since the 1960s. It is a common site to see thousands of birds migrating and nesting here at dusk during the winter.

Additional Value: Provides a greenspace buffer

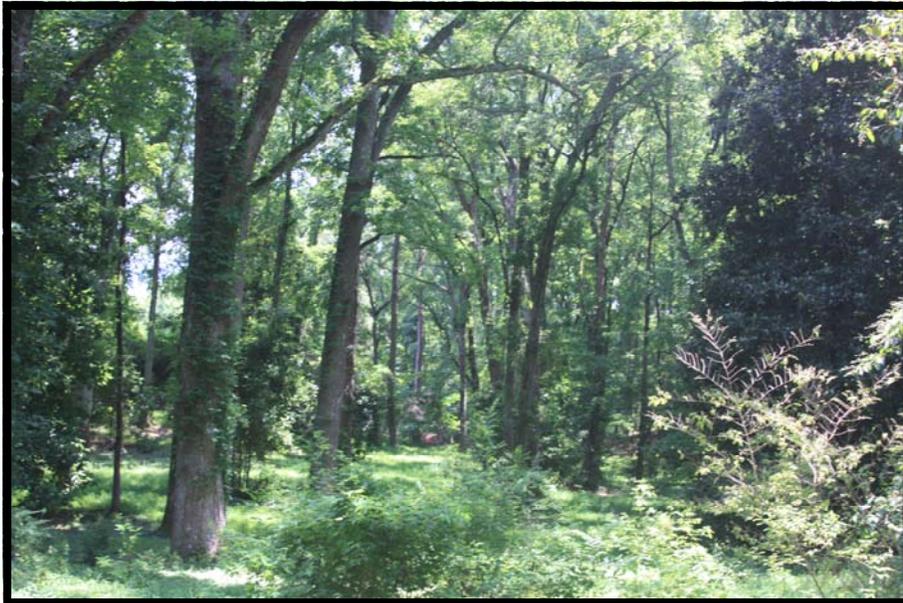


Foster Street Conservation Area

Category: Natural areas/habitat protection

Description: In 2007, 8 acres along Foster Street were developed into eight single family residences on ½-acre lots. During the development process, the developer donated 3.6 acres of hardwood forest along Horse Branch to the City for permanent protection of tree canopy and wildlife habitat.

Additional Values: Riparian areas (see opportunity 7), potential trail (see opportunity 21).



OPPORTUNITY 3

B Brandon Woods

Category: Natural areas/habitat protection

Description: Extending from Madison's historic cemeteries westward, the hardwood forest along One Mile Branch serves as habitat for wildlife and as a stream buffer. The area is one of the last expanses of hardwoods extant within the city limits and defines the boundary of the historic properties preserved by the Atkinson family.

Additional Values: Riparian areas (see opportunity 6) greenspace buffers, agrarian landscapes, potential trails (see opportunity 20), gateways.

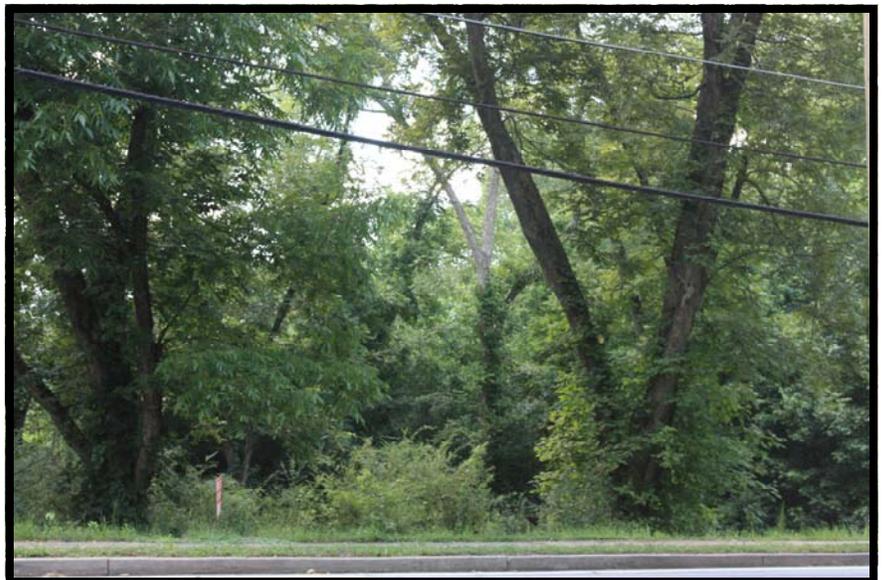


OPPORTUNITY 4

Undevelopable Lot across from Hill Park

Category: Natural areas/habitat protection

Description: This 1-acre lot across from Hill Park is the site of Horse Branch (day-lighted portion), and therefore is low-lying and not suitable for development. The site contains remnants of a historic pecan grove, and although private land, it provides tree canopy and wildlife habitat.



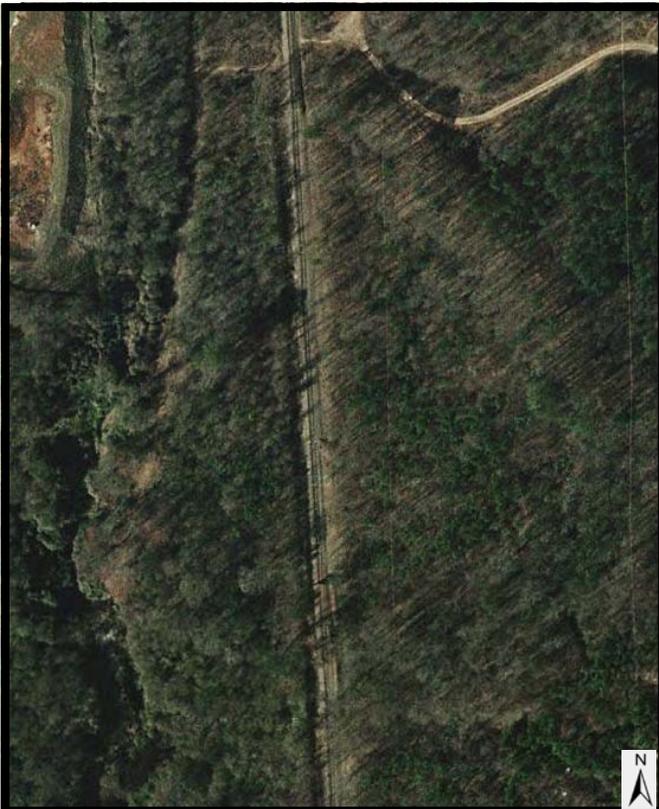
OPPORTUNITY 5

Four Mile Branch Creek

Category: Riparian area

Description: Four Mile Branch is an important aquatic resource in Madison. This riparian area winds its way through the historic district and then south of the city limits where the wastewater treatment plant discharges wastewater.

Additional Values: Natural areas, habitat protection, potential trails (see opportunity 19), gateway.



One Mile Branch Creek

Category: Riparian area

Description: The headwaters of One Mile Branch are just north of the City of Madison. After this creek winds its way through mostly agricultural or undeveloped land, it flows through Madison's historic cemeteries and historic district. Once within the city limits, sections of One Mile Branch are diverted into a culvert, impacting the streams ability to support aquatic life.

Additional Values: Natural areas, habitat protection (see opportunity 3), potential trails (see opportunity 20), gateway.



OPPORTUNITY 7

Horse Branch Creek

Category: Riparian area

Description: Horse Branch winds its way through the heart of the Madison Historic District and through one of Madison's closed landfills. The creek is diverted into a culvert through Hill Park. Horse Branch extends eastward abutting Markham's Hill, a conservation subdivision with a reserve tract of 6-acres protecting tree canopy and stream buffer.

Additional Values: Natural areas, habitat protection (see opportunity 2), potential trails (see opportunity 21).



Oil Mill Road Area

Category: Greenspace buffers

Description: Oil Mill Road was named after the cotton seed oil industry which operated where the mill still stands at the corner of Oil Mill and Pennington roads. The surrounding area has been the site of cotton and peach production and much of it is being used today as a tree nursery. The area serves as an excellent

greenspace buffer and helps define the edge between town and country on the north side of Madison. The bridge that crosses the railroad to the mill site is the city's only extant historic bridge.

Additional values: Natural area, habitat protection, agrarian landscapes, historic landmarks, potential trails, gateway.



OPPORTUNITY 9

Pritchard Peach Orchard

Category: Greenspace buffers

Description: A sizeable tree nursery today, this land was once the site of an expansive peach orchard. Locals note that once one could only see peach trees looking north from the railroad crossing at Oil Mill Road. This resource helps create a defined edge between town and country on the north side of Madison.

Additional Values: Natural areas, habitat protection, agrarian landscapes, gateway.



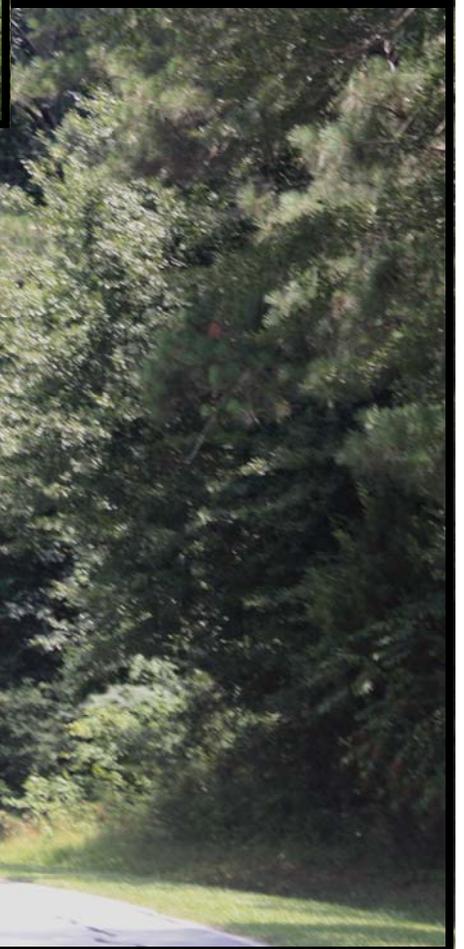
Pennington Road Greenspace

Category: Greenspace buffers

Description: This linear greenspace along Pennington Road and the railroad serves as a relaxing viewshed along Madison's northeast edge and helps define the edge between town and country. The greenspace also

serves as an essential buffer to an active railroad line and frames the entrance for the Madison Historic District entering from Dixie Avenue.

Additional Values: Natural areas, habitat protection, potential trails, gateway.



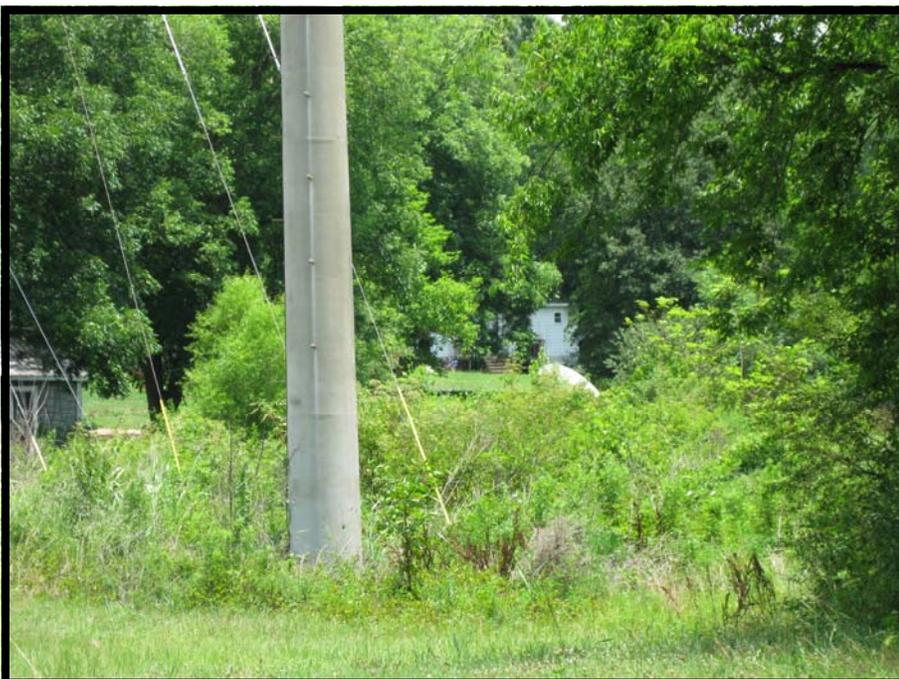
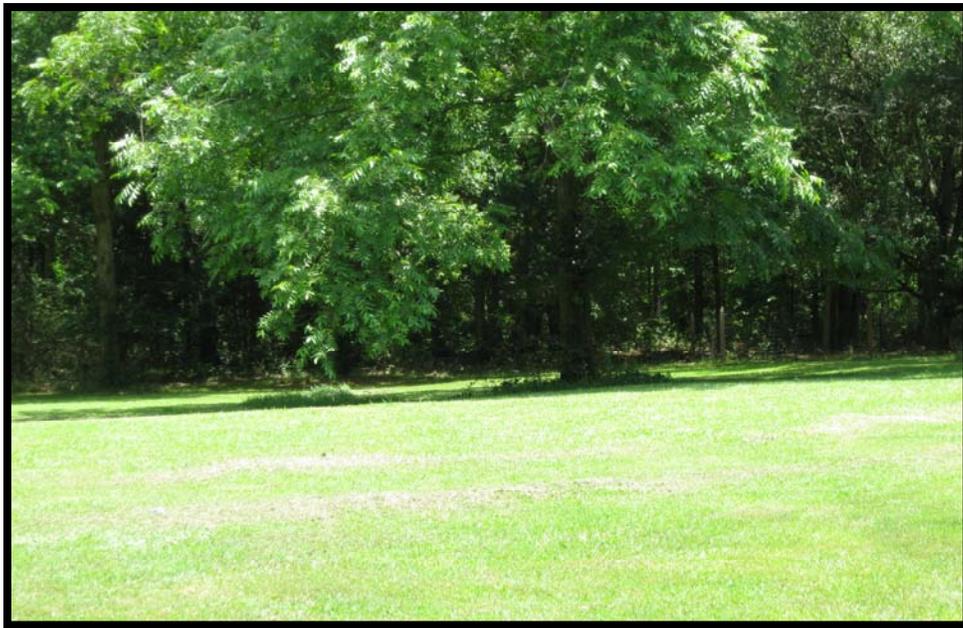
OPPORTUNITY 11

Allen Street Open Space

Category: Greenspace buffers

Description: This greenspace serves as a buffer to Madison's historic district and offers potential park space in an underserved portion of the community if combined with adjacent parcels. Limited in terms of utility service, the land represents a large tract of open space.

Additional Values: Potential trails, gateway.



I-20 Corridor

Category: Greenspace buffers

Description: Along I-20 travelers can glimpse views of the historic agrarian landscape residents are interested in protecting. This viewshed contributes to Madison's character. With the exception of these important agrarian view-sheds, the linear greenspace buffer is essential as a sound and visual barrier - to obscure new development as well as the backs of industrial properties, loading docks, and storage yards. I-20 is the community's "front door" and presents a first impression for our tourism economy.



OPPORTUNITY 13

Miller Pecan Grove

Category: Agrarian landscapes

Description: Adjacent to the Foster-Thomason-Miller House, this pecan grove is a historic landscape that has served as a substantial greenspace in the Madison Historic District. The rear of the acreage also adjoins a riparian resource, Horse Branch, with a significant area of hardwoods. This greenspace is an integral part of the rhythm and development pattern of Madison's Historic District.

Additional Values: Natural areas, habitat protection, riparian areas, greenspace buffers, potential trails.



Baldwin Pecan Grove

Category: Agrarian landscapes

Description: Adjacent to the Hill House, this pecan grove is a historic landscape that has served as a substantial greenspace in the Madison Historic District. Reputedly, the greenspace was once a racetrack. It also functioned as a muster ground to muster the militia until the 1840s. Now a pecan grove, this property is a reminder of the working landscape that was required in the 19th century in order to feed a family and run a household. This greenspace is an integral part of the rhythm and development pattern of Madison's Historic District.

Additional Values: Natural areas, habitat protection.



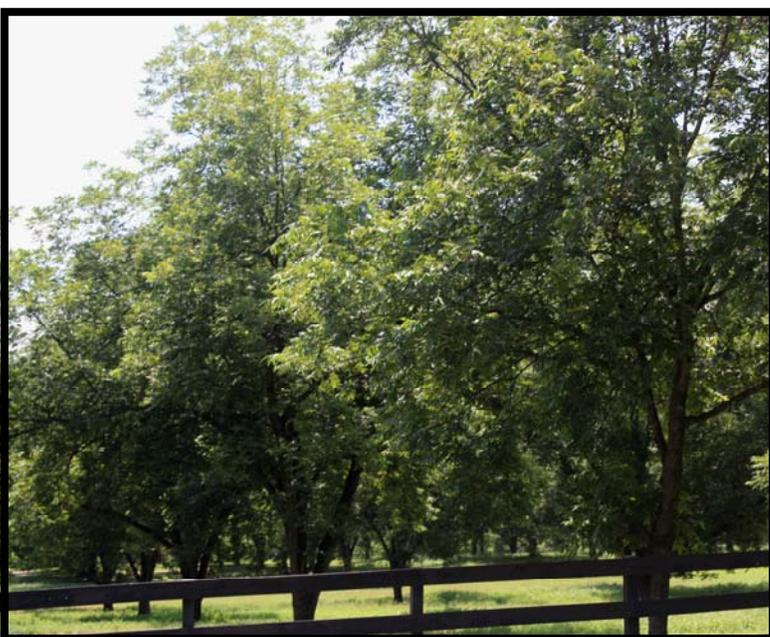
OPPORTUNITY 15

Pennington Timber and Pecan Grove

Category: Agrarian landscapes

Description: Adjacent to the Madison Historic District, this pecan grove is a historic landscape that has served as a substantial greenspace. Obvious from an aerial view, this historic landscape includes a pecan grove and significant stand of timber. It also includes a significant portion of the city limits of Madison and is a link to the city's agrarian past.

Additional Values: Natural areas, habitat protection, greenspace buffers, gateway.



Baptist Pecan Grove

Category: Agrarian landscapes

Description: Abutting the Madison Baptist Church lot and behind Magnolia Hall, this pecan grove is a historic landscape that has served as a substantial greenspace in the Madison Historic District. This pecan grove serves the historic district well by providing greenspace and contributing to the city's tree canopy.

Additional Values: Natural areas, habitat protection.



OPPORTUNITY 17

Catholic Church Pecan Grove

Category: Agrarian landscape

Description: Adjacent to the historic property Poullain Heights, this pecan grove is a historic landscape that has served as a substantial greenspace near the Madison Historic District. Although private property, this greenspace provides gracious tree canopy which is utilized by the bed & breakfast and serves as a neighborhood gathering place for weddings and special events.

Additional Values: Natural areas, habitat protection.



OPPORTUNITY 18

Madison Greenway

Category: Potential trails

Description: The Madison Greenway is a conceptual perimeter greenway made up of roads, parks, and riparian trails surrounding the city. The reservation of this buffer around the city allows for connectivity for wildlife migration, trail recreation, congregation of similar resources, and a retention of the defined edge between town and country, thus, mitigating the damaging effects associated with city sprawl and loss of rural landscape.

Additional Values: Natural areas, habitat protection, riparian areas, greenspace buffers, agrarian landscapes, gateway, recreation.



GREENSPACE NEAR BIRD SANCTUARY



PENNINGTON ROAD NEAR OIL MILL ROAD



START OF ROUND BOWL TRAIL IN MADISON



GREENSPACE AT HERITAGE PARK

RESOURCE 19

Four Mile Branch Trail

Category: Potential trails

Description: One of a series of possible trails along Four Mile Branch providing walking, biking, and equestrian opportunities. Building on the immense popularity of the Round Bowl Spring Trail, such segments could be developed individually, contribute to a larger network, and provide connectivity to existing and future passive parks and recreational areas. Four Mile Branch Trail could offer an area of great length and multi-modal options.

Additional Values: Natural areas, habitat protection, riparian areas (see opportunity 5).

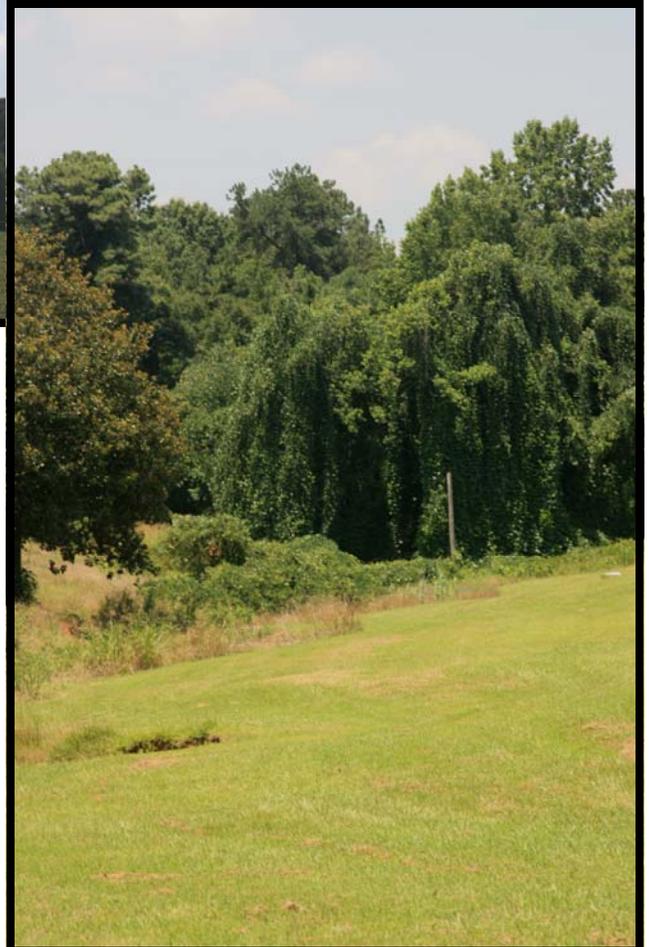


One Mile Branch Trail

Category: Potential trails

Description: One of a series of possible trails along One Mile Branch providing walking, biking, and equestrian opportunities. Building on the immense popularity of the Round Bowl Spring Trail, such segments could be developed individually, contribute to a larger network, and provide connectivity to existing and future passive parks and recreational areas. One Mile Branch Trail could offer an area of great beauty through hardwoods and a link to the historic cemeteries – the largest city greenspace.

Additional Values: Natural areas, habitat protection (see opportunity 3), riparian areas (see opportunity 6), green space buffers, agrarian landscape, gateway.



OPPORTUNITY 21

Horse Branch Trail

Category: Potential trails

Description: One of a series of possible trails along Horse Branch providing walking, biking, and equestrian opportunities. Building on the immense popularity of the Round Bowl Spring Trail, such segments could be developed individually, contribute to a larger network, and provide connectivity to existing and future passive parks and recreational areas. Horse Branch Trail could offer an area of great beauty through hardwoods and connecting the historic district with parks and conservation areas.

Additional Values: Natural area, habitat protection (see opportunity 2), riparian areas (see opportunity 7).



Beacon Light Trail

Category: Potential trail

Description: One of a series of possible trails next to Carmichael Lake providing walking, biking, and equestrian opportunities. Building on the immense popularity of the Round Bowl Spring Trail, such segments could be developed individually, contribute to a larger network, and provide connectivity to existing and future passive parks and recreational areas. Beacon Light Trail could offer a neighborhood trail next to a water resource and a potential 4-acre greenspace within a residential area underserved by parks.

Additional values: Natural areas, habitat protection, riparian area, recreation.



OPPORTUNITY 23

Silver Lake Trail

Category: Potential trail

Description: One of a series of possible trails next to the historic Silver Lake site providing walking, biking, and equestrian opportunities. Building on the immense popularity of the Round Bowl Spring Trail, such segments could be developed individually, contribute to a larger network, and provide connectivity to existing and future passive parks and recreational areas. Silver Lake Trail could offer a neighborhood trail next to a historic site which could be reclaimed and a potential 4-acre greenspace.

Additional value: Natural area, habitat protection, riparian area.

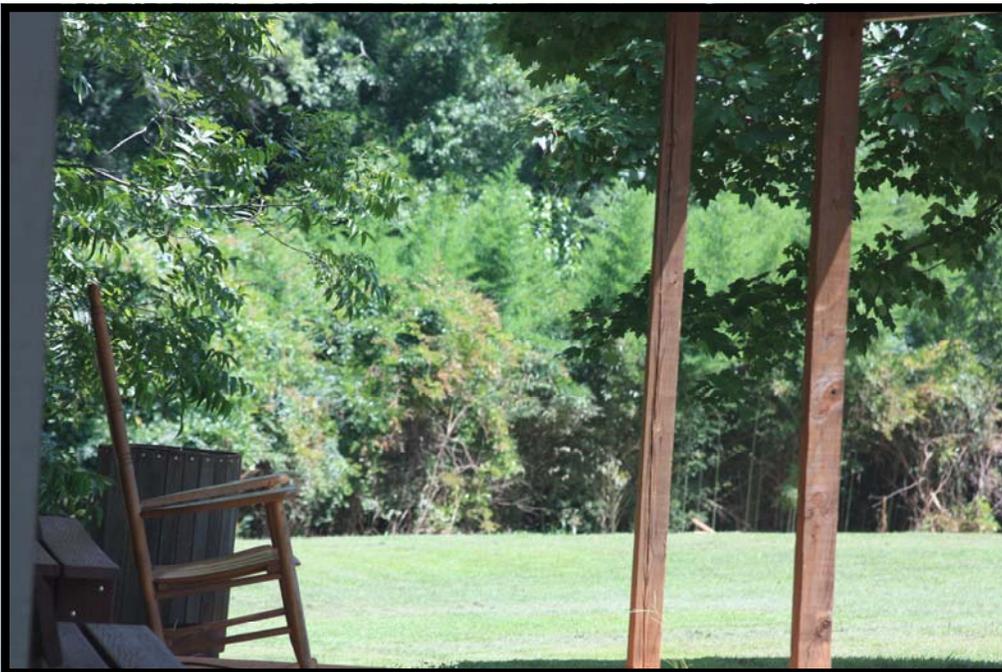


Boy Scout Trail

Category: Potential trail

Description: One of a series of possible trails next to the Boy Scout Hut/Cabin providing walking, biking, and equestrian opportunities. Building on the immense popularity of the Round Bowl Spring Trail, such segments could be developed individually, contribute to a larger network, and provide connectivity to existing and future passive parks and recreational areas. Boy Scout Trail could offer the closest example to Round Bowl Springs Trail given its linear and meandering walk along a riparian area.

Additional values: Natural area, habitat protection, riparian area, recreation.

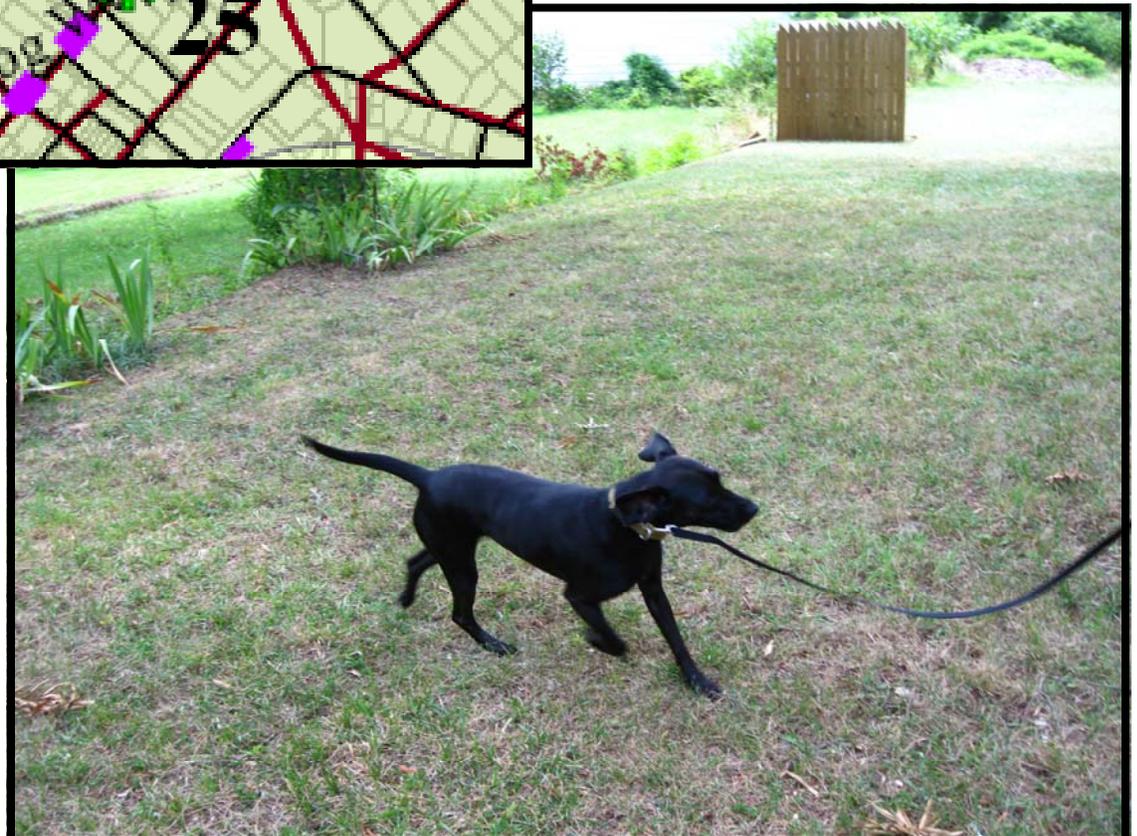
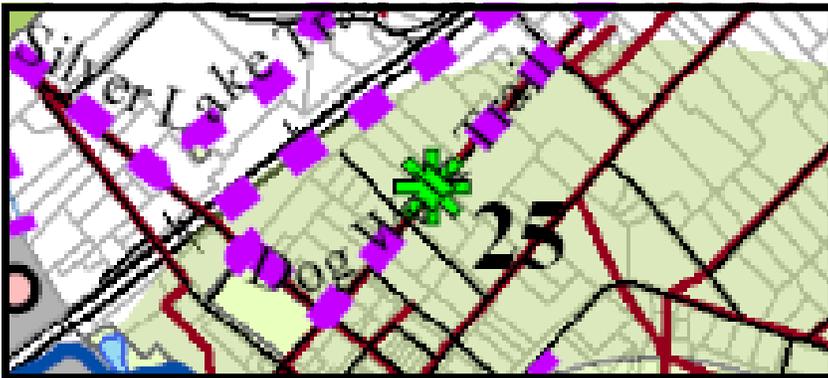


OPPORTUNITY 25

Dog Walk Trail

Category: Potential trail

Description: One of a series of possible trails along and/or near the railroad providing walking, biking, and equestrian opportunities. Building on the immense popularity of the Round Bowl Spring Trail, such segments could be developed individually, contribute to a larger network, and provide connectivity to existing and future passive parks and recreational areas. Dog Walk Trail could offer a trail next to the railroad connecting emerging downtown neighborhoods with downtown proper, perhaps including railroad ROW or the municipal reservoir.



Shumway Estate and Grounds

Category: Gateway

Description: The Shumway Estate serves as a valuable gateway into Madison's historic district. The Greek Revival house and its grounds are part of a historic landscape that still retains many of its original outbuildings. This expansive estate on Highway 441 is impressive as a gateway into the Madison Historic District. It is comparable in conservation value to the Atkinson Brick House Estate and grounds on Hwy 83.



OPPORTUNITY 27

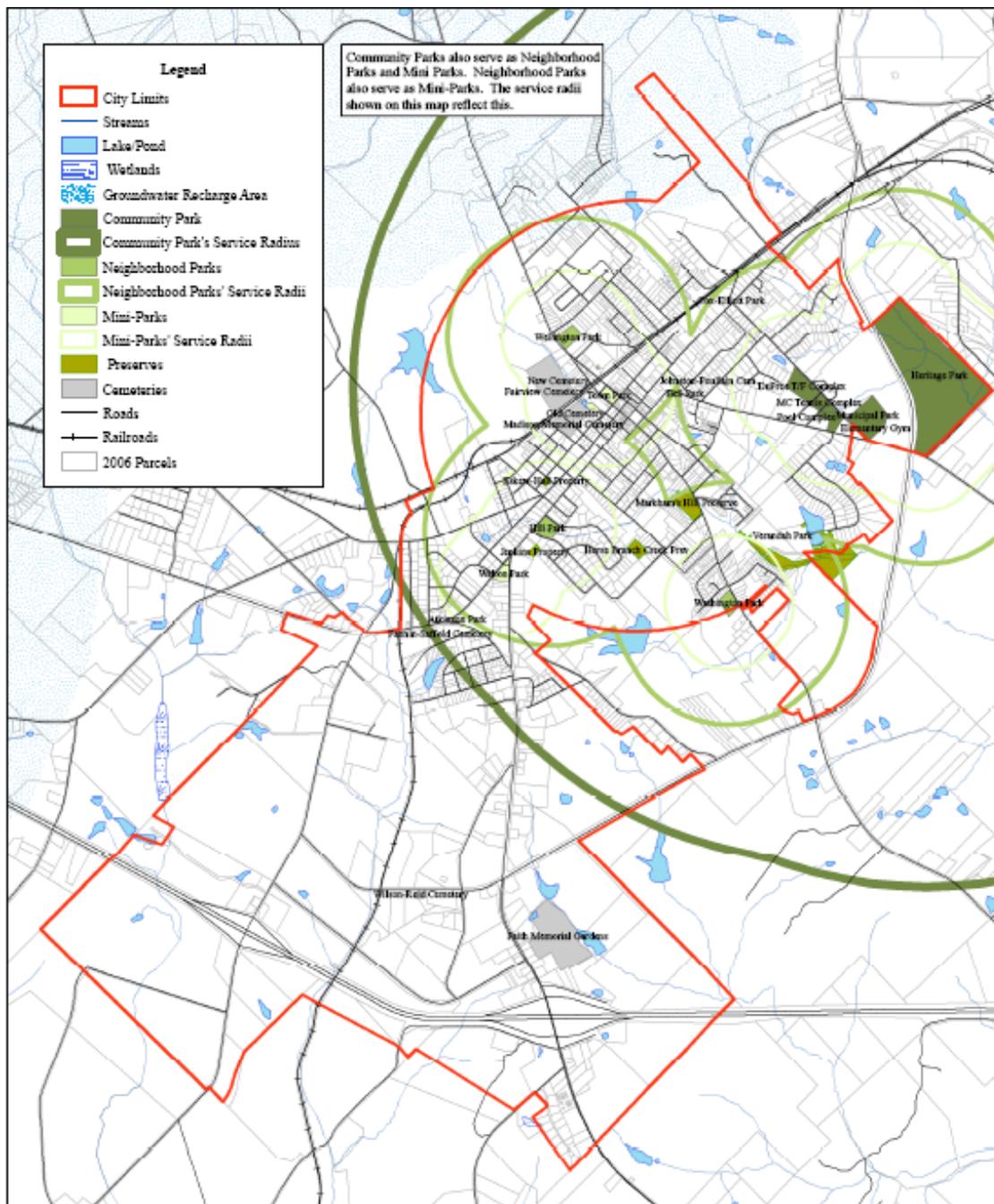
Underserved Areas of Southwest and Northeast

Category: Recreation

Description: The National Recreation and Park Association (NRPA) defines parks in four categories: mini-parks, neighborhood parks, community parks, and regional/metropolitan parks. All areas of Madison are well served by Hard Labor Creek State Park which is a regional park (regional parks serve all areas within a one-hour drive). However, the southwest area of Madison is underserved by Heritage Park (Madison's only community park serving a 1-2 mile radius). Additionally, two separate areas, one in the northeast area of Madison and the other en-

compassing most of the southwest area of Madison, are underserved by neighborhood parks (serving a ¼ mile to ½ mile radius) and by mini-parks (serving up to a ¼ mile radius).

Additional values: Natural areas, habitat protection, riparian areas, greenspace buffers, agrarian landscapes, potential trails.



CITY OF MADISON GREENPRINT ADDENDUM
 RECREATIONAL PARKS AND THEIR SERVICE AREAS
 0 1,500 3,000 6,000 9,000 12,000 Feet
 1:36,000

Washington Park needs play equipment

Category: Recreation

Description: Washington Park is one of Madison's neighborhood parks but has not been substantially improved. Washington Park needs to be improved to the equivalent level of the community's other neighborhood parks - Hill Park and Wellington Park.



OPPORTUNITY 29

Bike Paths to High School

Category: Recreation

Description: Sidewalks connecting from Downtown Madison to the schools, between schools, and schools to neighborhoods and other resources need to be inventoried, infilled and improved to allow for increased pedestrian and bicycle travel to and from local schools. With the abandonment of walking to and from school and diminished use of school busses by city neighborhoods, increased possibilities of bike paths and sidewalk connectivity allow for parents to choose a healthy, safe, and green option for getting their children to school while fighting childhood obesity. Connection to the library and recreational resources should be a priority.

Additional values: Potential trails.



Bike Paths to Middle School

Category: Recreation

Description: Sidewalks connecting from Downtown Madison to the schools, between schools, and schools to library and recreational resources need to be inventoried, infilled and improved to allow for increased pedestrian and bicycle travel to and from local schools. With the abandonment of walking to and from school and diminished use of school buses by city neighborhoods, increased possibilities of bike paths and sidewalk connectivity allow for parents to choose a healthy, safe, and green option for getting their children to school while fighting childhood obesity. A diminished speed and a safe crosswalk across Wellington Road should be a priority.

Additional values: Potential trails.



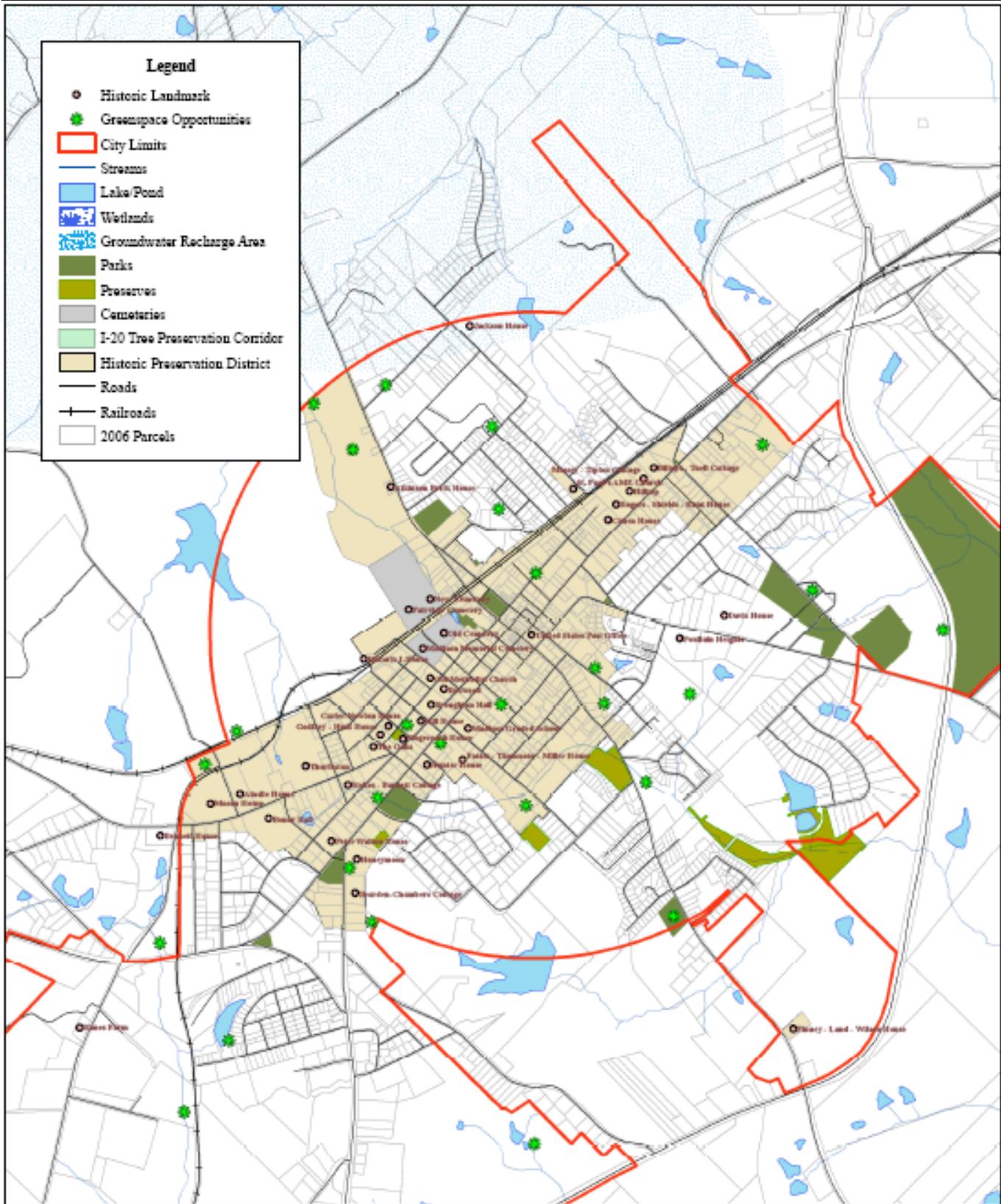
GREENSPACE OPPORTUNITIES PRIORITIZATION AND IMPLEMENTATION SCHEDULE

ID#	Resource Description	Implementation			Additionality	Priority		
		Near	Mid	Long		High	Med	Low
	Natural Areas/Habitat Protection							
1	Bird Sanctuary	x			GreenSpace Buffers			x
2	Foster Street conservation area	x			Riparian Areas, Potential Trails			x
3	Brandon Woods	x			Riparian Areas, GreenSpace Buffers, Agrarian Landscapes, Potential Trails, Gateways			x
4	Undevelopable lot across from Hill Park		x					x
	Riparian Areas							
5	Four Mile Branch Creek		x		Natural Areas/Habitat Protection, Potential Trails, Gateway			x
6	One Mile Branch Creek		x		Natural Areas/Habitat Protection, Potential Trails, Gateway			x
7	Horse Branch Creek		x		Natural Areas/Habitat Protection, Potential Trails			x
	GreenSpace Buffers							
8	Oil Mill Road Area	x			Natural Areas/Habitat Protection, Agrarian Landscapes, Historic Landmarks, Potential Trails, Gateway			x
9	Pritchard Peach Orchard		x		Natural Areas/Habitat Protection, Agrarian Landscapes, Gateway			x
10	Pennington Road GreenSpace		x		Natural Areas/Habitat Protection, Potential Trails, Gateway			x
11	Allen Street Open Space		x		Potential Trails, Gateway			x
12	I-20 corridor			x				x
	Agrarian Landscapes							
13	Miller Pecan Grove	x			Natural Areas/Habitat Protection, Riparian Areas, GreenSpace Buffers, Potential Trails			x
14	Baldwin Pecan Grove		x		Natural Areas/Habitat Protection			x
15	Pennington Timber and Pecan Grove		x		Natural Areas/Habitat Protection, GreenSpace Buffers, Gateway			x
16	Baptist Pecan Grove			x	Natural Areas/Habitat Protection			x
17	Catholic Church Pecan Grove			x	Natural Areas/Habitat Protection			x
	Potential Trails							
18	Madison Greenway		x		Natural Areas/Habitat Protection, Riparian Areas, GreenSpace Buffers, Agrarian Landscapes, Gateway, Recreation			x
19	Four Mile Branch Trail		x		Natural Areas/Habitat Protection, Riparian Areas			x
20	One Mile Branch Trail		x		Natural Areas/Habitat Protection, Riparian Areas, GreenSpace Buffers, Agrarian Landscapes, Gateway			x

GREENSPACE OPPORTUNITIES PRIORITIZATION AND IMPLEMENTATION SCHEDULE

ID#	Resource Description	Implementation			Additionality			Priority		
		Near	Mid	Long	High	Med	Low	High	Med	Low
21	Horse Branch Creek Trail		x				Natural Areas/Habitat Protection, Riparian Areas		x	
22	Beacon Light Trail		x				Natural Areas/Habitat Protection, Riparian Areas, Recreation		x	
23	Silver Lake Trail		x				Natural Areas/Habitat Protection, Riparian Areas		x	
24	Boy Scout Trail		x				Natural Areas/Habitat Protection, Riparian Areas, Recreation		x	
25	Dog Walk Trail		x						x	
	Gateway									
26	Shunway Estate and Grounds		x							x
	Recreation									
27	Underserved Areas SW and NE		x				Natural Areas/Habitat Protection, Riparian Areas, Greenspace		x	
28	Washington Park needs play equipment		x				Buffers, Agrarian Landscapes, Potential Trails		x	
29	Bike paths to High School					x	Potential Trails			x
30	Bike paths to Middle School					x	Potential Trails			x

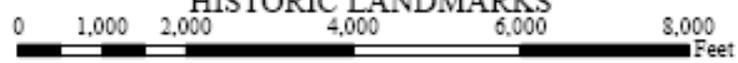
HISTORIC LANDMARKS



CITY OF MADISON GREENPRINT ADDENDUM
HISTORIC LANDMARKS



Source: See Source Pages in this Appendix



1:24,000



HISTORIC LANDMARKS

The Madison Historic District and its surrounding environs encompass many valued community assets – history and architecture, buildings and outbuildings, structures and landscapes, streetscapes and gateways. Whereas all historic properties contribute to Madison’s historic character and ambience, there are superlative properties that are vital individually and collectively to Madison’s sense of place and historic district fabric. Many, if not all, of the following properties would be individually eligible for listing in the National Register of Historic Places.

Historic Landmarks, as they are classified in the Madison Greenprint Addendum (2009), are distinguished by one or more, and usually a combination of, the following characteristics:

- 1) For being located on an extensive amount of the principal dwelling’s original acreage,
- 2) For encompassing on said acreage the valued historic resources associated with the principal dwelling, including but not limited to:
 - historic appurtenances (outbuildings) and site features,
 - planned or formal landscapes (e.g. boxwood parterres, tree allees),
 - gracious informal landscapes and mature plantings,
 - historic and native plantings,
 - working landscape elements, particularly historic pecan groves,
- 3) For encompassing on said acreage valued natural resources associated, including but not limited to:
 - sensitive environmental resources (e.g. wetlands),
 - riparian areas and hardwoods,
 - natural habitats for flora and fauna,
 - buffers for other landmarks,
- 4) For a significant portion of streetscape forming a gateway into Madison and the historic district,
- 5) For contributing with other landmark properties to the remarkable open space, scale, and ratio of high-style architecture to graciously sized and improved lots indicative of Madison’s Antebellum and Victorian prominence.

HISTORIC LANDMARKS



AINSLIE HOUSE

(c. 1910) Distinguished for being located on an extensive amount of the original grounds; for encompassing historic appurtenances and site features, informal landscapes and working landscapes; and for including a significant portion of streetscape forming the west gateway into Madison and the historic district.



ATKINSON BRICK HOUSE

(c. 1855) A Greek Revival residence built by Atharates Atkinson and updated with Gothic Revival elements (c.1870). One of the few brick residences in the historic district, which is distinguished for being located on an extensive amount of the original acreage (one of the last intact family-owned tracts); encompassing several historic buildings, appurtenances and site features, informal landscapes, and sensitive environmental resources (**One-Mile Branch** and **Brandon Woods**); for buffering the historic cemeteries; and for including a significant portion of streetscape forming the north-west gateway into Madison and the historic district.



BEARDEN-CHAMBERS COTTAGE

(c. 1850) Built by John T. Mann using a Georgian plan and the Italianate style and distinguished for being located on an extensive amount of the original acreage; for encompassing informal landscapes; for including a significant portion of streetscape forming the south gateway into Madison and the historic district; and for contributing with other landmark properties to the remarkable open space, scale, and ratio of high-style architecture to graciously sized and improved lots indicative of Madison's Antebellum and Victorian prominence.



BENNETT HOUSE

PHOTO BY STEPHANIE GOODRICH

(c. 1850) Built in the Greek Revival style by Milton B. Davis, and lost by his son-in-law in a poker game subsequently leading to improved rights for women. Located abutting the city limits, the landmark is distinguished for being located on an extensive amount of the original acreage; and for encompassing informal and mature landscape features; and for including a significant portion of streetscape forming the west gateway into Madison and the historic district.

HISTORIC LANDMARKS



BILLIPS-TUELL COTTAGE



BONAR HALL

(c. 1853) Built as a Classical Revival raised cottage by Jephtha Harris for his daughter and distinguished for being located on an extensive amount of the original acreage; for encompassing historic appurtenances, site features, informal landscapes; and for contributing with other landmark properties to the remarkable open space, scale, and ratio of high-style architecture to graciously sized and improved lots indicative of Madison's Antebellum and Victorian prominence.

(c. 1830) Built by John Byne Walker and Eliza Fannin originally in the Georgian style until the addition of the Victorian porches and distinguished for being located on an extensive amount of the original acreage; for encompassing historic appurtenances and site features, planned and informal landscapes, working landscape elements such as one of the few remaining historic pecan groves; for including a significant portion of streetscape forming a west gateway into Madison and the historic district; and for contributing with other landmark properties to the remarkable open space, scale, and ratio of high-style architecture to graciously sized and improved lots indicative of Madison's Antebellum and Victorian prominence.



BOXWOOD

(c. 1855) Built by Wildes Kolb, purchased by Lewis W. Pou in 1869, and acquired by John T. Newton in 1906, features dual facades – one Italianate and the other Greek Revival – and distinguished for being located on an extensive amount of the original acreage (an entire city block); for encompassing several historic appurtenances and site features, planned parterres and informal landscapes; and for contributing with other landmark properties to the remarkable open space, scale, and ratio of high-style architecture to graciously sized and improved lots indicative of Madison's Antebellum and Victorian prominence.



BROUGHTON HALL

(c. 1850) Built by W.H. Broughton in the Italianate style with dual facades due to its frontage on Old Post Road and Academy Street and distinguished for being located on an extensive amount of the original acreage (an entire city block); for encompassing several historic appurtenances and site features, informal landscape; and for contributing with other landmark properties to the remarkable open space, scale, and ratio of high-style architecture to graciously sized and improved lots indicative of Madison's Antebellum and Victorian prominence.

HISTORIC LANDMARKS



CARTER-NEWTON HOUSE

(c. 1849) This Landmark, with its impressive full height Greek Revival portico, was built by Carter Shepherd on the site of the Madison Male Academy and is distinguished for being located on an extensive amount of the original acreage; for encompassing historic appurtenances and site features, informal landscapes, and archeological potential; and for contributing with other landmark properties to the remarkable open space, scale, and ratio of high-style architecture to graciously sized and improved lots indicative of Madison's Antebellum and Victorian prominence.



CAMPBELL-CARBINE HOUSE
(LISTED AS COHEN HOUSE)

(c. 1850) Built by Charter Campbell, this Greek Revival cottage was later owned by P.V. Carbine who began Farmers Hardware, one of the first hardware stores in the nation and is distinguished for being located on an extensive amount of the original acreage; for encompassing historic appurtenances and site features; and for contributing with other landmark properties to the remarkable open space, scale, and ratio of high-style architecture to graciously sized and improved lots indicative of Madison's Antebellum and Victorian prominence.



DAVIS HOUSE

(c. 1900) Distinguished for being located on an extensive amount of the original grounds; for encompassing historic appurtenances and site features, informal landscapes and working landscapes; and for including a significant portion of streetscape forming the east gateway into Madison and the historic district.



FAIRVIEW CEMETERY
PHOTO BY STEPHANIE GOODRICH

(1904) Established as a perpetual care cemetery by early enterprising stockholders and later purchased by the City in 1926. Significant for its rolling topography and retaining walls and lack of vertical monuments. Combined with the other three cemeteries of the Madison Historic Cemeteries, these burial grounds constitute the largest open space site in the historic district, adjoining **One-Mile Branch**, **Brandon Woods**, and **Pritchard Peach Orchard**.

HISTORIC LANDMARKS



FINNEY-LAND-WILSON HOUSE



FOSTER-THOMASON-MILLER HOUSE

(c. 1805) Built as an I-house with later Greek Revival and Craftsman elements, encompassing part of the original residence of Abraham McAfee (designated meeting place of the county government during the town's founding). Distinguished for being located on an extensive amount of the original acreage; for encompassing historic appurtenances and site features, for a significant portion of streetscape forming a gateway into Madison and the historic district; and for contributing with other landmark properties to the remarkable open space, scale, and ratio of high-style architecture to graciously sized and improved lots indicative of Madison's Antebellum and Victorian prominence. As such, the property is the only individually designated historic property outside the district.

(1883) Built by Legare H. Foster, as a High Victorian house with a combination of the Italianate, Queen Anne, and Eastlake styles. Distinguished for being located on an extensive amount of the original acreage; for encompassing historic appurtenances and site features, informal landscapes and mature plantings, archeological potential, and working landscape elements such as one of the few remaining historic pecan groves (**Miller Pecan Grove**); for including sensitive environmental resources (**Horse Branch** and significant hardwood stand); and for contributing with other landmark properties to the remarkable open space, scale, and ratio of high-style architecture to graciously sized and improved lots indicative of Madison's Antebellum and Victorian prominence.



GODFREY-HUNT HOUSE

(c. 1875) Built for Dr. James Godfrey and expanded in 1895, was extensively remodeled in 1922 by renowned Georgia Architect, Neel Reid. Distinguished for being located on an extensive amount of the original acreage; for encompassing historic appurtenances and site features, informal landscapes and mature plantings; and for contributing with other landmark properties to the remarkable open space, scale, and ratio of high-style architecture to graciously sized and improved lots indicative of Madison's Antebellum and Victorian prominence.



HANES FARM

(c. 1900) Distinguished for being located on an extensive amount of the original grounds; for encompassing historic appurtenances and site features, informal landscapes, mature plantings, and working landscapes; and for including a significant portion of streetscape forming the west gateway into Madison and the historic district.

HISTORIC LANDMARKS



HILL HOUSE



HILLTOP

(prior to 1840) Built in the Greek Revival style and later renovated in the Neoclassical style (1918), both stylistic influences are evident today. Distinguished for being located on an extensive amount of the original acreage (in the earliest Madison subdivision and on a whole city block); for encompassing informal landscapes, mature plantings, and working landscape elements such as one of the few remaining historic pecan groves (**Baldwin Pecan Grove**); and for contributing with other landmark properties to the remarkable open space, scale, and ratio of high-style architecture to graciously sized and improved lots indicative of Madison's Antebellum and Victorian prominence.

(c. 1838) Built by Samuel Shields as a wedding gift to his daughter as an I-house with both Federal and Greek Revival influences. Distinguished for being located on an extensive amount of the original acreage; for encompassing historic appurtenances and site features, informal landscapes and mature plantings; and for contributing with other landmark properties to the remarkable open space, scale, and ratio of high-style architecture to graciously sized and improved lots indicative of Madison's Antebellum and Victorian prominence.



HISTORIC I-HOUSE



HONEYMOON

(c. 1849) A vernacular I-house with muted influence of the Greek Revival style and presumed to be associated with the c.1849 Georgia Steam Factory. Distinguished for being located on an extensive amount of the original grounds; for encompassing historic appurtenances and site features with archeological and associative value related to Civil War prison history.

(c. 1851) Built by Charles Mallory Irwin in an impressive execution of the Greek Revival and named Honeymoon in the 1930s by Mrs. Peter Walton Godfrey after a family home in Florida. Distinguished for being located on an extensive amount of the original acreage; for encompassing historic appurtenances and site features, planned and informal landscapes, mature plantings, and working landscape elements; for including a significant portion of streetscape forming the south gateway into Madison and the historic district; and for contributing with other landmark properties to the remarkable open space, scale, and ratio of high-style architecture to graciously sized and improved lots indicative of Madison's Antebellum and Victorian prominence.

HISTORIC LANDMARKS



HUNTER HOUSE



JACKSON HOUSE

(c. 1885) Built as a high-style Queen Anne home for newlyweds Ida Glenn Clark and John Hudson Hunter. Distinguished for being located on an extensive amount of the original acreage; for encompassing historic appurtenances and site features, planned and informal landscapes, mature plantings, and for contributing with other landmark properties to the remarkable open space, scale, and ratio of high-style architecture to graciously sized and improved lots indicative of Madison's Antebellum and Victorian prominence.

(c. 1910) Distinguished for being located on an extensive amount of the original grounds; for encompassing historic appurtenances and site features, and for including a significant portion of streetscape forming the west gateway into Madison and the historic district; and for contributing with other landmark properties to the remarkable open space, scale, and ratio of early architecture to rural lots indicative of Madison's early development.



MADISON GRADED SCHOOL



MADISON MEMORIAL CEMETERY

PHOTO BY STEPHANIE GOODRICH

(1895) A Romanesque Revival style institutional building built as one of two schools when the city began public education in Madison. Distinguished for being located on an extensive amount of the original acreage; for encompassing historic appurtenances and site features, planned and informal landscapes, mature plantings; and for contributing with other landmark properties to the remarkable open space, scale, and ratio of high-style architecture to graciously sized and improved lots indicative of Madison's Antebellum and Victorian prominence.

(1957) Opened as Morgan Memorial Park as a for-profit, perpetual care cemetery until acquired by the City in 1979. Significant as a lawn cemetery with flush monuments and limited perimeter vegetation. Combined with the other three cemeteries of the Madison Historic Cemeteries, these burial grounds constitute the largest open space site in the historic district, adjoining **One-Mile Branch**, **Brandon Woods**, and **Pritchard Peach Orchard**.

HISTORIC LANDMARKS



MASON HOUSE

(c. 1830) (Robson-Mason House) Built by John Robson in the Greek Revival style with an upper floor which was not rebuilt after a 1930s fire. Distinguished for being located on an extensive amount of the original acreage; for encompassing historic appurtenances and site features, informal landscapes, mature plantings; for including a significant portion of streetscape forming a west gateway into Madison and the historic district; and for contributing with other landmark properties to the remarkable open space, scale, and ratio of high-style architecture to graciously sized and improved lots indicative of Madison's Antebellum and Victorian prominence.



MASSEY-TIPTON COTTAGE

(c. 1850) Believed to have been built by Massey and later owned by Jephtha Vining Harris and featured in *The Early Architecture of Georgia* as an outstanding example of a Greek Revival cottage. Distinguished for being located on an extensive amount of the original acreage; for encompassing historic appurtenances and site features, informal landscapes, mature plantings; and for contributing with other landmark properties to the remarkable open space, scale, and ratio of high-style architecture to graciously sized and improved lots indicative of Madison's Antebellum and Victorian prominence.



NEW CEMETERY

PHOTO BY STEPHANIE GOODRICH

(1880, 1882) The City's expansion of Old Cemetery, which included relocated Confederate burials. Significant for its vertical monuments, family plot copings, and mature vegetation; and combined with the other three cemeteries of the Madison Historic Cemeteries, these burial grounds constitute the largest open space site in the historic district, adjoining **One-Mile Branch**, **Brandon Woods**, and **Pritchard Peach Orchard**.



OLD CEMETERY

PHOTO BY STEPHANIE GOODRICH

(c. 1810) Madison's original burial ground is likely a remnant of Hanson Porter's original 202 1/2 acre land lottery parcel. Significant for its vertical monuments, family plot copings, and mature vegetation; and combined with the other three cemeteries of the Madison Historic Cemeteries, these burial grounds constitute the largest open space site in the historic district, adjoining **One-Mile Branch**, **Brandon Woods**, and **Pritchard Peach Orchard**.

HISTORIC LANDMARKS



OLD METHODIST CHURCH



PETER WALTON HOUSE

(c. 1844) Built in the Gothic Revival Style popularized in ecclesiastical architecture by Richard Upjohn and the only ecclesiastical structure built on one of the original three lots set aside for early religious life in 1824. Distinguished for being located on an extensive amount of the original acreage; for encompassing historic appurtenances and site features, planned and informal landscapes and mature plantings; and for its pure exterior form having no additional or modern intrusions.

(c. 1889) Built as a Queen Anne and Colonial Revival inspired residence. Distinguished for being located on an extensive amount of the original acreage; for encompassing historic appurtenances and site features, informal landscapes and mature plantings; for including a significant portion of streetscape forming the southwest gateway into Madison and the historic district; and for contributing with other landmark properties to the remarkable open space, scale, and ratio of high-style architecture to graciously sized and improved lots indicative of Madison's Antebellum and Victorian prominence.



POULLAIN HEIGHTS



ROGERS-SHIELDS-HUNT HOUSE

(c. 1905) Built by Elizabeth, Florida, and Sara Poullain as a Neo-classical Revival home using timber from surrounding property. Distinguished for being located on an extensive amount of the original acreage; for encompassing historic appurtenances and site features, informal landscapes and mature plantings, working landscape elements such as one of the few remaining historic pecan groves and in particular the entrance allee of trees; for including a significant portion of streetscape forming the east gateway into Madison and the historic district; and for contributing with other landmark properties to the remarkable open space, scale, and ratio of high-style architecture to graciously sized and improved lots indicative of Madison's Antebellum and Victorian prominence.

Built in the mid 1800s. Distinguished for being located on an extensive amount of the original acreage; for encompassing historic appurtenances and site features, informal landscapes and mature plantings; and for contributing with other landmark properties to the remarkable open space, scale, and ratio of high-style architecture to graciously sized and improved lots indicative of Madison's Antebellum and Victorian prominence.

HISTORIC LANDMARKS



ST. PAUL'S AME CHURCH

PHOTO BY STEPHANIE GOODRICH

(1882) Built on land acquired from Mrs. Anna G. Johnston in 1871 in the Gothic and Neoclassical Revival style. Distinguished for being located on an extensive amount of the original acreage; and for its pure exterior form with few interior or exterior changes to impact the original features. The building has the potential of being individually designated independent of the historic district or perhaps being the anchor of a new district, Canaan, denoting the historic African-American area that developed along the Burney Street axis in the 1880-90s.



STAGECOACH HOUSE

(c. 1810-20) Likely moved to its current location in 1841, Stagecoach gained its name from being located along an early stagecoach route. Distinguished for being located on an extensive amount of the original acreage; for encompassing historic appurtenances and site features, planned and informal landscapes, mature plantings, working landscape elements such as the arbor; for contributing with other landmark properties to the remarkable open space, scale, and ratio of high-style architecture to graciously sized and improved lots indicative of Madison's Antebellum and Victorian prominence; and for being designated the only historic landscape protected by a conservation easement in the historic district.



STOKES-BARNETT COTTAGE

(c. 1830) Built as one of only two extant Greek Revival raised cottages in Madison. Distinguished for being located on an extensive amount of the original acreage; for encompassing historic appurtenances and site features, informal landscapes and mature plantings; and for contributing with other landmark properties to the remarkable open space, scale, and ratio of high-style architecture to graciously sized and improved lots indicative of Madison's Antebellum and Victorian prominence.



THE OAKS

(1897) Distinguished for being located on an extensive amount of the original acreage; for encompassing historic appurtenances and site features, elaborate planned and informal landscapes, mature plantings, and for contributing with other landmark properties to the remarkable open space, scale, and ratio of high-style architecture to graciously sized and improved lots indicative of Madison's Antebellum and Victorian prominence.

HISTORIC LANDMARKS



THURLESTON (PHOTO 1938)

PHOTO FROM HABS



UNITED STATES POST OFFICE

(c. 1810) Built by the Walker family and containing an older rear portion purportedly relocated from an outlying plantation around 1818 and ornamented with a Greek Revival façade addition by Elijah E. Jones in 1848. Distinguished for being located on an extensive amount of the original acreage; for encompassing historic appurtenances and site features, elaborate planned and informal landscapes, mature plantings, and for contributing with other landmark properties to the remarkable open space, scale, and ratio of high-style architecture to graciously sized and improved lots indicative of Madison's Antebellum and Victorian prominence.

(1931) Built in the Neoclassical style under the supervision of Will D. Cavin as one of a number of Georgia post offices built at the end of the Hoover Administration. Distinguished for being located on an extensive amount of the original acreage; for encompassing historic appurtenances and site features, planned landscape and mature plantings; for a significant four-sided streetscape in the heart of Madison and its historic district; and for surpassing all lots in the community in terms of local significance, history, and visibility, as it has been in continuous public use (county, city, or federal government) since the founding of the community.

APPENDIX A

MORGAN COUNTY GREENPRINT

Early in 2003, the Madison-Morgan Conservancy initiated the Morgan County Greenprint process, and in association with the Morgan County Commissioners, the City of Madison and the Trust for Public Land, began to plan for the long-term preservation of open space in Morgan County, Georgia. As Morgan County and the municipalities of Bostwick, Buckhead, Madison and Rutledge were in the process of preparing a major update to the Morgan County Joint Comprehensive Plan, it was decided that the Greenprint planning process should be coordinated with the Comprehensive Plan Update process. To facilitate this effort, Morgan County contracted with Robert and Company to coordinate the planning process, prepare technical analysis and provide Greenprint recommendations that could be easily incorporated into the Comprehensive Plan update.

The Morgan County Greenprint Plan will serve as a long-term strategy for the preservation of features that are valuable to Morgan County residents and landowners: the rural landscape, open spaces, agriculture lands, forests, environmentally sensitive resources, historic properties and structures, and a general quality of life. The plan recognizes the inevitability and desirability of growth and economic expansion, seeking to balance allowance for growth with strategies to achieve significant preservation goals. Implementation of the Greenprint will involve actions from government leaders as well as private entities and citizens, beginning with the inclusion of Greenprint concepts in the Morgan County Joint Comprehensive Plan. Ultimately, the success of preservation efforts in Morgan County will be greatest if Greenprint planning continues as an ongoing process of collaboration among all members of the Morgan County community.

-Reprinted from the Morgan County Greenprint 2003

The Morgan County Greenprint is available from the Morgan County Planning and Development office:
<http://www.morganga.org/CountyOffices/PlanningDevelopment/ComprehensivePlan/tabid/266/Default.aspx>.

The Madison-Morgan Conservancy also has available in PDF format, a Greenprint Guide to Morgan County:
<http://www.mmcgeorgia.org>.

MORGAN COUNTY GREENPRINT CONCEPT MAP

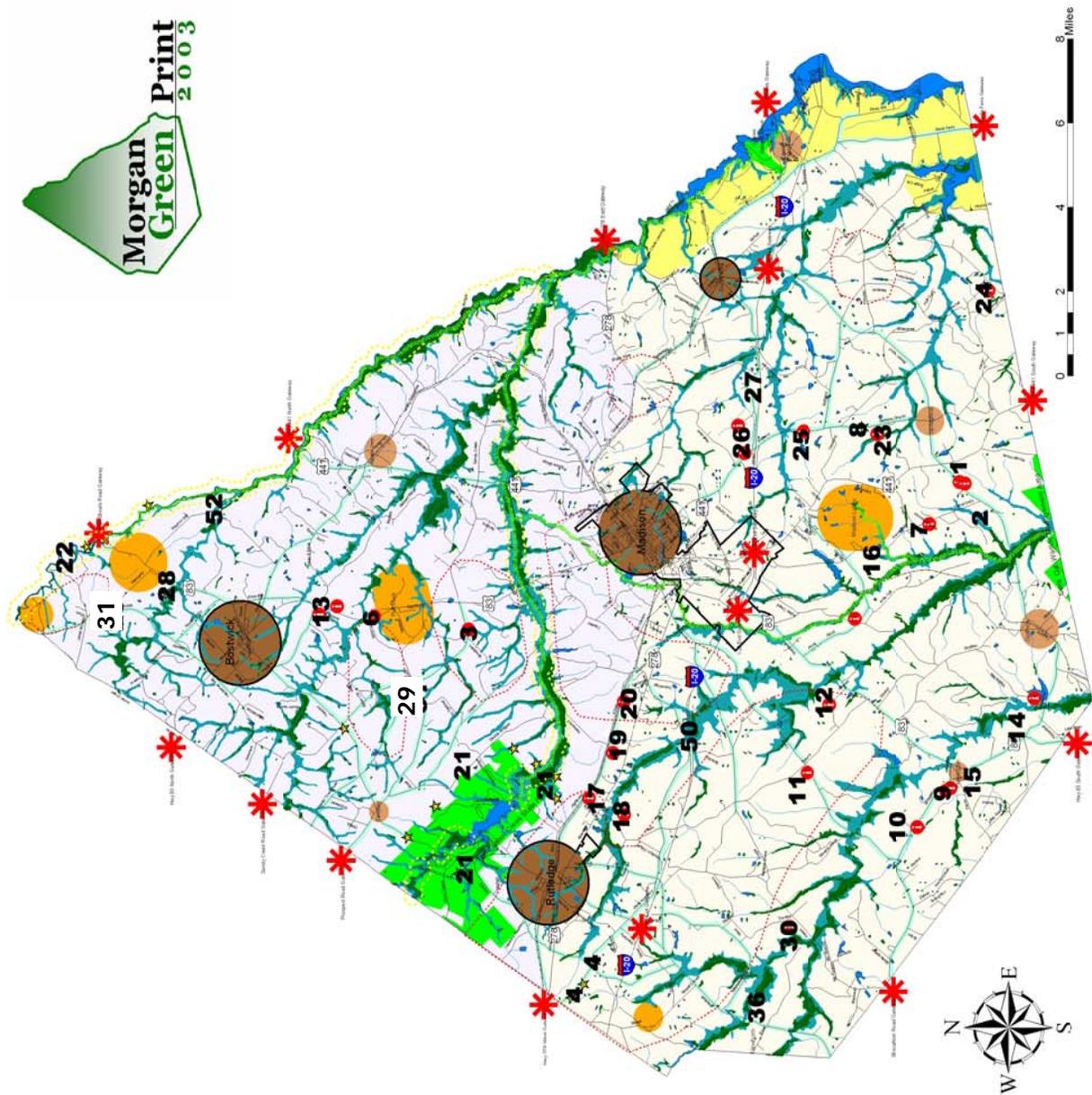
GreenPrint Concept

Map Legend

- Watershed Region
- Farmland Region
- Lake Oconee District
- Town Centers
- City Limits
- Historic Community Node
- Developing Community Node
- Parks
- Lakes and Ponds
- Wetlands
- Floodplains
- Rivers and Streams
- Stream Buffer
- Groundwater Recharge Areas
- Historic or Cultural Resource
- Scenic View
- Gateways
- Potential Trails/Greenways
- Potential Scenic Roads
- Roads
- Railroads

Morgan County
GreenPrint Plan
Draft Copy April 8, 2004

Robert and Company
Engineers, Architects, Planners
96 Poplar Street, N.W.
Atlanta, Georgia 30303
RAC Project 03020.00



MORGAN COUNTY GREENPRINT, LIST OF 52 PRESERVATION OPPORTUNITIES

1. Asa Cox House
2. Shepherd Cemetery
3. Cedar Lane Farm
4. Scenic view along Davis Academy Road
5. Scenic perimeter Greenway loop around Morgan County
6. Atkinson-Gibbs-Benkoski Cemetery
7. Bennett-Thomas Dairy Barns
8. View shed along Bethany Church Road
9. Newton Farm Home
10. Historic house c. 1880
11. Mattie Fears Home
12. Full Circle Farm
13. Nolan Store complex
14. Site of old Walton Mill
15. Pennington Church and cemetery
16. Paradise Hill
17. Hanson-Ballard House
18. Cox-Reynolds Cemetery
19. Stone smoke house
20. Bohannon Cemetery
21. Scenic corridor surrounding Hard Labor Creek State Park
22. Apalachee River Shoals area
23. Old Crew Place
24. H.T. Alford House
25. Willow Oak Farm
26. Robins Nest
27. Old Hardwood Forest and beech trees
28. Jack's Creek scenic area
29. High scenic view at intersection of High Shoals and Rehobeth Road
30. Site of Old Durden Homestead
31. Jim Thomas Road scenic view
32. Baldwin Pecan Grove in downtown Madison
33. Bonar Hall
34. Hardee's site
35. Preservation of Apalachee, Fairplay, Godfrey, and Pennington communities
36. Wetlands mitigation bank
37. Markham's Hill, "Blueberry Hill"
38. Dixie Highway from Madison to Rutledge
39. Hightower Trail
40. Highway 83 (Jasper county to I-20)
41. Highway 83 (I-20 to downtown Madison)
42. Bike/pedestrian trail from Morgan County High School to Hill Park and other city parks
43. Potential Rails-to-trails
44. Scenic Buckhead Road
45. Scenic Godfrey figure 8, Highway 83, Little River Road, Walton Mill Road, Godfrey Road
46. Potential scenic corridors (Highway 83, 441, 278, I-20, Old Dixie)
47. Proposed path following creek corridors
48. Proposed path along abandoned rail line
49. Scenic Pierce Dairy Road
50. Tree Island threatened by DOT
51. I-20 scenic corridor
52. New Wooden Bridge at Jack's Creek

This preservation opportunities list corresponds to the Greenprint Concept map, and not necessarily to the list of Preservation Opportunities in the 2003 Morgan County Greenprint Document.

REFERENCES:

MADISON GREENPRINT ADDENDUM 2009

CITY OF MADISON PLANNING AND DEVELOPMENT

LIBRARY OF CONGRESS HISTORIC AMERICAN BUILDING SURVEY

MORGAN COUNTY GREEN PRINT 2003

MADISON-MORGAN CONSERVANCY GREENPRINT RAMBLE, 2009

MADISON-MORGAN CONSERVANCY GREENPRINT RAMBLE, 2007

MADISON-MORGAN CONSERVANCY, WWW.MMCGEORGIA.ORG

MITCHELL, WILLIAM R., VAN JONES MARTIN, JAMES R. LOCKHART, PHILIP LEE WILLIAMS, JANE POWERS WELDON, AND DAVID J. KAMINSKY. *MADISON: A CLASSIC SOUTHERN TOWN*. SAVANNAH, GA: GOLDEN COAST PUB, 2009.

MORGAN COUNTY JOINT COMPREHENSIVE PLAN, 2004



**MADISON-MORGAN
CONSERVANCY**

2010