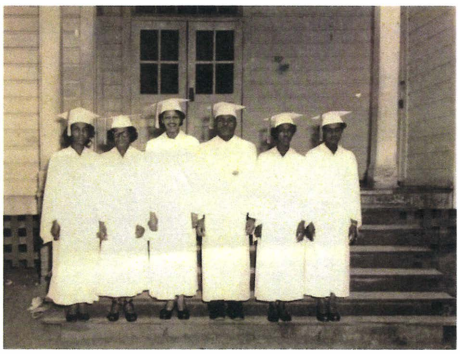
Preservation Plan for the

Fairview School Site

Padlock Mountain Road
Cave Spring, Georgia






Prepared by **Hall Smith Office_Architecture**
for the Fairview and E.S. Brown Heritage Corporation
with the assistance of:

Wes Ryals, MLA - Environs Design Studio

Sarah Love, MA, MHP - Georgia State University

Emma Mason - Georgia State University

August 15, 2016

Statement of Acknowledgment

This publication has been financed in part with federal funds from the National Park Service, U.S. Department of the Interior, through the Historic Preservation Division of the Georgia Department of Natural Resources. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior or the Georgia Department of Natural Resources, nor does the mention of trade names, commercial products or consultants constitute endorsement or recommendation by these agencies. This program received Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U. S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, age, gender or disability in its federally-assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office for Equal Opportunity, National Park Service, 1849 C Street, N.W., Washington, D. C. 20240

Preparation of the Fairview School Preservation Plan is supported by a grant from the Historic Preservation Division of the Georgia Department of Natural Resources and was administered by the Northwest Georgia Regional Commission and the City of Rome, Georgia. Any opinions, findings, conclusions, or recommendations expressed in this Preservation Plan do not necessarily reflect the views or policies of the Historic Preservation Division, the Northwest Georgia Regional Commission, or the City of Rome.

Fairview and E.S. Brown Heritage Corporation

Board of Directors

Joyce Perdue-Smith, *Chair*
Allen Shropshire, *Comptroller*
Mary Alice Montgomery, *Recording Secretary*

Rita Bridge
Bernice Jackson
Robert and Virginia Troy
John and Barbara Ware

Northwest Georgia Regional Commission–Department of Planning

Lloyd Frasier, *Executive Director*
Barbara Snead, *Executive Assistant*
Julianne Meadows, *Director of Regional Planning*
Kevin McAuliff, *Senior Planner*

Cave Spring Supporters

Mayor Dennis Shoaf & Cave Spring City Council
Former Mayor Rob Ware
Cave Spring Historical Society
Cave Spring Downtown Development Authority (DDA)
Cave Spring Ruritan Club
Cave Spring Wildlife Club

Fellow Travelers and Tireless Volunteers

Jamil Zainaldin, *President, Georgia Humanities Council*
Mark McDonald, *President & CEO, Georgia Trust*

Peggy Allgood
JC and Nancy Boehme
Stephanie Brooks
Delia Carter
Faith Collins
Ray Cox, Esq.
Jeanne Cyriaque
Amelia Evans
Russell Fleming
David and Barbara Ford
Jim Finney, CPA
Dottie Grigsby
Linda Hall
Dianna Haney
Margaret Hollingsworth
Tim Hensley
John Johnston
Ira Levy
Sandra Lindsay
Winifred Morrow
Marcia Porter
Peggy Pearl
Sharifa Potter
Denise Puckett
Alan Reeves
Michelle Reynolds
Willie Mae Samuel Sams
Lisa Smith

Fairview and E.S. Brown Alumni Association

Eddie Hood, *President*
Elvira Chubb Bray Stone, *former Fairview teacher*
Mary Lee Leeks, *former Fairview staff*
Catherine Perdue, *former Fairview staff*

Glenda Faye Allen
Teresa Hull Anthony
Charlotte Johnson Arnold
Mary Barnett
Ted Barnett
Thomas Barnett
Willie Barnett
Gilda Watters Booker
Rita Chubb Bridge
Ola Montgomery Caldwell
Ella Carmichael
Charles Albert Chambers
Mary Frances Holsey Debow
Phyllis Chambers Dodson
Christine Turner Dorsey
Veola Chambers Dunaway
Ed Ellis
Severa Fife
Inez Gardner
Sara Sams Gibbons
Tranell Gordon
Elizabeth Hardy
Coral Holsey
Jo Ann Holsey
Bernice Howell
James Hull
Bernice Neal Jackson
Jackie Johnson
Margaret Johnson
Gabby Jones
Paul King
Phyllis Leeks
Terry Leeks
Vera Mathis
Abdull Malik
Amos Montgomery
Mary Alice Montgomery
Ola Montgomery
Sharon Neal Pasley
Ruby Perkins
Elliott Sams
Hardy Sams
Jerome Sams
Ouida Sams
Roger Sams
Christine Hull Sparks
Jewel Townsley
Eddie Washington
Larry Washington
Lovell Watters
Eva Jo and Jack Whatley
Eleanor Sams Williams
Leo Word





Top: Fairview School PTA, early 1950s
Bottom: Example of a Rosenwald Three Teacher Community School building like the one at Fairview

Table of Contents

Introduction and Executive Summary 1

History of the Fairview Colored School 3
Fairview School timeline 5

The Fairview School Campus
Fairview School Site Overview 6
Archaeological analysis 7
Fairview School landscape 8
Site access and drives 9

The Rosenwald Building Site
Description 10
Materials and condition 11
Rubble Stone Retaining Walls and Concrete Steps 11

First Grade Classroom Building
Description 12
Exterior materials and condition 12
Interior materials and condition 16
Historic mechanical systems, utilities, and services 18

North (Second Grade) and South (Fifth Grade) Classroom Sites 19

Code, Zoning and Accessibility Analysis 20

Recommendations for Ongoing Maintenance in Advance of Rehabilitation 24

Recommendations for Repair and Rehabilitation:
First Grade Classroom building 26
Fairview property including the Rosenwald site 30

Future Planning
Fundraising Strategies for Rehabilitation Expenses 31

Future Planning Recommendations and Long-Term Strategies and Goals 32

Existing Conditions Recordation and Supplemental Information Appendix A





Top: Future Rosenwald Garden and rehabilitated First Grade Classroom Building.
Bottom: First Grade Classroom and Rosenwald Building site, 2016.

Introduction and Executive Summary

The story of the Fairview Colored School is one that parallels the struggles of African-Americans in the South to resist the prejudices of the past and to better themselves and their community through discipline, hard work, and education. The physical history embodied in the Fairview School site is worthy of preservation, celebration, and repurposing to educate new generations of schoolchildren, black and white, about the perseverance and determination embodied in the Fairview ethic: "I will not rest until my good is better and my better is best."

Fairview Colored School was established through the cooperative efforts of Cave Spring residents, the Floyd County Board of Education, and the Julius Rosenwald Fund. Operating from 1925 until 1954, the Fairview campus grew from a single building in 1925 to four buildings by 1949. For twenty-five years, African-American students, from first through 11th grade, were educated at the school. Caught up in the sea change of the civil rights movement, Fairview was closed in 1954, and its students moved to a new equalization school.

After its closing, the Fairview School began a slow decline marked by neglect, lack of maintenance, and ultimately, by the demolition of three of the four buildings on the former campus. The remaining building, formerly housing the first grade, lunchroom, and kitchen, was converted into a rental house. Its upkeep was minimal, wear and tear took its toll, and it was eventually abandoned as well. Memories of Fairview School faded as encroaching vines and scrub enveloped the building,

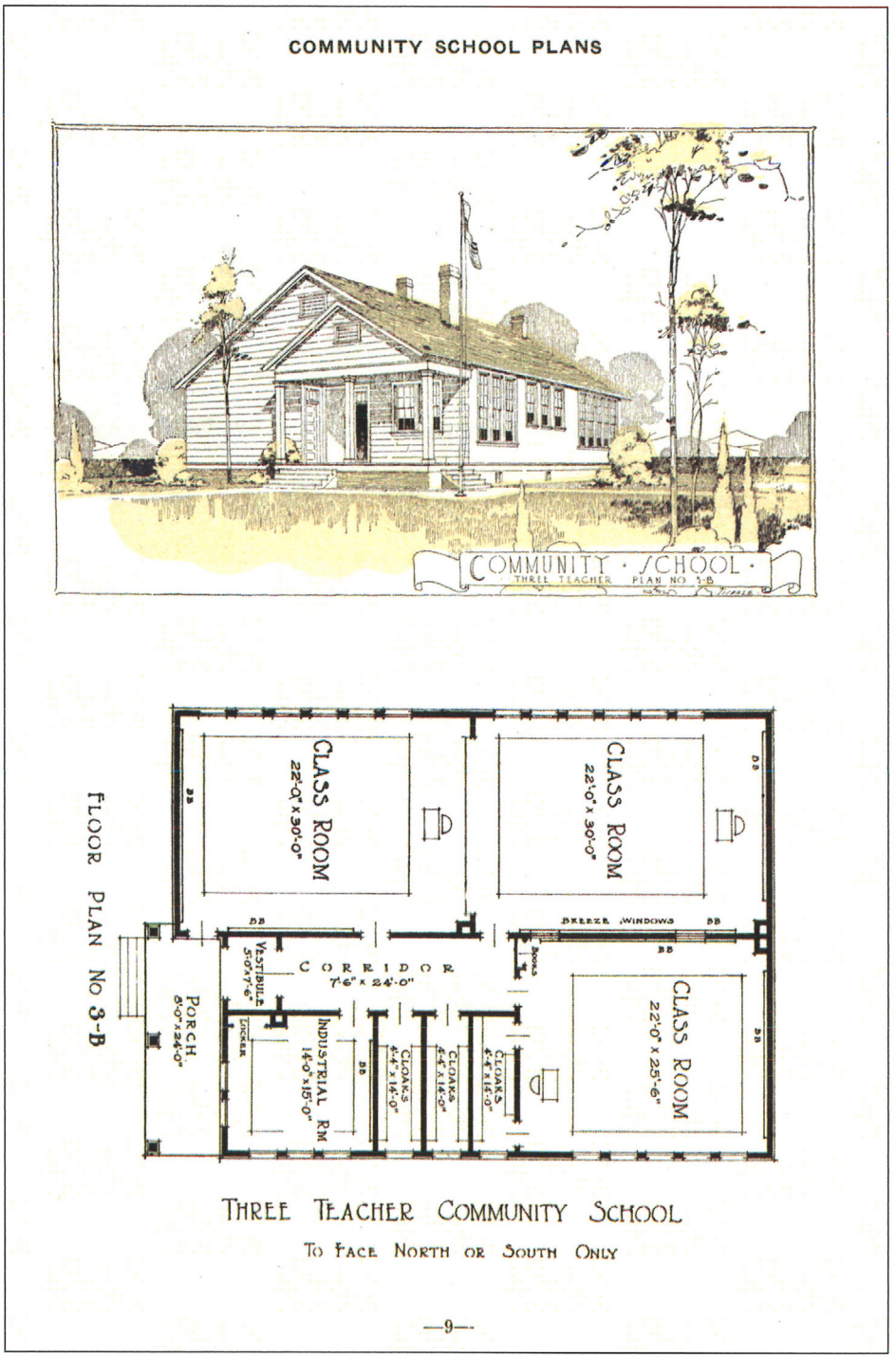
Rediscovered in 2009, remnants of the Fairview campus have slowly been recovered from obscurity. The First Grade Classroom building, still standing, has been stabilized and awaits rehabilitation. The former Rosenwald building site has been revealed, and remnant foundation piers and a standing chimney are awaiting preservation and reinterpretation as part of a new Fairview Master Plan. Remnants of the other two individual classroom buildings are also stabilized and awaiting their future uses.

Historic preservation goals for the Fairview School include:

- Rehabilitation of the First Grade Classroom building to its 1945 appearance and its reuse as the central historic resource in the interpretive plan for the Fairview School site
- Stabilization of the Rosenwald site and future construction of a community garden that reinterprets the floor plan of the building as garden plots and raised beds
- Stabilization of other site features, including stone retaining walls, concrete steps, privy pits and remnant foundations, and installation of interpretive markers explaining their significance
- Strategic improvements to increase compliance with the various Codes and Ordinances
- Upgrades to site access, including paved drives, on-site parking, and enhanced handicapped accessibility to the historic resources on the site
- Construction of new restroom facilities and re-establishing electrical service and water
- Restoration of the Fairview landscape to its appearance in the period of significance, 1925-1954

This preservation plan seeks to formalize the path forward to achieve the preservation goals stated above. In the short term, there is fundraising to be done, professionals to be retained, plans to be drawn, and work to be executed. But the future of Fairview School after rehabilitation involves long-term strategic planning that is outside of the scope of this document.

Fairview School, as an institution, will be well-served by the creation of a Master Plan document to integrate not only the "bricks and mortar" work, but also business planning, marketing strategies, and to clarify and codify the mission statement for the Fairview of the future.



Floor Plan No. 3B "Three Teacher Community School To Face North or South Only"
from Community School Plans: Bulletin No. 3
Issued by the Julius Rosenwald Fund–Nashville, Tennessee, 1924

History of the Fairview Colored School



Fairview Students 1945–1948



First grade classroom interior c. 1945

In 1924, in the foothills of northwest Georgia, a school for African-American children was established on the terraces of Padlock Mountain in Cave Spring. The Fairview Colored School, as it was named, was located on Padlock Street, about one-half mile east of central Cave Spring. From 1925 to 1954, Fairview operated as the primary school for the African-American children of the area, serving grades one through eleven.

Records in the Fisk University Rosenwald Fund Card File Database (www.rosenwald.fisk.edu) indicate four Rosenwald schools were constructed in Floyd County between 1921 and 1925: Summerhill in 1921-22; Floyd County Training School (Rome High and Industrial School) in 1923-24; and West Rome and Cave Spring Schools in 1924-25. While the Summerville, Rome High, and West Rome Schools were located in the immediate vicinity of the city of Rome, only the Cave Spring School (as referred to in the Fisk Database) was located in Cave Spring. This is the school that was christened Fairview Colored School.

The property on which the Fairview School was constructed was sold to the Floyd County Board of Education by Mattie and Alex Davis in February, 1924. The first building on the site, completed for use in the 1925-26 school year, was a three-teacher Rosenwald school building funded in part by the Julius Rosenwald Fund, which provided $900 toward the total construction cost of $4000, plus a design for the building.

This building, which is no longer extant, was constructed using the "Three Teacher Community School To Face North or South Only - Plan 3-B" produced by the Rosenwald Fund's Nashville office. The Rosenwald building housed all grades from 1925 to 1945, when a second building was erected to help accommodate an increase in the student body resulting from the closure of outlying community schools in Morton Bend, Livingston, Flat Rock, Six Mile, and Chubbtown.

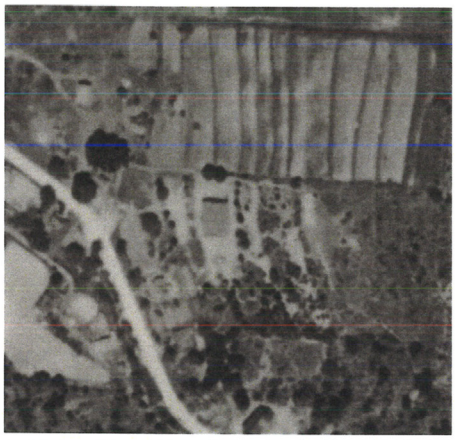
The new three-room building, still standing on the site, housed the first grade classroom, a lunchroom, and a kitchen. This was followed, in 1947, by two new single classroom buildings to house the second and fifth Grades. Thereafter, the Rosenwald building housed grades three, four, six, and the high school.

Although smaller than the Rosenwald building that once stood adjacent to it, the First Grade Classroom building includes similar character-defining features, including ganged windows, simple wood finishes inside and out, and exposed rafter tails.

Fairview School served grades one through eleven until 1950 when Cave Spring's high school students began attending Main High Colored School in Rome, Georgia. The Fairview School site was decommissioned in 1954, during the upheaval in segregated education in the south resulting from the Brown v

Board of Education ruling, and students were transferred to a new equalization school for African-American children in Cave Spring. This school, the E.S. Brown School, opened on Mill Street in Cave Spring for the 1954-55 school year.

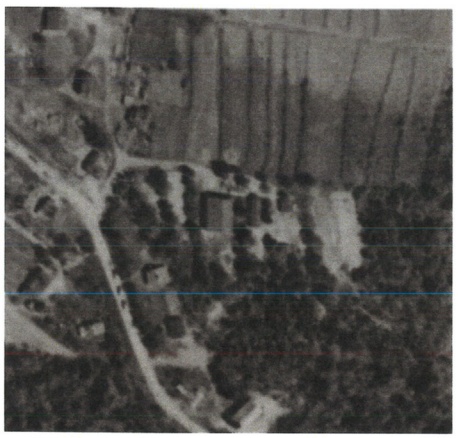
In 1954, the former Fairview Colored School campus was sold to James and Henry Chubb, local builders and the owners of extensive real estate holdings in the Cave Spring area. The property remained in the Chubb family until sold to the Fairview and E.S. Brown Heritage Corp. in 2012.



Aerial view of the Fairview School campus, 1943

By 1962, the First Grade Classroom building had been converted to residential use and was serving as a rental property. This continued for a number of years before the building was vacated. The use of the repurposed Rosenwald building is unknown, though periodic aerial photography of the area reveals that three of the four buildings of the former Fairview School site were extant as late as 1972. The Fifth Grade Classroom appears to have been demolished between 1965 and 1972.

In an interview with alumnus Eddie Hood, recorded at Fairview on 10 October, 2015, Mr. Hood relayed the story that Henry Chubb demolished the Rosenwald building in the late 1970s or early 1980s in order to clear the site for redevelopment as apartments. The Second Grade Classroom was also demolished during this same period.



Aerial view of the Fairview School campus, 1960

One might suppose that the First Grade building was spared demolition because it was occupied by a renter at the time. It is unclear when it ceased to be used as a rental residence, but at the time of its "rediscovery" in 2009, the First Grade Classroom building was in poor condition and the site had become completely overgrown with vines and scrub trees.

Joyce Perdue-Smith, daughter of Eugene Perdue, the last principal of Fairview School, along with several other Fairview and E.S. Brown alumni of the Cave Spring community, "rediscovered" the First Grade Classroom building in 2009. Efforts began almost immediately to acquire and preserve the building, resulting in the creation of the Fairview and E.S. Brown Heritage Corporation, a private, 501(c)3 non-profit, in 2011. The organization was able to purchase the Fairview property from Henry Chubb in 2012. Currently, the property is being managed by a board of directors and maintained by volunteers.



Aerial view of the Fairview School campus, 1972

In 2011, The Georgia Trust for Historic Preservation recognized the importance of this historical site by listing the building as one of its "Places in Peril" for that year. In its nomination, the Trust cited the building as "living evidence of a time when African-Americans wanted, sought, and yearned for a quality educational experience," and noted that, although the building had not been maintained, it nonetheless provides "a glimpse of segregated education and the impact it had on the children of the period."

The stated mission of the Fairview and E.S. Brown Heritage Corp. is to preserve the life-affirming African-American cultural experiences of the early twentieth century through its stewardship of the Fairview Colored School site. The organization's strategic goals include the rehabilitation of the First Grade Classroom building and its adaptation as the primary interpretive center for the site; creation of a historic interpretation for the Rosenwald building site; accessibility and code improvements to the site, and the reuse of non-historic areas of the site to house new educational resources for the entire Cave Spring community.

Fairview School Timeline

1924 Purchase of the property by the Floyd County Board of Education for the construction of a school for African-American students in Cave Spring and southern Floyd County. Construction of a the new building is reported to cost $4,000, of which $900 (and the building design) was donated by the Rosenwald Fund.

1925 Fairview Colored School opened on August 31, 1925 for the 1925-26 school year. This building was the only building on the Fairview campus until 1945

1945 A second building, containing a first grade classroom, lunchroom and kitchen, was constructed on the terrace immediately to the east of the Rosenwald building, opening for the 1945-46 school year

1947 Two additional buildings, housing the second grade (north building) and fifth grade (south building) were constructed on the terrace to the east of the First Grade Classroom building, opening for the 1947-48 school year

1950 Fairview's high schoolers were transferred to Main High in Rome

1954 Fairview School was closed and the property sold to James and Henry Chubb

1962 A Floyd County property record card, dated 11.23.62, recorded the locations and footprints of the four buildings on the former Fairview School campus. Data included:

1. Site:
   - Owner: James and Henry Chubb
   - 3.67 acres
   - Deed book 275, page 447
2. Rosenwald building:
   - Described as a "School Bldg" with 5 rooms
   - Wood frame with a pier foundation, wood siding
   - Gabled roof with composition shingles
   - No plumbing or heating, but electrified
   - 2909 sq ft, 46 ft x 64 ft with a partial open porch on the front, 8ft x 13 ft and an added room enclosing part of the porch, 10 ft x 8ft
   - Replacement cost: $28,596
3. First Grade Classroom building:
   - Described as "Residence" with 4 rooms
   - Wood frame with a pier foundation, wood siding
   - Gabled roof with composition shingles
   - No plumbing or heating, but electrified
   - 972 sq. ft. (18 ft x 54 ft) with an open porch of 12 ft x 8 ft
   - Replacement cost: $10,227
4. North (Second Grade) Classroom building:
   - Described as "Shed"
   - Wood frame with a pier foundation, wood siding
   - Gabled roof with composition shingles
   - No plumbing or heating, but electrified
   - Replacement cost: $324
   - 20 ft x 20 ft footprint



Rome News-Tribune

Consolidated June 20, 1920

Member Associated Press — ROME, GEORGIA, SUNDAY, AUGUST 30, 1925. — N. E. A. Service, Inc.

CAVE SPRING IS FIRST TO OPEN ROOMS FOR SEASON

Consolidated Will Begin Its 1925-26 Term Tomorrow Morning, August 31

LINDALE TO OPEN ON SEP. TWENTY-EIGHT

Prospects for the Schools Will Probably Be the Brightest in History of County, Officials Say

The Cave Spring consolidated High School will be the first of the long term county schools to open for the 1925-1926 term. Its rooms will be thrown open tomorrow morning with a full quota of teachers and prospects for the year the best in the history of the school.

This school will be followed in rapid order by others over the county, all the long term schools getting under way by September 28, when the Lindale school is to start. All other schools will open in October.

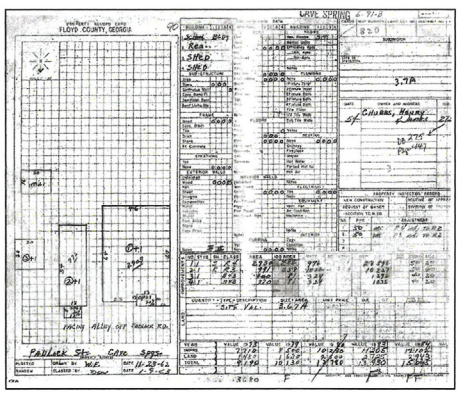
The following is the faculty of the Cave Spring Consolidated schools:

O. A. Strange, superintendent; Carl Fields, principal high school and athletic coach; Mrs. Carl Fields, teacher in high school; Miss Martha Davis, teacher in high school; Miss Elizabeth Sanders, teacher in grades; Miss Margie Raiford, Miss Reta McGregor and Miss Mirtle Rossett, Miss Velma Dunaway, Miss Oscar McGarity, Miss Ruth Wheeler, Mis Virginia Thompson, Miss [illegible]

The colored school will open on the same day, meeting in their new building which has just been completed at a cost of $4000, nine hundred dollars of this amount having been obtained from the Rosenwald fund. The colored people are very proud of their new school and expect to make good use of it. The teachers in the colored school are J. B. Atwater and Rev. R. B. McPherson.

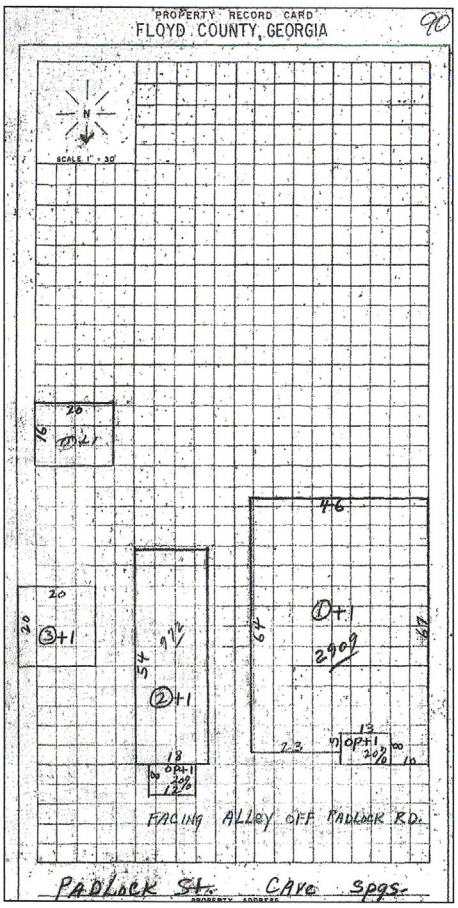
The colored school will open on the same day, meeting in their new building which has just been completed at a cost of $4000, nine hundred dollars of this amount having been obtained from the Rosenwald fund. The colored people are very proud of their new school and expect to make good use of it. The teachers in the colored school are J. B. Atwater and Rev. R. B. McPherson.

Rome News-Tribune, *Rome, Georgia*
Sunday, August 30, 1925



Floyd County Tax Assessor property record card, 1962-63

5. South (Fifth Grade) Classroom building:
   - Described as "Shed"
   - Wood frame with a continuous wall foundation
   - Gabled roof with composition shingles
   - No plumbing or heating, but electrified
   - 16 ft x 20 ft footprint
   - Replacement cost: $324



Detail, Floyd County property record card, 1963


Aerial view of the Fairview campus, 2016

1965	Aerial photography of Floyd County (taken 12.07.65) indicates the presence of four buildings on the former Fairview site
1972	Aerial photography of Floyd County (taken 01.01.72) indicates the presence of three buildings on the former Fairview site. The Fifth Grade Classroom building appears to have been demolished by this date
late 1970s–early 1980s	The Rosenwald building and Second Grade Classroom building were demolished
2009	The First Grade Classroom building was "rediscovered," eventually leading to the listing of the property on the 2011 Georgia Trust for Historic Preservation's "Places in Peril" list.
2011-13	Invasive vegetation was gradually cleared from the site and basic building stabilization of the First Grade Classroom building was undertaken. Damaged sections of the west wall were shored up, piers were uprighted, and a severed section of sill beam was replaced to reconnect the loose section of wall at the building's northwest corner. The building exterior was covered in housewrap to protect exterior finishes, and the roof was tarped to limit water infiltration
2015	A temporary roof structure was built over the northern end of the First Grade Classroom building to protect the large roof hole located immediately behind the north wall. Pier remnants from the Rosenwald building were cleared of dirt and vegetation and surveyed. Archaeological shovel testing of the Rosenwald building site was performed

The Fairview School Campus

Fairview School Site Overview

The Fairview School site is a steeply sloping terraced hillside. The property is located approximately one half mile to the east of the center of Cave Spring on Padlock Mountain Road, formerly Padlock Street and Asylum Street. The site rises approximately 45 feet from the road, and is forested on the south side and open to little-used agricultural terracing along the north side. A single-track drive connects the school site to the road. This drive serves both the Fairview School site and a Masonic Lodge building on an adjacent parcel.



View of the Fairview School campus looking south, 2016

The Fairview School property is 3.8 acres in area, though much of the eastern portion of the site is covered in second-growth forest and scrub, as well as kudzu creeping in from the property to the north. In 2009, when the campus was "rediscovered", all non-forested areas had been overgrown with kudzu and wisteria, to the point that little could be discerned of what building fabric remained on the site. Since 2009, much of the invasive vine growth has been curtailed or removed, allowing a more complete analysis of site conditions.



View of the Fairview School campus looking southwest, 2016

Major landscape features include hillside terracing; a gravel access drive; three historic former school building sites; one non-historic former building site; one extant historic classroom building, one non-historic shed building, two privy pits, and historic concrete steps and stone retaining walls.

At its greatest extent, the Fairview School campus occupied three consecutive north/south hillside terraces, each approximately ten feet higher than the one below it. The westernmost terrace, also the widest of those containing buildings, was the site of the original Fairview school building, constructed in 1924-25 and demolished in the late 1970s or early 1980's. In-ground remnants of the foundation piers and one extant brick chimney remain from this structure.



View of the Fairview School campus looking west, 2016

Located immediately to the east, on the next higher terrace, is the only extant building on the site dating to the Fairview School period. This long, narrow building, constructed in 1945, housed the first grade classroom, a lunchroom and a kitchen for preparing meals. It is a single-story wood-framed building on brick piers, gable-ended north/south. A pair of privy pits is located to the south of this building on the same terrace level.

The terrace above the First Grade Classroom building, to its east, is the location two former single-room classroom buildings whose foundation remnants are all that remains. The northernmost of these buildings, a Second Grade Classroom, was a wood-framed structure on brick piers, gabled ended north/south, with its north wall roughly aligned with the north walls of both the first grade building and the Rosenwald building.

Located on the same terrace, but approximately 65 feet to the south, was the Fifth Grade Classroom building. This remnant consists of a concrete slab foundation with a single course of concrete block around the perimeter. These two individual classroom buildings, both constructed in 1947, were extant in 1962 for a Floyd County property tax survey. It appears the Fifth Grade Classroom was demolished between 1965 and 1972, while the Second Grade Classroom was demolished at an unknown later date, possibly concurrent with the demolition of the Rosenwald building.

The next terrace uphill, toward the east, was historically used as a playground area. Alumni report that there had been basketball goals with steel poles set up on the packed dirt playground. No remnants of this equipment have been found. The playground terrace appears to be the uppermost terrace on the Fairview site. Above this point the forested hill slopes upward and toward the east to a rise 200 feet higher than the school site.



Baseball trophy medallion, discovered 2015



Bottles and bricks, 2015



Sifting for artifacts, 2015

Archaeological Analysis

Previous archaeological investigations in Floyd County have revealed multiple archaeological sites ranging from pre-contact to the historic period. The majority of more recent reconnaissance surveys were conducted by Southern Research, Inc. According to the Georgia Archaeological Site Files, no previously recorded archaeological sites exist within the current property boundary or within a 200 meter buffer of the property; however, a number of sites have been recorded along Dry Creek to the north.

The initial site visit to the Fairview campus revealed numerous material remains within the original footprint of the Rosenwald building in addition to artifacts from the period of significance (1924-1954) scattered across the site. Pedestrian survey was performed across the site and shovel tests were placed within the footprint of the former classroom building.

Due to the presence of brick foundation piers from the Rosenwald building, shovel tests were placed in intervals atypical of standard transect measurements. This was to avoid subsurface piers and high-densities of building materials. Beginning at the southern border of the footprint, 30 cm by 60 cm shovel tests were placed on a north-south transect averaging 4 m apart. Soil was screened through ¼ inch mesh, and artifacts were bagged and labeled according to transect and shovel test number. The majority of shovel tests were inside the original footprint of the building, but one was placed outside the northern border in order to determine whether artifacts outside the footprint were present.

The majority of materials produced by shovel testing consisted of possible roofing tile, brick and mortar fragments, wire nails, and window glass, though bottle glass and a pencil were also located. Shovel tests placed within the northwest corner of the footprint correspond with the industrial room, and have revealed a level of charcoal extending about 3 meters north-south and roughly 8-10 centimeters below surface.

Surface artifacts consisted of roofing tile, building materials such as brick, mortar, wire nails, and cut nails, and cast iron remnants of historic school desks manufactured by the American Seating Company. A refuse pile, most likely from the demolition of the building, is located in the southeast corner of the footprint. The refuse pile contained decorative building hardware, scissors, historic ceramic sherds, cast iron sash weights, window glass, and large shards of clear glass.

Surface collection outside the immediate footprint produced shards of milk glass, aqua glass from early 20th century canning jars, wood siding, historic Coca-Cola bottles, and building materials. A Sanford's "Penit" ink bottle, dating to 1950, was also located near the extant chimney. Ceramic insulators, currently non-dated, are present on the site and have been located on each terrace. The model of these insulators vary between the structure remains, and can potentially be used to determine how electrical service was distributed across the site.

Located on the same terrace as the First Grade Classroom building, the privy pits are, at the surface, free of historic materials. The privy pits do not seem to have been used as a trash midden, as is common with historic sites, but trash middens were located south of the privy pits. These areas have produced a multitude of historic bottles dating mostly to the 1940s and later.

The majority of these bottles are related to medicinal, culinary, or cleaning supplies. Many of the bottles are Purex and Clorox, but a medicine bottle from the Chattanooga Medicine Company and a milk bottle from Cedar Valley Dairy Farms have also been found. Using the Society for Historical Archaeology's historic bottle dating guide, it is possible to differentiate between glass bottles from the 1930s, 40s, 50s, and later.

Following the original use of the site as a school, the trash middens south of the privies were also utilized by residents. Though these remains are intermingled and a clear stratigraphy is not distinguishable, bottle marks and dating guides have made it possible to determine which bottles date to the period of significance. There is a lack of materials south of the privies dating to before the early 1940s, indicating a possible change in available infrastructure.

Material remains begin to dwindle on the third Fairview terrace, the location of the Second and Fifth Grade Classrooms. No artifacts have been located on the easternmost (and highest) terrace, historically the site of the Fairview playground, though a round depression in the northeast corner of this terrace may be related to the its former use as a recess area.

To date, pedestrian survey and shovel testing has been sufficient for locating material remains, and no Phase II testing appears to be necessary.



Aerial view of the Rosenwald building site and the First Grade Classroom building, 2016



Masonic Lodge building, 2016

Fairview School Landscape

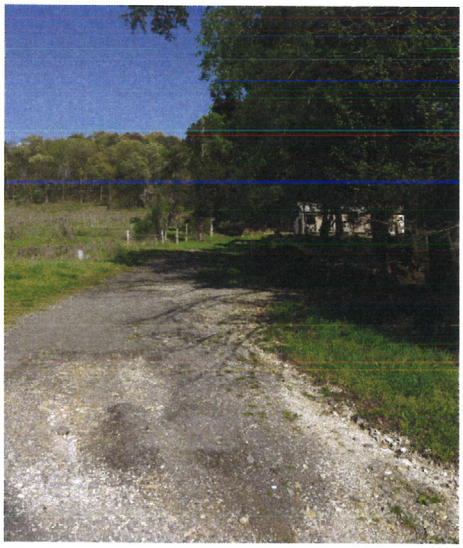
Historically, much of the Fairview site had been open, non-forested hillside. Aerial photos from the early 1940s show little to no tree cover on the property, the school buildings on the hillside visible from the road below. After the closing of the Fairview School in 1954, a steady creep of vegetation reclaimed the fallow land. By the 1990s, little of the former school campus was free of vines and scrub trees.

A concerted effort to clear vegetation around the extant classroom building and historically-significant building sites was undertaken beginning in 2009 and continuing through 2013. Current site maintenance includes reapplication of herbicide to kill invasive vines, mowing, and small scale clearing and maintenance at the edges of the site. Investigation of recently-discovered landscape features will require further clearing to the south of the Rosenwald site.

The Fairview property is currently forested to the south of the site of the school buildings. Historic vegetation dating to the 1925-1954 period appears limited to several large trees. These include a 42" diameter oak located approximately 29 ft NNE of the northeast corner of the First Grade Classroom building, and a 27"

diameter cedar tree roughly centered on the Rosenwald building site, which is the last of a former row of cedars running along the northern property line.

A copse of small-to-medium diameter oaks and cedars has grown up along the terrace lip and slope to the west of the Rosenwald site. Other than a historic 30" diameter cedar tree in this area, these appear to be opportunistic non-historic volunteers, rather than an organized or planned planting arrangement.



Access drive, 2016

An 18" diameter oak is located on the terrace lip above and to the east of the First Grade Classroom building, approximately midway down the length of that structure. Based upon its size, this tree does not appear to have historic significance. There are currently no plantings or vegetation of note within the historic stone retaining walls between the First Grade Classroom building and the Rosenwald site.

The playground terrace, the easternmost on the campus, was cleared in the last several years but is rapidly being re-engulfed by kudzu originating on the adjacent property to the north. The eastern half of the northern property line is likewise under assault from encroaching kudzu. Despite several years of herbicide treatment, invasive wisteria has not been fully eradicated from the Rosenwald site nor the perimeter of the First Grade Classroom building. In the case of the First Grade Classroom building, the wisteria has woven a dense fabric of vines across the surface of the dirt under the building.

Site Access and Drive

An asphalt and gravel drive originates at a bend in Padlock Mountain Road and steeply ascends the hill heading northward to an open area surrounding the Masonic Lodge building. This corresponds to the northern line of the Fairview property, inside of which the drive turns nearly 90° toward the east, heading uphill perpendicular to a cascade of terraces descending the hill. From the first two terraces on the right, access drives fork off perpendicular to the main drive; one is an access easement to an adjacent property, while the other leads to a non-historic shed building located on the terrace immediately below the Rosenwald site.

The paved portion of the drive continues up the hill to the edge of the Rosenwald terrace, beyond which it becomes grass. It appears that, historically, the drive continued up the hill to the highest terrace on the site, but it is steep and narrow above the Rosenwald terrace. Overall condition of the existing drive is poor, and the section below the Masonic Lodge suffers from washout. Due to its steepness and present degraded condition, the drive is unsuitable for use by vehicles larger than a car or pickup truck. Currently, most visitors to the site park near the Masonic Lodge and walk up the hill.

The Rosenwald Building Site

Description

The Rosenwald building site was formerly occupied by a "Three Teacher Community School To Face North or South Only - Plan 3-B" school building constructed in 1924-25 by the Floyd County Board of Education.

The building site consists of at-grade brick pier remnants, mostly in original locations, describing the outline of the former building, interior structural bearing lines, and former chimney locations. One standing chimney, located at the rear of the building, remains upright. Based upon field measurements,

the Rosenwald building was 61'-6" long (N/S) and 45'-10" wide (E/W), with a semi-recessed partial front porch.

While the official design of the "Three Teacher Community School" building shows a continuous foundation under the building, the Fairview School building was built on individual brick piers. A full-building photo of the original Fairview School Rosenwald building has not been located, though similar examples can be seen online at the Fisk University Rosenwald Fund Card File Database (www.rosenwald.fisk.edu). Photos found on the Fisk database show similar pier foundations on schools of this type in other locations, though the number of piers in the photographic examples differs from the number of piers present at Fairview.



Chimney and foundation remnants, Rosenwald building site, 2016

The extant chimney has round holes in the two interior corners, indicating it was formerly connected to two stove-type heaters in two different rooms. There is evidence of surface plaster applied directly to the brick, as well as marks indicating the intersection of an interior frame wall along the interior centerline of the chimney. Immediately below the former floor line on the chimney is a beam pocket running entirely through the chimney where it had teed into a former rim joist parallel to the back face of the chimney. No wood members remain. These marks and holes are the only evidence of the floor elevation of the former building.

Remnant brick piers are typically extant only at grade and below. There is no separate footing at each pier; the bottommost two brick courses corbel outward to create an expanded bearing area. Corner piers are L-shaped; intermediate piers running parallel to structural beam lines (east and west sides of the building) are rectangular; and intermediate piers supporting ends of floor beams (north and south sides of the building) are T-shaped. Most perimeter piers are 2 wythes thick (±8") by two bricks long (±16"). This module persists along the building perimeter, while interior piers under beam lines are, in some instances, three wythes thick (±12) by two and a half bricks long (±20"). However, there seems to be little consistent logic of why some piers are larger than others.



Foundation pier remnant, Rosenwald building site, 2016

Another curious inconsistency of the pier remnants is the layout of the piers themselves. The east side of the building has nine piers from corner to corner (though with little consistency in spacing) while the west side of the building has six piers with a much wider average spacing between piers. Intermediate beam-line piers do not consistently align with perimeter piers, nor do the two beam pier lines align with each other.

Grade within the Rosenwald building footprint is not flat; it slopes approximately 36 inches from the east side down toward the west side. A slightly elevated, flattened "alley," 13 ft wide on average, is located along the east side of the building between a mortared rubble stone retaining wall and the east side pier line. Loose chert fieldstones were stacked between the foundation piers along this side of the building to retain fill dirt brought in to elevate and level this path. The loose fieldstones are of the same variety as the stones used in the adjacent retaining walls.

Materials and Condition

BRICK: The foundation piers and chimney used a hard-fired, deep red rustic-finish brick with a light-colored mortar. Mortar joints are raked, averaging ½" wide and ½" recessed. The mortar appears to have a high lime content, is relatively crumbly, with sand of moderate coarseness.

Loose bricks from the Rosenwald site have been collected during various brush-clearing efforts over the past five years and are stacked within the footprint of the building. In addition, two fragments of intact piers, one an L-shaped corner pier, the other a T-shaped intermediate pier, had been extracted from their original locations and now rest on the ground near the standing chimney.



Stone wall and steps between terraces, 2016

CONCRETE: Steps and cheek walls are site-cast concrete, heavily weathered and eroded, with structural cracking where erosion and burrowing animals have undermined earthen support.

WOOD: Only very small fragments of wood siding were uncovered during archaeological shovel-testing. The lack of construction lumber, trim boards, or siding for what was a substantial building seems to corroborate the story told by Fairview alumnus Eddie Hood that James Chubb, owner of property after its use as Fairview School, demolished the building in the late 1970s or early 1980s in order to redevelop the land.

In late 2015 an overgrown shed building was discovered on an adjacent parcel of land, literally less than thirty feet from the former building site, containing old framing lumber in the dimension and length of what would have likely been used in the Rosenwald building. While the connection is conjectural, the irony is palpable.

Rubble Stone Retaining Walls and Concrete Steps

Two stone retaining walls embank earth at the bottom and top of the steep slope separating the Rosenwald terrace from the First Grade Classroom terrace. The lower retaining wall is between 24 and 42 inches tall and 126 ft long. Made up of irregularly rounded chert fieldstones varying in breadth between 6 and 18 inches, the lower wall is generally in fair condition with little apparent mortar loss or disintegration, though it does exhibit an outward lean near its center and some vertical cracking.



Concrete steps to upper terrace, 2016

The upper wall, sitting just below the lip of the First Grade Classroom terrace, varies in height between zero and 18 inches, and is approximately 92.5 ft long. At its southern end, a 25-foot-long section of the upper retaining wall has disintegrated, leaving a jumble of loose stones on the ground surface. The extant sections of this upper wall are generally in fair to poor condition, with vertical cracks, out-of-plumb leaning, loss of mortar bonding to stones, material disintegration of some stones, and undermining by burrowing animals among the most common problems. The wall materials are identical to those used in the lower wall.

There are three separate sets of historic concrete steps on the site. The steps align to form an east/west pathway linking the three classroom terraces. None of the stairs described are equipped with handrails or guards of any kind, and they exhibit a wide variation in both tread depth and riser height even within a single set of steps.

The first set of steps, three risers tall, is heavily fractured and eroded and leads from grade in front of the Rosenwald building up to the "alley" level running along the east side of the building site. These steps appear to have been dislodged and damaged, perhaps by heavy equipment brought in during the Rosenwald building demolition. Ragged chunks of concrete and chert fieldstone are scattered around these steps.

The second set of steps, twelve risers tall, is the largest on the site and rises approximately eight feet to link the "alley" level to the First Grade Classroom terrace level. The steps are sunken into the face of the terrace slope and have rubble stone cheek walls on each side that link to the retaining walls at the top and bottom of the slope. These stairs are largely intact, though heavily weathered on their top surfaces.

The third set of steps leads from the First Grade Classroom terrace level up to the Second/Fifth Grade Classroom terrace. This stair is concrete, though its color and design are different from the stairs already described. This stair is built into the terrace slope, but has no cheek walls. It is eight risers high, and its concrete is a cooler gray than that used in the steps below it. The concrete of this stair is also heavily eroded.



West side, First Grade Classroom building, 2011



North side, First Grade Classroom building, 2011



Joist and sill ledger, First Grade Classroom building, 2011

First Grade Classroom Building

Description

The First Grade Classroom building is a single-story gable ended wood frame building, oriented with its long axis running north/south, approximately 18 ft wide and 52 ft long. Side walls are approximately 9'-5" from bottom of siding to bottom of rafter tails, while the height of the end walls at the ridge is approximately 14'-0". The roof pitch is, on average, 6 in 12. The building frame sits on a brick pier foundation, 20" high along the west side, 12" high at the southeast corner, and only a few inches above grade along more than half of the east side wall.

The building is vernacular, with little stylistic affectation, though some elements, like the exposed rafter tails and five-panel ladder doors, show a diluted connection to the Craftsman style. The building does not conform to a particular school building typology.

The condition of the building is generally poor, with significant structural degradation caused by abandonment, partial roof failure, terrace erosion, vegetative infiltration, vandalism, insect damage, and the use of a structural floor framing system with little redundancy. Particular areas of damage are described in more detail below.

Exterior Materials and Condition

FOUNDATION AND FLOOR FRAMING: The building's foundation consists of three lines of brick piers in a north/south orientation, two at the east and west walls and one at the building midline supporting a summer beam. The foundation piers are made of bricks stamped "Plainville Brick Co. Plainville, Georgia," manufactured approximately 30 miles to the northeast of Cave Spring.

The floor framing consists of perimeter sill beams bearing on the brick piers, with a midline summer beam running the length of the building. The east and west sill beams, where extant, are 5 1/2" wide and 7 1/2" deep. North and south sill beams, parallel to the floor joist orientation, are also 5 1/2" x 7 1/2" The summer beam is 6" wide and 8" deep. Floor joists are 2"x 8" at an average of 20" on center. The top of the joists is flush with the top of the sill beams and summer beams; joist ends are notched over 2"x 4" ledger boards face-nailed into the inside face of the sill beams. The joists are toe-nailed into the ledger and beam face.

Visual analysis of the foundation piers suggests the unusual possibility that the piers were not constructed specifically for the First Grade Classroom building, and may have been reused at Fairview after being salvaged from another location. While the evidence is not unequivocal, the combination of several forensic anomalies suggests this possibility.



Typical west side pier, First Grade Classroom building, 2016

For example, along the west wall, there are two examples, piers A3 and A5, where pier shapes do not correlate to the pier's structural location. These L-shaped piers are installed in a perimeter location where there is no perpendicular beam or floor framing supported by the other leg of the L.

A second peculiarity is the fact that the top of every pier along the west side of the building is several inches short of the sill beam, with broken bricks, mortar, and wood used as shims to fill the gaps. The gapping is not consistent, and varies from 1 1/4" at pier A1 to 3 1/2" at piers A5 through A7. This could be a result of pier settlement due to the lack of footings under the piers, or it could imply that salvaged piers were supplemented in the field to fit into new locations.

As mentioned above, the brick piers appear to have no footings below them; they bear directly on the surface grade. Due to the shallowness of the pier bearing surface, the foundation piers are particularly vulnerable to toppling, undermining, and settling. Field examination reveals that most piers have shifted into out-of-plumb positions. Along the east wall, accumulation of vegetative compost and soil washed downhill from the higher terrace has elevated grade along that wall, burying all but the top several inches of brick pier. A 2" thick concrete slab, now heavily fractured, was poured along the northeast section of the east wall from the face of the foundation piers outward several feet.



NW corner, First Grade Classroom building, 2011

While it appears that the intent of the slab was to protect the adjacent wall and to aid in drainage, it appears that the increased splash off this hard surface had the inverse effect of exacerbating the problems caused by elevated grade in the same area. The close proximity of moisture, wood, and soil has, predictably, led to the widespread decay of the sill beam, floor joists, and siding in this area. The most significant areas of failure correspond to the presence of the splash slab.

Along the west wall, a failure of roofing immediately inside the north gable end wall has led to the complete loss of connection between the west wall and north wall at the northwest building corner. This loss of lateral bracing caused the outward shift of a 15 ft. section of the west wall near the northeast corner which pulled the sill beam out of position and caused a section of floor joists to drop their outside ends into the dirt. This cascade of failures also toppled several brick piers that formerly supported the now-shifted section of wall.



East wall, First Grade Classroom building, 2011

Brick piers formerly used in the now-demolished north entry porch are piled with non-historic concrete block about 30ft NNW of the north wall of the building. These piers are intact, though not in situ, and are made of Plainville Brick, matching the building piers in brick and mortar joint types.

SIDING AND WALL FRAMING: The building is clad in pine "novelty" siding with a 5" exposure. This siding is nailed directly to the wall framing with no sheathing between. Wall framing is 2" x 4" at approximately 20" on center, bearing directly on the sill beam. Walls have a double top plate of identical material to the typical wall stud. The height of wall framing from the top of the sill beam to the top of the wall plate is approximately 9'-0".

Both gable ends have a small rectangular louvered ventilation panel centered approximately 16" below the roof ridge. The north end wall has a small cutout (shaped like a home plate in baseball) under the former porch roofline, allowing access from the attic into the former porch attic. The line of intersection between the former porch roof and the main building is evidenced by a black tar line remaining on the surface of the siding boards. Neither the porch roof framing nor the roof flashing was cut into the existing siding.

All exposed wood siding and trim was originally painted an off-white or buff color. Most of this paint has eroded away, leaving bare wood on most surfaces, though small fragments of original color are extant on the north and east walls of the building. Exposed framing under the building was not painted. The brick foundation piers and chimneys were not painted. Condition of historic siding and trim is generally fair and will be able to be preserved and refinished using fillers, consolidants, primer and paint. Exposed wood surfaces exhibit moderate pitting, surface erosion, and splits and checks as one would expect for unfinished wood exposed to the weather.

Along the northeast quadrant of the east wall, wood framing and finishes in contact with the soil have suffered almost total loss of the sill beam, ends of floor joists, skirt board, and several courses of siding. This structural failure has resulted in a deep sag in the wall, though, surprisingly, the inherent stiffness of the tongue-and-groove interior planks and the exterior shiplap siding has resisted full settling of the wall into the soil, resulting in a wall that "floats" several inches above the ground.

ROOF AND ROOF FRAMING: Roof rafters are 2" x 5 1/2" on 26" centers with wood plank sheathing on the top surface of the rafters. At east and west sides of the building, the rafter tails extend approximately 14" beyond the face of the wall below, with rafter ends cut vertical. At the north and south gable end walls, barge rafters are supported on simple knee-braced brackets projecting 14" beyond the wall below. Two chimneys penetrate the roof framing, one in the center of the east side of the roof, the other in the southeast corner of the roof. The roof appears never to have been fitted with gutters.

Roofing consists of several layers of asphalt rolled roofing, later covered in 5-V crimp aluminum roofing. The metal roofing and related flashing are damaged, have failed, or have been lost in several locations, exposing the older asphalt roofing or the underlying wood sheathing. Failure of the older roofing and flashing systems has allowed water infiltration around both chimneys, causing significant decay and loss of material in roof, wall, and floor structure in the immediate vicinity, This water infiltration has also occurred, as previously mentioned, immediately behind the north gable end wall.

The building is platform-framed with period dimensional framing lumber for wall studs, top plates, ceiling rafters, and roof rafters. Sill beams, the summer beam, and floor joists appear to have been salvaged from another structure and reused at Fairview. Constructed for utilitarian purposes, the building exhibits little craftsmanship above the level required to frame and finish the simple structure.

PORCHES AND PROTECTIVE ROOFS: A small roof extension along the west side of the building protects the entry door on that side. A section of metal roofing is missing above, exposing crumbled asphalt roofing and wood sheathing to the elements. A small bracketed pent roof on the south wall protects the entry door on that side, though it is heavily decayed and fragmented. The north



Typical siding conditions, 2016



Typical gable end roof bracket, 2011



North side (former porch location) First Grade Classroom building, 2012



West door roof overhang, First Grade Classroom building, 2016

side entry doors were originally protected by a gabled entry porch that was later removed. The condition of these protective overhangs is generally fair to poor.

EXTERIOR DOORS: The building has a double-door entry on the north gable end, a single-door entry on the west wall, and a single door entry on the south wall. The north doors are a mismatched outswing pair, 5'-0" wide and 6'-8 1/2" tall overall. The left sash is a five-panel wood ladder door, while the right sash is a three-panel wood door with four glass panes in the upper third of the door. The west door is a five-panel wood ladder door, 3'-0" wide and 6' 11 1/4" tall with a right reverse outswing. The south door is identical to the west door, but with a right-handed inswing.



Interior face of exterior door 102A

WINDOWS: The building has banks of two-gang, three-gang, and five-gang wood 6-over-6 single hung windows. The individual window unit in each of these configurations is identical in size: approximately 3'-0" wide by 5'-5" high. Ganged windows have 11" wide mulls between units, though this appears to have been decorative only, since the bottom sash of each single hung unit is not counterweighted with a sash weight. The top of the window frame is typically set at 8'-4 1/2" above the interior finish floor.

The west wall includes a five-gang window unit in the northwest quadrant, the west entry door and a two-gang window unit in the middle of the wall, and a two-gang window unit in the southwest quadrant of the wall. No windows are present in the north or south walls. The east wall has no windows in the northeast quadrant, a three-gang window unit in the middle of the wall, and a two-gang window unit in the southeast quadrant.



Typical window, First Grade Classroom building, 2011

Window sashes are single-glazed from the exterior using glazing putty in wood muntins. Muntins are typically 5/8" wide overall. All window components are pine. Much of the existing glazing is missing, cracked, or loose. In some instances, metal insect screening was nailed or stapled over the bottom half of window units, though in the few locations where the screening remains, it is poor condition.

Exterior window and door casing is 3/4" x 4 1/2" flat pine casing, applied over the face of adjacent siding. Jamb casings butt into the bottom of head casings. The head casings have a 1/2" thick drip cap projecting 1/2" proud of the casing face and 3/4" beyond the side of the jamb casing. An 11" wide, flat mull cover between windows is flush with the face of casing. Window sills are typically 5/4 thick, with horns projecting 3/4" beyond the sides of the jamb casings. A 3/4" quarter round trim is applied under the sill at the face of the siding. This trim piece runs to the the edge of the sill horns where it was cut flush, rather than returning to the face of the wall.

Structural failure of the wall at the northwest building corner has resulted in damage to the northernmost window in the five-gang unit in that wall. The left jamb of this window was completely separated from the remainder of the window unit which shifted outward with the section of wall previously mentioned. During recent stabilization efforts, during which plywood sheathing was nailed over window openings in this area, the sashes from this first window were removed and discarded.

In several cases, the bottom window sash is missing and has been replaced with a salvaged sash or matching width, but non-matching height. Gaps between the mismatched sashes were stuffed with paper and aluminum foil to stop drafts.

Much window glass has been lost due to non-maintenance of glazing putty, vandalism, and loss of sash structure. These locations are indicated on the building elevations included with this report. One indicator of the poor state of building maintenance, even during the period in which the building was used as a residence, is the presence of insect screening tacked across the interior face of some window sashes with missing glass. One can surmise that screening installed in that way is only necessary if the glass was missing.



Room 100 west wall, First Grade Classroom building, 2016

Interior Materials and Condition

The First Grade Classroom building consists of three en suite rooms, each accessible directly from the exterior. At the northern end of the building is the First Grade Classroom (Room 100). Although the room has been modified, it was originally 17'-3" wide by 21'-4" deep, entered from the exterior via double doors in the north wall. These doors formerly opened onto the front porch, now demolished. A bank of five windows is located in the west wall. The east wall has no windows. The south wall would have had a single five-panel interior ladder door at center.



Room 100 north and west walls, First Grade Classroom building, 2016

Immediately to the south of the classroom was a Lunchroom (Room 101) originally 17'-3" wide by 17'-6 deep, accessible from the exterior via a single door in the west wall. This room was used by students to eat their lunches, prepared in the adjacent Kitchen. In addition to the west side door, the west wall has a two-gang window; there is a three-gang window in the east wall. A plastered brick chimney is located near the northeast corner, engaged in the north wall and inset about 24" from the east wall. The north wall would have had a single door at center, matching the size and configuration of the extant five-panel ladder door in the south wall.

The southernmost room in the building was the Kitchen (Room 102), 17'-3" wide by 11'-3" deep, accessible from the exterior via a door centered in the south wall. A two-gang window is located in the east wall and is mirrored in the south wall. A plastered brick chimney is located in the southeast corner of the room. The north wall has a single centered interior door leading into Room 101.



Northwest corner ceiling, First Grade Classroom building, 2016

The 2x4 frame wall between the Rooms 100 and 101 was mostly removed in the period after Fairview closed and the building was reused as a residence. New nominal 2x4 interior partitions were added across the building to subdivide Room 100 into two rooms: the northern end, probably used as a living room, and the southern end, probably used as a bedroom. Room 101 was subdivided by a 2x4 wall oriented N/S, located 4'-9" inside the west wall, and by the framing of a closet in the northeast corner, around the chimney. These new interior partitions are fastened into existing interior finishes and are not structural.

INTERIOR WALL AND CEILING FINISHES: Depending on location, the historic interior wall and ceiling finish is either tongue-and-groove pine V-groove planks or 1x6 tongue-and-groove double-bead beadboard planks applied directly to wall studs and ceiling rafters. The wood plank material remains on all walls and ceilings extant from the original construction, though some in situ material has been lost as a result of the previously mentioned water infiltration issues.



Typical V-groove ceiling

V-groove planks are 3" flat, with a double 3/16" lengthwise face chamfer running the full length of each board. Boards are typically 5/8" thick. Beadboard planks are typical for this type of material: 5 3/8" overall width, 5/8" thick, double 2" flat finish faces separated by a 9/16" wide bead and double chamfer. The groove side of the board face is milled with a 3/16" chamfer, and the tongue side face is milled with a 1/4" bead and 3/16" chamfer.



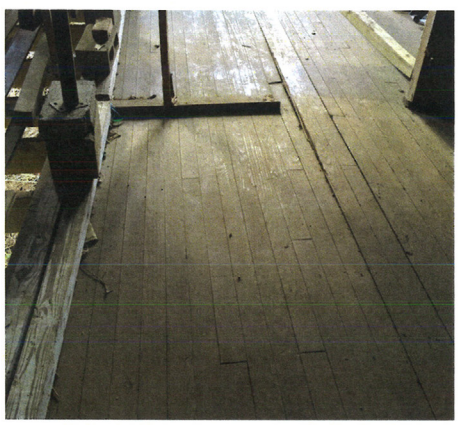
Room 100 east side floor, 2016



Room 101 east side floor, 2016



Room 102 east side floor, 2016



Typical wood flooring

Rooms 100 and 101 have a V-groove plank interior finish, oriented horizontally on the walls and running N/S on the ceiling, while the Kitchen, Room 102, has beadboard walls, oriented horizontally, with V-groove ceiling planks running N/S. A 3/4" quarter round molding is installed at inside corners of the ceiling/wall joint and wall/wall joints.

Non-historic interior partitions are finished in 1/2" gypsum wallboard, though this material has been removed in a number of locations, leaving wall framing exposed.

Typical historic base molding in all rooms is flat pine 1x6 with a 1/2" quarter-round shoe molding. Typical historic interior casing is 5/4x6 flat pine, with the jamb casing board butted into the bottom of the head casing. Window stools are 5/4 thick, run flush with the edge of the interior jamb casing. A 1x6 pine apron board sits below the stool.

Interior walls and ceilings are painted. Walls are a pale blue color over a white paint or primer; ceilings are white. Interior trim, windows, and some doors are painted to match the adjacent wall color. Some other doors are painted dark brown.

FLOORING: Finish flooring is 1x4 tongue & groove pine, applied directly to the floor joists. Some areas of this flooring are painted, while others remain unpainted, bare wood. Remnant linoleum or vinyl sheet flooring is visible on a section of the kitchen floor but at no other location in the building. Areas of flooring damage or loss include the following:

1. Room 100 (First Grade Classroom): East side damage due to decay in floor structure and settling caused by wood contact with earth. First 24" of flooring inside of east wall site directly on the earth and is too damaged to be salvaged. The west side of this room also has flooring loss of planks removed during repair and stabilization efforts on the displaced wall. Compromised area is the first 24" of flooring interior from the west wall. Floor framing is exposed through voids in flooring.
2. Room 101 (lunchroom): East side damage due to decay in floor structure and settling caused by wood contact with earth. Floor area within 24" around the chimney base has completely failed and is missing or sitting on the earth.
3. Room 102 (kitchen): East side damage due to decay and what appears to be significant rodent gnawing. Voids in flooring run the entire length of the room along the east side, approximately 36" interior of the east wall. Exposed floor framing has not collapsed in this room, as the sill beam is intact on brick piers and not in contact with the earth. Some floor joist damage is exhibited in the areas void of finish flooring. Water infiltration around the corner chimney has caused moderate damage of the floor finishes and structure, wall finishes and structure, and ceiling finishes and structure in this area.

DOORS: The single extant interior door is located between Rooms 101 and 102. It is a five-panel wood ladder-type door, 3'-0" wide and 7'-0" tall, 1 3/8" wide. A matching door would have originally been located in a similar position in the former wall between rooms 100 and 101. This door can be seen in a historic photograph of the classroom interior on page three of this report.

Historical Mechanical Systems, Utilities, and Services

The building was not equipped with built-in centralized HVAC systems. Other than opening the windows there was no cooling system in the building during its use as a school building. Window AC units were probably used during the residential period, but no ducted central HVAC system was ever installed.

Freestanding stove heaters were used in Rooms 100 and 101. A cookstove in Room 102 also served as the heat source for the room. No stoves nor the cookstove remain, though holes in the chimneys for flue pipe connections are extant. The fuel source for these stoves is unknown.



Typical original interior light fixture

The building was not equipped with indoor plumbing. A single cold water spigot was installed immediately to the south of the kitchen. The source of the water is unknown. Interviewed alumni recall being assigned the chore of carrying water into the kitchen from this spigot. Daily sanitary necessities were accommodated in a pair of privies located approximately 75 ft south of the building.

The building was electrified via what appear to be service lines daisy-chained from the Rosenwald building via through-wall ceramic tube insulators located under the roof overhang near the center of the building. Original electrical wiring was knob-and-tube, later modified to insulated wiring in surface-mount conduit. At the loactions where electrical wiring entered the building, a pair of ceramic insulators is mounted to either side of a roof rafter tail and is aligned with the tubes. An electrical panel is surface-mounted in the southwest corner of the kitchen, though this dates to the later period of the electrical modifications.



Ceramic electrical insulators

Original electrical devices and wiring were recessed into the walls and ceilings. Each room was equipped with four bare bulb ceramic socket light fixtures. Junction boxes for these fixtures were recessed into the ceiling planks, with wiring via knob-and-tube through the attic. Switches were recessed into walls adjacent to exterior doors and to the side of interior doors as well. The entire building has a total of ten original ceramic socket light fixtures with switches. No exterior lighting is evident.



Electrical panels, Room 102

Rooms 100 and 101 were each equipped with four duplex electrical outlets, two in the north wall, centered on either side of the door, with two more outlets mirrored in the south wall. The kitchen (Room 102) was similarly equipped with two outlets in both the north and south walls, but supplemented with single duplex outlets centered below the windows in the east and west walls.

Surface-mount junction boxes with wiring in rigid metal conduit and ceramic socket fixtures were installed at a later date, though it is unclear if this was work done during the building's use as a school or a residence. Surface-mount electrical outlets and light switches were also installed at the time the wiring system was updated.

A second set of through-wall ceramic tubes and rafter tail-mounted insulators are present on the east wall of the building. It is not clear if this set of insulators was an entry point or exit point for electrical service. It is possible that the east wall tubes and insulators were connected to the later buildings on the new uphill terrace, and that electrical service to the entire campus was branched off the electrical service to the Rosenwald building.

There is no gas piping in the building.

North (Second Grade) and South (Fifth Grade) Classroom Sites

Remnants of the Second Grade Classroom building are located on the terrace above the First Grade Classroom building. The remnants consist of toppled brick foundation piers, concrete block step remnants, and a toppled brick chimney. Historic aerial photographs of the Fairview site indicate the Second Grade Classroom was a gable-ended building with ridge running N/S, approximately 20 ft wide and 20 ft long. The north face of this building is roughly aligned with the north faces of both the First Grade Classroom building and the former Rosenwald building. It was constructed in 1947 for the 1947-48 school year.



Second Grade Classroom building site, 2016

Approximately 67 feet south of the Second Grade Classroom was the Fifth Grade Classroom, also a single classroom building. Foundation remnants consist of a concrete slab poured inside a single course/single wythe of 8" concrete block along the building perimeter. The 1962 property tax survey indicates this was a wood framed building, though no evidence on the site confirms this. The footprint is approximately 20 ft wide and 16 ft long and was constructed in 1947 for the 1947-48 school year.



Fifth Grade Classroom building site, 2016

A curious idiosyncrasy of these two freestanding classroom buildings is the difference in their foundation construction techniques. Though both buildings are recorded as being built in 1947, the Second Grade Classroom exhibits the traditional construction of a wood frame elevated on brick piers, while the Fifth Grade Classroom has a distinctly "modern" foundation of concrete slab and concrete block. The reason for the difference is unknown, though circumstantial evidence and ample extrapolation might imply that the Second Grade Classroom building was donated, relocated or repurposed, similar to elements of the First Grade Classroom building built three years earlier.

Code, Zoning and Accessibility Analysis

A. Applicable Building Codes:

The statewide minimum construction codes for Georgia include the following:

- *International Building Code (IBC)*, 2012 edition with Georgia amendments
- *International Plumbing Code (IPC)*, 2012 edition with Georgia amendments
- *International Mechanical Code (IMC)*, 2012 edition with Georgia amendments
- *National Electrical Code (NEC)*, 2014 edition
- *International Fire Code (IFC)*, 2012 edition with Georgia amendments
- *International Energy Conservation Code (IECC)* 2009 edition with Georgia supplements and amendments
- *NFPA 101 Life Safety Code (LSC)*, 2012 edition
- *ADA Standards for Accessible Design*, 2010 edition with Georgia amendments

B. Applicable Local Zoning Ordinances:

- Floyd County–Code of Ordinances, 6.8.3 Combination of required parking spaces
- Floyd County–Code of Ordinances, 6.8.5 Requirements for design of parking lots
- Floyd County–Code of Ordinances, 6.8.6 Off-street parking requirements by use
- Floyd County–Code of Ordinances, 6.9.2 Access easement provisions
- Floyd County–Code of Ordinances, 6.10.3 Limitations on access

C. Historic Property Exceptions to the Statewide Minimum Codes:

The Codes above offer exceptions to full compliance for historic properties either listed on the National Register of Historic Places, or eligible for listing on the National Register. In a letter from the Georgia Historic Preservation Division dated 16 March 2015, the Fairview site was judged eligible for the National Register, and therefore qualifies to be evaluated under these Code criteria.

IBC: Section 3409.1 states that "provisions of this code related to the construction, repair, alteration, addition, restoration and movement of structures, and change of occupancy shall not be mandatory for historic buildings where such buildings are judged by the building official to not constitute a distinct life safety hazard." Similar provisions are included in the IPC, NEC, IECC and IMC.

ADA: Section 36.405(b) states that, "if it is not feasible to provide physical access to a historic property that is a place of public accommodation in a manner that will not threaten or destroy the historic significance of the building or the facility, alternative methods of access shall be provided"

IFC: Section 102.6 states: "Except to the extent required by applicable laws of Georgia, the provisions of this Code are not mandatory for buildings or structures identified and classified by the state, or as appropriate, a local jurisdiction, as historic buildings when such buildings or structures are judged by the fire code official to be safe and in the public interest of health, safety and welfare, based on the criteria established by the referenced provisions of the Official Code of Georgia Annotated."

LSC: Provisions for rehabilitation of historic buildings is covered under Section 43.10 of the Life Safety Code and refer to NFPA 914, the Code for Fire Protection of Historic Structures. Simply put, the requirements of the LSC as pertains to historic buildings requires that, in the process of rehabilitating a historic building that the work shall not make the building less conforming than it was prior to the work being performed.

Certain standards for protection of life safety are maintained, but, as with the Codes above, it is largely up to the judgment of the local code official to determine if existing capacities are adequate to protect the public safety.

D. Current and Future Building Use and Occupancy Loads:

The First Grade Classroom building is currently unoccupied. As previously mentioned, the building's use after the closing of the Fairview School was as a residential rental. The most likely future use of the rehabilitated building would be as an interpretive historical museum able to host groups of visitors for activities related to the Fairview School story.

Under the LSC, this use is classified as an Assembly occupancy. As calculated per the LSC, the First Grade Classroom building has an occupant load of 85. These occupant loads determine the required capacity of egress systems in the rehabilitated building, and, by extension, the number of toilets, required for the facility

The First Grade Classroom building is not currently served by restrooms; historically, outdoor privies were used by students and faculty. The current use is vacant, so the assumed future Assembly use was used to calculate the required plumbing fixtures.

Because the Fairview site is more than just the First Grade Classroom building, it is important to consider the occupant loads for other parts of the site, in order to calculate the need for restroom facilities capable of serving the entire site. The calculations use a density of 50 sq. ft. per person, typical for swimming pools, skating, rinks, and other open recreational venues, to calculate an occupant load of 58 for the Rosenwald site.

Per IBC Table 2902.1, a total site occupant load of 143, in an A-3 Assembly use, would require the following restroom facilities:

Men's Restroom: 1 toilet, 1 lavatory

Women's Restroom: 2 toilets, 1 lavatory

Because the installation of required restroom facilities within the First Grade Classroom building constitutes a negative impact on historically significant fabric, the restroom facilities for this building must be accommodated elsewhere on the site, preferably in close proximity to the area being served. These facilities may be combined with those required for the Rosenwald site to create a single accessible restroom facility for the entire site. Location of this building is discussed in the Site Rehabilitation scope.

E. Building Code Assessment:

1. Substantial Code non-compliance issues for the First Grade Classroom building include:
   - Decayed floor and wall structure creating an unsafe condition for building occupants
   - Foundation piers do not have footings and have shifted from their original positions
   - The building is open to the weather in many places, and there are substantial roof leaks resulting in decayed roof structure
   - Areas of siding and other exterior trim are decayed or lost, exposing structural elements to the weather
   - Many windows are missing glass panes, and in several cases, the entire lower sash
   - Exterior doors will not close due to building settling
   - There is no Code-compliant access into the building
   - There is no electrical service, no restrooms, and no plumbing or mechanical systems servicing the building

- The building is uninsulated and offers little to no air sealing

2. Substantial Code non-compliance issues for the Fairview Site include:
   - Historic concrete steps do not meet IBC requirements for riser height, tread depth, and acceptable variability in both dimensions, and therefore do not meet IBC requirements
   - Concrete steps and rubble stone retaining walls do not meet IBC requirements for guards and handrails and cannot be altered without negatively impacting historic integrity
   - Space constraints and existing site topography on the site do not allow full accommodation of required parking on the property
   - Emergency vehicle access is required within 150 feet of the First Grade Classroom building, yet site conditions will not allow this access

E. Hazardous Materials Assessment:

Third-party testing should be performed to detect the presence of environmentally hazardous materials, such as lead paint and asbestos, in the First Grade Classroom building. This testing must comply with Georgia EPD, US EPA, and OSHA requirements.

F. Accessibility (ADA) and Life Safety Code Assessment of the First Grade Classroom building :

The 1945 First Grade Classroom building offers some challenges to attaining the level of accessibility and life safety that would be required in a new building. Fortunately, the historic preservation exceptions described above allow for some leeway in the interpretation and implementation of these requirements. However, one should always endeavor to provide the highest level of compliance with the Codes without negatively impacting historically significant fabric.

It is also important to note that the alumni of Fairview, now in their 70s and 80s, will very likely visit the rehabilitated building. Providing the simplest and highest degree of access to the building should be a prime directive of any future building rehabilitation.

1. *Access into and egress from the building:* Primary access into and egress from the First Grade Classroom building is via doors 100A, 101A and 102B. Door 100A consists of paired outswing doors, each 2'-6" wide. Door 101A is a 36" wide outswing single door, and door 102B is a 36" wide inswing single door. Access to door 100A is via a set of non-historic concrete steps, though historically it was from a now-demolished entry porch. Door 101A has access from grade (and is boarded closed), though it appears access was historically via steps outside the door. Door 102B has the remnants of wood steps from grade to the door.

   None of these doors currently allow for ADA-compliant accessibility, though certain modifications permissible under the SOI Standards for Rehabilitation would potentially allow for enhanced accessibility. On the north side of the building, connecting a reconstructed entry porch to grade via an ADA-compliant ramp (preferably running down the east wall of the building) is highly recommended, and provides a sheltered primary entry into the building.

   On the south side of the building, a landing with steps and a ramp to grade would serve as an accessible second means of egress from the building. While this design would deviate from the original design of only steps outside the door, the accessible egress system could be visually innocuous enough to minimize the potential negative impact of the change.

   The reconstruction of modern guard, handrail, landing and steps at door 101A would have a negative visual impact that overrides any benefit to life safety or accessibility that this door provides. Door 101A should be fixed closed, with the possible reconstruction of an open-riser wood stair, similar to the remnant at door 102A, built outside the door. While the previous suggestion is conjectural, interviews with living alumni could perhaps shed light on the original configuration of this stair and guide future designs.

2. *Travel distances to Exits:* Although not prescribed in the Historic Building section of the LSC, new assembly occupancies must limit the travel distance to exits to no more than 200 feet in an un-sprinklered building. This requirement is met in the building.

3. *Number of Exits and Distance Separation:* Although not prescribed in the Historic Building section of the LSC, new assembly occupancies are required to have a minimum of two separate means

of egress from the building located no closer than half of the diagonal length of the building area to be served. The building complies with both of these requirements.

4. *Minimum Door Widths:* Both the ADA and the Life Safety Code have requirements for minimum door widths. Under the ADA, all doors must have 32" clear width when the door is open 90°, while the Life Safety Code (7.2.1.4(4)) requires an existing door leaf in a means of egress no less than 28" wide. In the case of the former, door 100A is non-compliant, but it is compliant with regard to the latter. Door 102B is compliant with both the ADA and the Life Safety Code.

   Interior doors are also subject to minimum widths when required to be accessible or are parts of a path of travel to an exit. Assuming the rehabilitation scope of interior work includes the reconstruction of the former wall between Rooms 100 and 101, access to and egress from Room 101 shall be through either Room 100 or 102. The existing interior door 101C is 36" wide and the reconstructed door 100A would also be 36" wide. Both of these doors meet basic clear opening widths for ADA and the Life Safety Code.

5. *Direction of Door Swings:* Exceptions in the Life Safety Code allow the code official to approve existing doors that swing into the direction of egress movement so long as other approved exists have sufficient egress capacity to serve the total occupant load.

   While the primary entry door, 100A, complies with swing requirements, the rear egress door, 102B, swings into the building. It maybe permissible to reverse Door 102B to swing outward, or the local code official may be consulted to determine if Door 100A has sufficient capacity to allow the total number of occupants to exit in an emergency situation.

6. *Exit Signage:* No exit signage currently exists in the building. The LSC allows alternative exit signage or directional exit sign locations at the discretion of the local code official if it is judged that the standard exit signage required under other sections of the LSC would have a adverse effect on the historic character of the building. Alternative exit signage must identify the exits and egress path inside the building.

7. *Changes in Floor Level:* After rehabilitation, the building's interior will comply with ADA requirements for changes in floor level. A flush threshold at Door 102B also complies. A wood stop on top of the sill at Door 100A, the main entry door, currently exceeds the height allowed by the ADA. Possible solutions include the removal of the stop, reduction of the stop's height, beveling the stop, or the addition of a beveled wood transition strip on the inside of the door only.

8. *Interior Finishes:* The LSC requires that the materials used in interior wall and ceiling finishes must comply with the minimum flame spread classification of the Code applicable to the occupancy. For an Assembly occupancy, with an occupant load of less than 300, wall and ceiling finishes can be of Class A, Class B, or Class C materials. Existing pine v-groove and beadboard finishes on the building's interior are Class B or Class C materials, and are compliant with this section of the Code.

G. On-site Parking Requirements:

The Floyd County Municipal Development Code requires one parking space for each 100 square feet of gross floor area of the building being served. The First Grade Classroom building has a gross building area of 949 sq. ft., requiring 9 to 10 parking spaces to be provided on site.

Each parking space is required to provide a useable rectangular area at least nine feet wide by 18 feet long with an additional five foot wide aisle for handicapped parking spaces. Access aisles in parking lots must be at least 26 feet wide for two-way traffic, and 18 feet wide for one-way traffic.

A preliminary analysis of the Fairview site indicates that ten spaces, of which three are handicapped spaces with demarcated loading zones, can be accommodated on site without negatively impacting historic resources. The bulk of these spaces (8 total) would be located on the terrace opposite the Masonic Lodge, while two handicapped spaces could be located at the Rosenwald building terrace. Vehicular access to the First Grade Classroom building terrace would require grading modifications that would have a significant negative impact on the historic landscape and stone retaining walls in that area. Therefore, design of parking access above the Rosenwald building terrace is not recommended.

While the minimum number of required spaces for the First Grade Classroom building can be

accommodated on the Fairview property, any additional need for parking spaces (in consideration of the non-building resources on the site) cannot be met on the property alone.

However, there may be some latitude for accommodation of additional parking through an agreement with the adjacent Masonic Lodge, which has large areas suitable for parking on the north and south sides of that building. It would be prudent for the Fairview and E.S. Brown Heritage Corporation to approach the Masons about such an agreement.

In addition to parking issues, the steepness of the Fairview site severely limits the ease of entry and egress for larger vehicles such as vans or buses via the driveway at Padlock Mountain Road. This is a serious issue for property protection reasons (emergency vehicles cannot reach the building) and because a significant part of the mission of the rehabilitated Fairview campus is public outreach and education. If a school bus full of kids cannot reach the site, then the mission has failed.

The IFC requires that an emergency vehicle, such as a fire truck, must be able to get within 150 feet of a public use building in order to fight a fire. It is questionable whether access that close to the First Grade Classroom building would be feasible at present, and it is almost certain that turning around a vehicle of that size on site would not be possible. Therefore, it would be prudent to consider the installation of a fire hydrant on the property, though this does not necessarily mitigate the issue of emergency vehicle access to the site.

In the long term, a more permanent solution to parking and site access issues will need to be sought. This could be accomplished by the creation of an alternate site gateway from the nearby Rehab Drive, to the west of the Masonic Lodge. Rehab Drive is the entry road for the Vocational Rehabilitation Center of the Georgia School for the Deaf, and it forks off from Padlock Mountain Road a short distance from the Fairview driveway.

This alternate entry point would require an access easement across adjacent parcels owned by the Masonic Lodge and the Hughes family, but the route has the benefit of being wide, gently sloped, and able to accommodate two-way traffic from Padlock Mountain Road to the Masonic Lodge building. From the Lodge, cars would be able to cross onto the Fairview property and park in either of the two on-site parking areas, while buses and larger vehicles would be able to unload and turn around.

For the long-term viability of the Fairview School project, it would behoove the Fairview-E.S. Brown board to negotiate access and parking agreements with the neighboring property owners.

Recommendations for Ongoing Maintenance of the First Grade Classroom Building and the Fairview Site in Advance of Rehabilitation

The current state of the First Grade Classroom building is precarious due to the continuing deterioration of the roof and exposure of unprotected, unpainted wood finishes to the weather. Until the structural rehabilitation effort is underway, all wood in direct contact with earth will continue to decay, exacerbating the stresses on a compromised structural system.

Ongoing building maintenance should primarily focus on preserving the integrity of weather barriers and finishes on the building exterior. The hillside western exposure of the building causes it to be subjected to harsh exposure of sun and weather, and the condition of the building must be regularly monitored, especially after severe weather events.

ROOFING: Through the efforts of Alan Reeves, a temporary roof shelter has been constructed over the large roof opening in the northwest corner of the First Grade Classroom building. This shelter protects one of the areas of most significant decay, but other sections of the roof, especially around the chimneys, continue to admit water to the interior.

Alarmingly, the aluminum roof is rapidly failing due to windy weather that has torn several panels off their fasteners, leaving them flapping in the breeze. In the course of several weeks, a single loose roof panel became four loose panels, and a formerly-protected area of old asphalt rolled roof was left exposed to the weather. A section of the ridge cap is currently missing, creating a new entry

point for water to do its work. A missing metal roof panel on the overhang above the west side door has exposed the wood sheathing on this overhang to the weather. It will disintegrate in a few months if the panel is not replaced.

While on site collecting data for this report, the preservation team climbed ladders and tacked the loose pieces of roof back down. Without constant monitoring and maintenance, the roof could have rapidly failed, jeopardizing six years' effort to protect and preserve the First Grade Classroom building.

Protecting and extending the life of the aluminum roof is of paramount importance to bridge the time between the present and when sufficient funds are raised to begin the rehabilitation work. Despite the temporary nature of the tarps that have been put over the building in the last six years, they do offer a reasonable level of protection without requiring the financial investment in a new roof that will likely have to redone as part of the rehabilitation work.

If the timing for rehabilitation funding appears to be mid-2017 or later, it would behoove the Fairview and E.S. Brown Heritage Corp. to consider having all old roofing stripped off and new asphalt shingle roof installed as a stopgap measure. In this instance, installing temporary plywood sheathing over the historic plank sheathing (to bridge the soft spots) would be appropriate.

HOUSEWRAP: The housewrap veil on the north, south, and east walls of the building has been very effective in protecting the exterior finishes and windows from further exposure and damage. While the housewrap cannot alleviate the shallow grade clearances along the east wall of the building, it does protect the bottom of that wall from dripline splashback.

The west wall is currently exposed to the weather, as its housewrap protection was removed to allow the installation of the temporary roof shelter at the northwest corner. Although the west-facing windows have been covered with OSB sheathing, the housewrap should be reinstalled along the west wall, simply to provide extra weather protection for the vulnerable finishes on that side.

RETAINING WALLS AND STEPS: The leaning condition of the lower retaining wall should be monitored for continued movement. If the condition appears to be worsening, temporary concrete block shoring should be placed against the wall to prevent wall failure and to keep it intact until a proper evaluation and restoration scope can be devised as part of the rehabilitation work.

Armadillo burrows along the north side of the terrace steps should be filled in (assuming they are vacant) to prevent undermining of the wall and the steps.

ROSENWALD SITE: Growth of vegetation within the Rosenwald site should be minimized. Any loose bricks turning up on the site should be collected with the others already stacked near the chimney. Pier locations should be kept clear of vegetation using herbicidal treatments rather than mechanical means, as impact and vibrations will damage the mortar bond between bricks in the piers.

ROSENWALD CHIMNEY: Loose bricks at the top of the chimney should be removed as a hazard and stacked with the other bricks. Conditions at the top of the chimney should be monitored to see if additional bricks become loose over time. If this is observed, the chimney should be brought down to the highest level course on all sides and capped with a metal flashing cap fit to the size of the chimney.

PRIVY PITS: Currently a large pile of brush has been pushed against the edge of the privy pits, hampering efforts to continue archaeological investigation in that area. This brush pile should be chipped and distributed elsewhere on the site.

SECOND GRADE CLASSROOM SITE: Continue the current program of vegetation removal from this terrace

FIFTH GRADE CLASSROOM SITE: This remnant foundation has not been investigated in depth. Future activities will include removal of leaf litter from the top of the slab, and investigation of the perimeter of the foundation for artifacts and clues about the former building structure.

ACCESS DRIVE: The existing access drive is washing out in the steep section just off Padlock Mountain Rd. New 57 gravel and crusher run should be brought in and compacted to fill the ruts and washboards in the road. If misdirected uphill water runoff is to blame for the worsening conditions, diversion or redirection of that runoff should be considered.

SHED BUILDING: A deadline should be determined for the cleanup of junk in and around the non-historic shed building on the terrace below the Rosenwald site. The contents should go, but the building should remain for the near future, as it might be of service during the future rehabilitation work as a place to store building materials.

HERBICIDE APPLICATION, WEED TRIMMING AND MOWING: The current program of vegetation control has made remarkable progress in returning the once-wild Fairview site to a modicum of domesticity. Continued regular application of herbicide to the wisteria and kudzu is the most effective and least disruptive method of eliminating those invasives from the Fairview landscape. In addition, mowing and weed trimming should continue in areas to the north and east of the Rosenwald site and to the north of the First Grade Classroom building.

Special vigilance should be employed in policing the north property line, beyond which acres of kudzu yearn for the open air of the Fairview site. The historic playground terrace and uphill areas to the east are typically half-covered in kudzu each year, so a concerted effort of brush and kudzu control in this area is warranted.

Maintenance practices should respect habit, form, color, texture, bloom, fruit, fragrance, scale, and context of historic vegetation and character-defining features per the Secretary of the Interior's Guidelines for the Treatment of Cultural Landscapes. Where necessary, maintenance practices may include corrective pruning, deep root fertilizing, aerating soil, renewing seasonal plantings, and/or grafting onto historic genetic stock.

SIGNIFICANT VEGETATION ASSESSMENT AND REHABILITATION: Prior to the commencement of work on the property, an official assessment of significant vegetation on site should be conducted by a certified arborist in order to gauge structural integrity, and other relevant factors pertaining to health and vigor of large trees on site. All efforts should be made to retain character-defining features and spatial organization from the period of significance, including but not limited to views and vistas, historic vegetation, and rare, endangered and/or threatened species.

Replacing or destroying vegetation from the period of significance should not be conducted if rejuvenation is possible. When circumstances warrant the removal of existing vegetation, a concerted effort should be made to replace with like-kind species.

LAND DISTURBANCE AND ALTERATION: Any land disturbance and/or alteration to the existing site conditions should abide by the Secretary of the Interior's Guidelines for the Treatment of Cultural Landscape, which include identifying, retaining and preserving the existing topography and character-defining features from the period of significance. Prior to the commencement of project work, a survey should be conducted to map topographic variation, including slope, elevation, aspect, and contours for the entirety of the area(s) impacted by construction.

Recommendations for Repair and Rehabilitation of the First Grade Classroom building

A. Materials:

Numerous structural deficiencies exist in the historic building resulting from lack of maintenance. Materials used in any future rehabilitation work on the building must balance the requirements of the Codes with the requirement for in-kind repairs as mandated by the SOI's Standards for Rehabilitation. The following constitutes the materials guidance for repair of historic buildings as stated in the LSC, the IBC, and the SOI's Standards for Rehabilitation:

- Section 43.3.1.3 of the LSC states that repair work on a historic building "shall be done using like materials or materials or materials permitted by other section of this Code."
- Guideline #6 from the SOI's Standards for Rehabilitation states "Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence."
- Section 3401.4.1 of the IBC states that "Materials already in use in a building in compliance with requirements or approvals in effect at the time of their erection shall be permitted to remain in use unless determined by the building official to be unsafe."
- Section 3401.4.2 of the IBC states the "like materials shall be permitted for repairs and alterations, provided that no hazard to life, health, or property is created."

B. Scope of Work:

Following is a itemized scope of repair work and suggested techniques for the repair of damaged areas of the building. The purpose of this rehabilitation work is to stabilize the existing resource, repair damage caused by decades of neglect, and rehabilitate the structure for a new use in the re-envisioned Fairview School campus. These Work Items are listed according to their relative severity (the most acute are higher on the list) and the best order of execution to minimize conflicts between executed and not-yet-executed tasks.

1. *Repair of northwest corner wall and roof framing and floor structure:* Of primary importance in undertaking the rehabilitation of the building is the repair of the damage caused by the roof failure at the northwest corner of the building. The damage has been previously described in this report. The goal of this repair work should be as follows:
   - Repair structural integrity of roof, floor, and wall framing members by sistering new material of equivalent size to the damaged members and fastening together to the satisfaction of the building code official. Damaged members in this area include sill beams, floor joists, wall studs, ceiling rafters, and roof rafters
   - This work will likely require the removal of interior flooring, wall, and ceiling finishes from the affected areas in order to access the damaged structural members. Exterior siding and trim will also likely need to be removed for access.
   - All removed materials that are structurally sound should be retained for reuse. The rehabilitation contractor should be careful to remove all material in a way that limits damage to the material, to store it in a protected location and prevent additional damage, and to reinstall the salvaged material as closely as possible to its original location
   - All new materials replacing lost or damaged original materials should match the historic originals in design, color, texture, and other visual qualities and, where possible, materials. Ideally, replacement materials should be marked in a hidden location with the date of installation, to assist future rehabilitators in identifying and dating construction materials
   - See the window scope for work associated with general window repair and replication
2. *Structural repair of east side wall and roof framing and floor structure:* Execution of this Work Item will repair and correct the decay and loss of the sill beam, floor joists, ceiling framing, roof framing, and plank sheathing along the east wall. Similar in importance to the Work Item #1 above, the repair of the east side wall is second only because the execution of Work Item #1 will increase the stiffness of the building's structural frame while Work Item #2 is underway. The goal of this repair work should be as follows:
   - Repair structural integrity of roof, floor, and wall framing members by sistering new material of equivalent size to the damaged members and fastening together to the satisfaction of the building code official. Damaged members in this area include sill beams, floor joists, wall studs, ceiling rafters, and roof rafters
   - The wall framing will need to be shored and braced for the removal of finish materials and to ensure the wall does not sag further during the operation. The wall will need to be jacked

up temporarily to allow for the installation of a new sill beam, sistered and/or replaced floor joists, and sistered stud bottoms

- This work will likely require the removal of interior flooring, wall, and ceiling finishes from the affected areas in order to access the damaged structural members. Exterior siding and trim will also likely need to be removed for access.
- All removed materials that are structurally sound should be retained for reuse. The rehabilitation contractor should be careful to remove all material in a way that limits damage to the material, to store it in a protected location and prevent additional damage, and to reinstall the salvaged material as closely as possible to its original location
- All new materials replacing lost or damaged original materials should match the historic originals in design, color, texture, and other visual qualities and, where possible, materials. Ideally, replacement materials should be marked in a hidden location with the date of installation, to assist future rehabilitators in identifying and dating construction materials
- During the execution of this work, existing grade along the entire length of the east wall should be excavated and lowered to the bottom of the brick piers along that side. The fractured concrete slab shown in the building foundation plan will have to be removed in performing this work. A drainage swale should be formed to channel runoff around the building. Finish grade should be (by Code) no closer than six inches to the newly-installed sill beam along that wall.

3. *Installation of joist hangers at existing and repaired floor joists:* This item should be executed concurrently with Work Items #1 and #2 while the floor joist repair work is being executed. The current floor joist attachment to the sill beam (notched joist over 2x4 ledger) is weak and prone to failure, as evidenced by the past disengagement of floor joists from the sill beam at both the east and west sides of the building. The scope is as follows:
   - Install upside-down joist hangers over the top of each joist, sized to fit the joist depth above the notch. Fasteners per hanger manufacturer's requirements
4. *Re-roofing and miscellaneous sheathing repair:* After stabilization of most of the building frame, the most important task is to keep the water out by repairing decayed roof sheathing in areas not already repaired, and by re-roofing the entire roof, including installation of new roofing underlayment; installation of new chimney flashings and drip edges at eaves; and installation new finish roofing.

   Appropriate new roofing materials include:
   - galvanized steel 5V crimp metal roofing
   - rolled asphalt roofing with a granular top surface
   - asphalt 3-tab shingle roofing (this is conjectural)
5. *Structural repair of south and east walls at Kitchen (Room 102):* This task completes the framing repair process for the building. Repairs should be able to be accomplished in this area without requiring the removal of the finish flooring. Some interior wall and ceiling finishes will require removal for structural repair at the south and east walls. The goal for retention and reinstallation of original materials, as well as characteristics of replacement materials is identical to that described in Work Items #1 and #2.
6. *Installation of concrete footings under west wall piers:* The absence of proper bearing area at the foundation piers has been, and will continue to be, a source of damage to the building and frustration to its caretakers. Piers along the west wall, especially prone to undermining due to their height and exposed location, should be supplemented with new reinforced concrete footings. All pier lines in the building would benefit from the same procedure, but lack of access to interior piers makes the chance of success less likely. Briefly, the scope of this work is as follows:
   - Individually record exact position of each affected pier in relation to supported framing above, exposed pier height, and angle of offset from the line of the west wall
   - Design shoring to bear the entire load of the west side wall. Shore the building per the design

- Remove piers and store to prevent damage;
- Dig for new footings, prepare rebar, and pour concrete (using a concrete pumper or wheelbarrows to bring concrete to installed location)
- Reset piers on new footing. Piers should be installed plumb, but the amount of shimming between the top of the pier and the sill beam should be identical to its original condition, as should be the amount of exposed pier face from grade to the top of the pier.
- Remove shoring and reapply building loads to piers
- Cover exposed footings with earth

7. *General siding and exterior trim repair:* All siding should be inspected for damage and repaired or, if necessary, replaced using the following guidelines.
   - All patches and replacement materials should match existing materials of the same type, including dimension, profile, and wood species. If possible, use matching salvaged materials from the building for replacement of missing elements. In any repair, endeavor to retain as much original material as possible
   - Repair non-structural wood finish materials where feasible using paintable, flexible epoxy penetrating consolidant and fillers, rather than material removal and replacement
   - In areas of advanced wood decay where consolidation is not feasible, remove deteriorated material only to create a clean junction with sound material; infill missing areas with "dutchmen" of new material
8. *Electrical and lighting installation:* The building should have new electrical service and interior wiring installed to serve existing lighting points, outlets, and switches. New devices and junction boxes should be installed at existing locations, with the exception of the porcelain sockets fixtures at the ceilings. These fixtures should be reconditioned, rewired, and reinstalled at original locations. The new electrical meter and electrical service entrance should be located remotely from the building if possible.
9. *Reconstruction of entry porch:* After all structural repair has been completed on the building, the north side entry porch should be reconstructed, incorporating a new side ramp for handicapped accessibility.
10. *Flooring Repair:* Salvaged interior flooring and matching new material should be installed to tooth into existing material left in situ. The historic wood floor appears to have been unfinished, and the newly-installed material should match the original finish. If the entire floor is to be sanded, care should be taken to minimize the amount of material removed from the historic flooring.
11. *Reconstruction of interior wall and door:* Concurrent to the porch work, the reconstruction of the former interior wall and door separating Room 100 from Room 101 should be executed. While the new materials and finishes of this wall should match the existing materials and finishes, replacement materials should be marked in a hidden location with the date of installation, to assist future rehabilitators in identifying and dating construction materials.
12. *Window and door repair:* Existing windows and doors should be reconditioned and or/reconstructed where applicable. This work includes:
    - Removal of window sashes for frame and muntin repair and tightening, glazing repair and replacement, reconstruction of missing sashes, and to allow paint stripping (to bare wood) on sashes, jambs, stops, beads, and interior and exterior projecting stools/sills and casings
    - Reinstallation of reconditioned window sashes in repaired and prepared frames
    - Existing doors (except the left sash of Door 100A) should be unmounted, stripped of paint, repaired as needed, primed, and rehung in advance of building repainting
13. *Replacement of mismatched entry door:* At Door 100A, the left sash, mismatched to its opening, should be removed and replaced with a new sash fabricated to match the existing right sash, which is the original door in that location. The entire door frame and hinge mortises should be repaired and prepared for installation of the new door. The existing door should be repaired and trimmed to swing freely in its opening as part of Work Item #12.

14. *Paint preparation, stripping, repair, priming, and repainting:* The final Work Item in the rehabilitation scope for the First Grade Classroom building is prepping, priming, and painting interior and exterior finish surfaces as follows:
    - Hand-scrape all loose paint to prepare siding and flat trim for primer coat; lightly sand bare wood to remove loose dirt and mildew
    - Bond, fill, caulk, patch and/or seal all voids in finish surfaces prior to priming; use only water-resistant paintable materials that will not shrink or crack
    - Vacuum loose debris and fine particles from surfaces to be painted prior to priming
    - Do not use heat guns nor rotary sanding devices for paint removal from any surface
    - Do not pressure-wash any wood surface for the purposes of paint removal or surface preperation
    - Paint stripping should be performed using a chemical paint gel stripper free of methylene chloride and any other banned substances. Manufacturer requirements for stripper handling, application, cleanup, disposal and neutralization should be followed. State and Federal regulations for the removal and disposal of stripped paint should be followed
    - Use a manufacturer-recommended neutralizing agent prior to primer coat on all areas treated with chemical stripper
    - Apply primer and finish paint

Recommendations for General Repair and Rehabilitation of the Fairview Site

A. General Site Accessibility Considerations:

Accessibility considerations should abide by the following guidelines set forth by the Secretary of the Interior's Guidelines for the Treatment of Cultural Landscapes:

- Identify the cultural landscape's character-defining features, materials, and finishes so that accessibility code-required work will not result in their damage or loss
- Comply with barrier-free access requirements in such a way that character-defining features, materials and finishes are preserved
- Provide barrier-free access that promotes independence for the disabled person to the highest degree practicable, while preserving character-defining landscape features, materials and finishes
- Solutions to meet accessibility requirements should minimize impact on the cultural landscape

B. New Site Pathways and Connections:

Due to the IBC non-compliance of the historic concrete steps, new pedestrian access pathways should be planned and constructed for the site. These new pathways should include ADA-compliant components to allow accessible travel between terraces, historic resources, parking, and restrooms on the Fairview site. As mentioned in Item A above, these new pathways should be designed to conform to the Secretary of the Interior's Guidelines for the Treatment of Cultural Landscapes.

C. Improvements in Vehicle Access to the Site:

Repair and improvement for vehicle access to the site should follow the general scope of access drive maintenance work described on page 27.

D. Parking Improvements:

Though the Fairview site cannot accommodate the full number of parking spaces required by Floyd County zoning ordinance, the site rehabilitation should endeavor to include the number parking spaces (handicapped and standard) that can be reasonably accommodated while minimizing impact on the cultural landscape. Handicapped parking spaces and loading zones should be provided as described on page 24.

E. Repair and reconstruction of stone retaining walls:

As a part of general site rehabilitation, damaged and structurally-compromised sections of the rubble stone retaining walls should be repaired and/or reconstructed as warranted by condition. Mortar analysis should be conducted prior to any rehabilitation work, and all mortars used in the process of repair and reconstruction should match the original material in color, joint width, ratio of constituent materials and aggregate type and coarseness.

Reconstructed walls should use chert rocks found in the immediate vicinity (within 50 feet) of the damaged or missing wall, and the size variation and placement of stones should match the typical characteristics found in adjacent intact sections of stone wall.

F. Removal of non-historic structures and features:

A non-historic concrete slab from the former chicken coop and the non-historic shed building should be demolished and removed, with disturbed areas returned to an appearance consistent with that area's appearance during the site's period of significance.

G. Installation of new electrical service:

New electrical service to the site should be installed. If possible, the meter base and service entrance should be located remotely from the historic first grade classroom building, perhaps in conjunction with the new restroom building described belowIn addition to new electrical service to the First Grade Classroom building, electrical service for remote power outlets, security and monitoring systems, and outdoor lighting should also be installed.

H. Installation of new water supply and septic system:

The rehabilitated Fairview Site will require installation of a new well and water distribution system, construction of new restroom facilities, and installation of a new septic system, including drainfield, sized for the occupant load. Soil percolation testing will need to be performed to identify areas suitable for the drainfield. Installation of these systems should not negatively impact any of the historic resources on the site.

I. New Restroom Facilities:

A four-season restroom outbuilding, serving both the First Grade Classroom building and the general site, should be constructed. Fixture counts should meet or exceed the minimums required by Code. The location of this outbuilding should be directly accessible to occupants of the First Grade Classroom building, preferably on the same terrace, and also conveniently accessible to other areas of the site.

J. Installation of on-site irrigation for landscape and garden use:

This irrigation system can be branched off from the potable water well, or a new irrigation-only well could be installed.

K. Additional vegetation clearing on site:

Historic aerial photographs from the period of significance indicate a much more open landscape surrounding the Fairview School buildings than exists today. Incremental removal of non-historic vegetation and trees should be undertaken as part of the ongoing rehabilitation scope of work. The goal should be to return the site to its appearance, circa 1949-50, immediately after the construction of the Second and Fifth Grade Classroom buildings. As with all landscape alterations, this work should be performed in accordance with the Secretary of the Interior's Guidelines for the Treatment of Cultural Landscapes.

L. New Cedar Row:

A new row of cedar trees, with species and spacing to match documentary evidence from the site, should be planted along the north property line. These trees are a recreation of the historic line of cedar trees extant during the period of significance.

Future Planning

Fundraising Strategies for Rehabilitation Expenses

Raising money for the rehabilitation of any historic structure is challenging, and doubly so for resources located in smaller communities with fewer economic resources to fund such endeavors. While fundraising on the local level is an effective tool for raising community awareness of the project and its potential benefit to the community, the financial impact of these types of events is rarely long-lasting. It is an especially prudent strategy for organizations like the Fairview-E.S. Brown Heritage Corp. to look farther afield for funding sources.

Since 2009, the Fairview-E.S. Brown Heritage Corp, has pursued many different grants and gifts, from both state and national historic preservation agencies and organizations, as well as corporations that have an interest in promoting projects like the Fairview School rehabilitation. Funding for the creation of this Preservation Plan was made possible by such a grant from the Historic Preservation Division of the Georgia Department of Natural Resources.

While none of the grants received to date has been the "magic bullet", so to speak, the strategy of seeking these funding sources is sound, and should continue. With the completion of this preservation plan, the Fairview-E.S. Brown Heritage Corp will have a document which can be used to convey to potential funders the importance of the Fairview School rehabilitation to the Cave Spring community and Floyd County as a whole.

As an overall fundraising strategy, the Fairview-E.S. Brown Heritage Corp should endeavor to:

A. List Fairview School site on the National Register for Historic Places, to qualify for potential "bricks and mortar" grants and other funding. This should be accomplished by August 2016.

B. Continue coordination with the City of Rome and the NWGRC on applications for grant funding, using an abbreviated edition of this preservation plan as support material for the applications. Possible grant sources are:

- National Park Service (esp. Underrepresented Communities Grants)
- National Trust for Historic Preservation (incl. Rosenwald-specific funding)
- Historic Preservation Division of Georgia Department of Natural Resources
- US Department of Agriculture

C. Celebrate and commemorate upcoming anniversaries with fundraising galas and events:

- Centenary of the Rosenwald Fund (2017)
- Centenary of Fairview Colored School (2025)
- Annual "Homecoming" celebrations for Fairview alumni and supporters

D. Consider transfer of the Fairview property to a taxable entity in order to take advantage of federal and state historic preservation tax incentives, including tax credits. Sale of these credits could be a source of funding for the Fairview rehabilitation. Historic preservation tax incentives include:

- Federal income tax credit of 20% of qualified rehabilitation expenditures for income-producing properties. Administered by the Georgia SHPO and the National Park Service
- Georgia income tax credit of 25% of qualified rehabilitation expenditures, typically up to a $300,000 credit cap for income-producing properties. Administered by the Georgia SHPO

- Georgia Preferential Property Tax Assessment for Rehabilitated Historic Property: Freezes local property tax rates at the pre-rehabilitation assessment for more than 8 years

Future Planning Recommendations and Long Term Strategies and Goals

The primary concern of this Preservation Plan is to formulate a strategy to protect, maintain, and ultimately, rehabilitate the Fairview School campus. It is typically beyond the scope of such a document to delve deeply into future uses and project development beyond those directly impacting the preservation of the historic resource. That sort of planning is most often the purview of a Master Plan.

However, in this instance, the author's involvement with the Fairview School project for the last five years has offered a more detailed window into the larger-scale planning ideas coalescing around the project. A synopsis of these ideas, along with some additional recommendations, is outlined below.

It is widely accepted by the Board of Directors of the Fairview-E.S. Brown Heritage Corp. that the future viability of the Fairview School campus cannot depend alone upon its status as a historic resource. Without a sizable operating endowment, the typical privately-owned historic site or house museum is waging a constant struggle to fund its future operations.

Over the past five years the Fairview-E.S. Brown Board has held numerous planning meetings, work sessions, community tours, presentations and picnics in Floyd County to collect opinions and information about goals for the rehabilitation and adaptive reuse of the Fairview campus. From this input, the Board has come to focus on several initiatives which constitute an idea called "Greater Fairview".

Planning for a Greater Fairview campus would expand the focus of the Fairview rehabilitation described in this Preservation Plan to include construction of new facilities and functions marrying Fairview's historic mission to educate African-American children with a 21st century mission to provide educational resources for students in Cave Spring and Floyd County.

A. Interpretation of the Historic Fairview Campus:

The rehabilitated First Grade Classroom Building would house permanent exhibits interpreting the history of the building and the school and displaying various artifacts and memorabilia associated with Fairview. These displays would also likely include a recreated first grade classroom, based upon historic photographs of the room.

The Rosenwald Building site could be reimagined as a fenced community garden organized with raised beds and planting borders corresponding to the locations of classrooms, hallways, and other rooms in the original building. This full-scale rendering of the building plan within the footprint of the original building would give visitors an organizational and spacial understanding of the former school building without resorting to a literal reconstruction of the former building. It is critical that the garden would use raised beds only to avoid disturbance of potential archeological evidence from the site, and to preserve the in-ground foundation remnants intact and in situ.

Other historic elements on site, including the Second and Fifth Grade Classroom remnants, the privy pits, and the playground terrace, should have individual displays at each site, and a Fairview "trail" should be crafted to lead visitors in a prescribed sequence through the various displays.

From a cultural landscape perspective, an interpretive history of Fairview should include not only the story and legacy of Fairview, but also the story of surrounding historic resources that helped define the cultural and physical milieu in which the school was built and operated. These include the old Georgia School for the Deaf campus across Padlock Mountain Rd.; the old and new Prince Hall Masonic Lodge buildings next door; and the small cottages at the base of the hill which flank the entrance to the Fairview Campus. These important resources require an expansion of interpretive vision beyond the physical boundaries of the Fairview property.

B. "Greater Fairview":

In addition to the historic Fairview School campus, Greater Fairview would include new facilities to facilitate experiential and STEAM education for school children; meeting spaces for small conferences, events, and trainings; and possibly facilities for historic preservation training and education.

The mission of Greater Fairview will require active collaboration with the school systems in Cave Spring, the City of Rome, and Floyd County as a whole. The campus would be able to host groups of visitors daily for lessons, workshops, and tours of the historic site, giving them a glimpse into the challenges of education during the segregated Fairview years. Partnerships with local school systems might lead to teaching specialists helping to program activities to synchronize with the classroom curriculum.

This plan, by necessity, would expand beyond the physical limits of the historic Fairview site to incorporate neighboring properties. These adjacent parcels, located to the north and northwest of the Fairview property, would be the site of new construction and new uses, preserving the historic campus intact as a significant historic landscape.

- Acquisition of additional property or use easements would allow:
- Alternate site gateway and historic site access via Rehab Drive and the Masonic Lodge property
- Alternate parking and large vehicle turnaround areas on the Masonic Lodge property
- Construction of new classrooms and lab facilities for STEAM education
- Construction of cabins for overnight visitors
- Construction of a hillside amphitheater for larger gatherings, performances, and events
- Shared use of the Masonic Lodge Building as an event space and interpretive historic site
- Rehabilitation of the Mayfield-Barnett House at the base of the hill
- Possible rehabilitation of additional historic cottages along Padlock Mountain Rd.

C. Fairview Master Plan:

The viability of the Fairview project is ultimately contingent upon interest, exposure, use, and, most of all, income. While the story of Fairview School is compelling, and the expansion of the school's mission will make a needed contribution to 21st century education, the Fairview-E.S. Brown Heritage Corp. Board of Directors will need a road map to plot the path between the current campus conditions and the executed Greater Fairview vision described above.

While this Preservation Plan offers practical guidance to move the project in that direction, the tool that will prove most useful in negotiating the way forward is a Master Plan. By integrating the historic rehabilitation protocol with an expanded mission statement, marketing strategy, design strategy, and business plan, the Master Plan coordinates all future activities on behalf of the Fairview School project.

By establishing the financial benchmarks by which the project's viability must be measured, a business plan would determine the feasibility of the project as a whole. It also has the ability to inform the Fairview mission so it can be tailored to appeal to the greatest possible audience. The business plan would identify the financial resources required to design and execute the work and to cover staffing requirements, ongoing maintenance costs, and other expenses associated with ongoing operation.

A marketing plan would identify opportunities to educate potential users about Fairview's mission and its resources. One such strategy might identify cooperative marketing strategies with other Cave Spring and Floyd County attractions, especially historic educational institutions (Georgia School for the Deaf, Hearn Academy) that could collectively attract visitors to Cave Spring and Floyd County.

And finally, an overall design and programming strategy would identify which physical resources that should be added to the Greater Fairview campus to accommodate the activities that the business and marketing plans have identified as essential for the project's long-term success.

The story of the Fairview Colored School is one that parallels the struggles of African-Americans in the South to resist the prejudices of the past and to better themselves and their community through discipline, hard work, and education. The physical history embodied in the Fairview School site is worthy of preservation, celebration, and repurposing to educate new generations of schoolchildren, black and white, about the perseverance and determination embodied in the Fairview ethic: "I will not rest until my good is better and my better is best."



Artist's concept of rehabilitated Fairview School site showing the significant historic resources on the campus

Appendix A

Existing Conditions Recordation

- **First Grade Classroom Building Plans and Elevations**
- **Site Plans**
- **Photo Keys**

NOTES KEY - WEST ELEVATION:

N0W.1 AREA OF COMPLETE ROOFING/SHEATHING LOSS AT FIRST RAFTER BAY BEHIND NORTH WALL, FROM RIDGE BEAM TO RAFTER TAIL ON WESTERN HALF OF ROOF

DAMAGE INCLUDES:
- LOSS OF ROOF OVERHANG AND BRACKET SUPPORT ON WESTERN HALF OF NORTH WALL
- LOSS OF FIRST WINDOW IN 5-GANG UNIT
- LOSS OF SIDING AS INDICATED
- ADD'L STRUCTURAL DAMAGE CAUSED BY LOSS OF CONNECTION BETWEEN WEST AND NORTH WALLS

DAMAGED AREA CURRENTLY PROTECTED BY TEMPORARY ROOF STRUCTURE; WINDOWS ON WEST WALL COVERED BY 1/2" OSB SHEETS

STRUCTURAL DAMAGE TO WEST WALL SILL BEAM PREVIOUSLY REPAIRED WITH NEW BUILT-UP BEAM

N0W.2 WALL CAVITY AND NEW SILL BEAM OPEN TO WEATHER AS SHOWN DUE TO LOSS OF SIDING AND SKIRT BOARD DURING PREVIOUS REPAIR WORK

N0W.3 MISSING OR DAMAGED WINDOW GLASS REQUIRING REPLACEMENT IS INDICATED BY DARKER SHADED AREAS IN WINDOWS.

N0W.4 PIER A2 PREVIOUSLY OVERTURNED BY STRUCTURAL SHIFT AT WEST WALL HAS BEEN RETURNED TO GENERALLY VERT. POSITION W/CONCRETE PAVER SHIM BTWN TOP OF PIER AND SILL BEAM

N0W.5 NEW BUILT-UP 2X8 SILL BEAM FROM CORNER TO LAP SPLICE AT PIER A3

N0W.6 EXTERIOR FACE OF EX'G 3 5/8" X 7 5/8" SILL BEAM EXPOSED DUE TO MISSING SKIRT BOARD

N0W.7 TYPICAL SIDING: PINE "NOVELTY" SHIPLAP SIDING, 5" EXPOSURE, TYP.

N0W.8 TYPICAL ROOFING: 5-V CRIMP ALUMINUM OVER ASPHALT ROLLED ROOFING

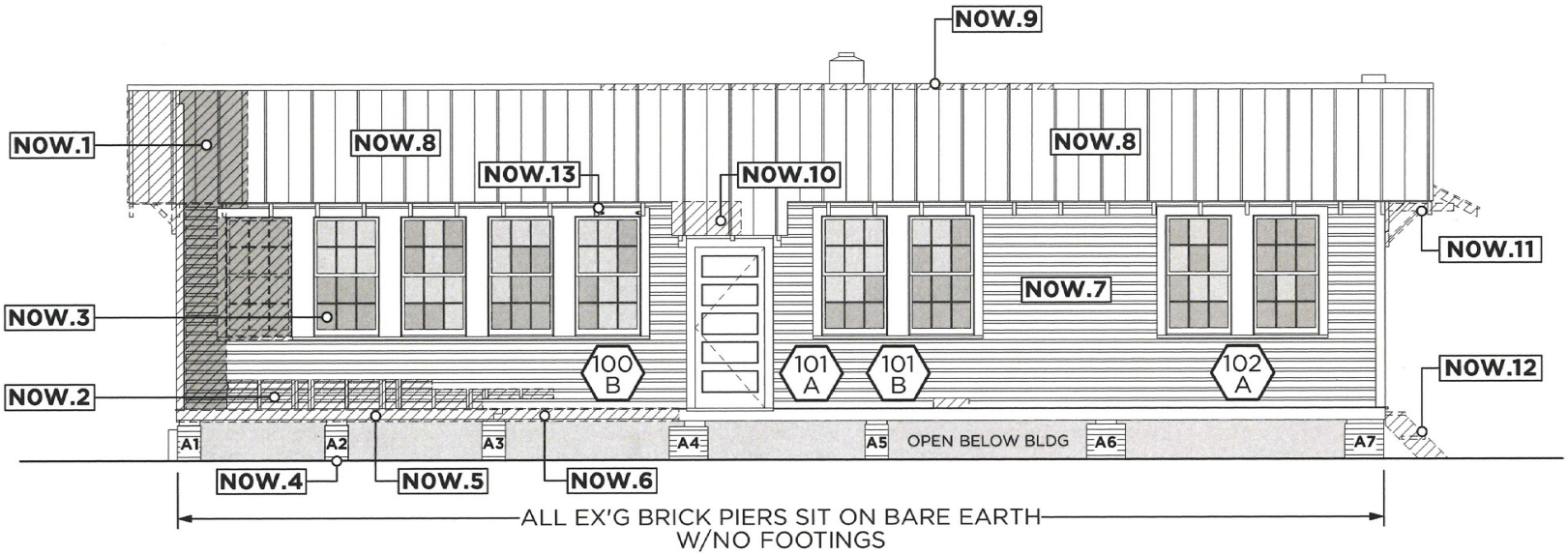
N0W.9 METAL RIDGE CAP MISSING

N0W.10 METAL ROOFING PANEL MISSING; DEGRADED ASPHALT AND WOOD EXPOSED TO WEATHER

N0W.11 FRAGMENTS OF BRACKETED PENT ROOF OVERHANG

N0W.12 FRAGMENTS OF WOOD STEPS

N0W.13 CERAMIC ELECTRICAL INSULATORS FROM KNOB & TUBE ELECTRICAL SVC FASTENED TO INSIDE FACE OF ROOF RAFTERS; CORRESPONDING CERAMIC TUBES PENETRATE WALL



FAIRVIEW SCHOOL SITE
PADLOCK MOUNTAIN ROAD
CAVE SPRING, GEORGIA 30124

EXISTING CONDITIONS SURVEY
FIRST GRADE CLASSROOM BUILDING (c 1945)
WEST ELEVATION
SCALE 1/8" = 1'-0"

NOTES KEY - EAST ELEVATION:

NOE.1 METAL ROOFING APPEARS INTACT IN THIS AREA, THOUGH ROOF FRAMING AND CEILING FINISHES BELOW EXHIBIT ADVANCED DECAY AND LOSS OF MATERIAL DUE TO WATER INFILTRATION AROUND CHIMNEY AND POSSIBLE EARLIER FAILURE OF ROLLED ASPHALT ROOFING PRIOR TO INSTALLATION OF METAL ROOFING

NOE.2 APPROXIMATE LINE OF WALL AS SETTLED DUE TO SEVERE SILL BEAM DECAY AT BASE OF WALL

WALL IN THIS AREA IS "FLOATING" APPROX. 4" ABOVE GRADE BTWN PIER SUPPORTS DUE TO STIFFNESS OF INTERIOR AND EXTERIOR FINISHES, DESPITE TOTAL LOSS OF SILL BEAM BELOW

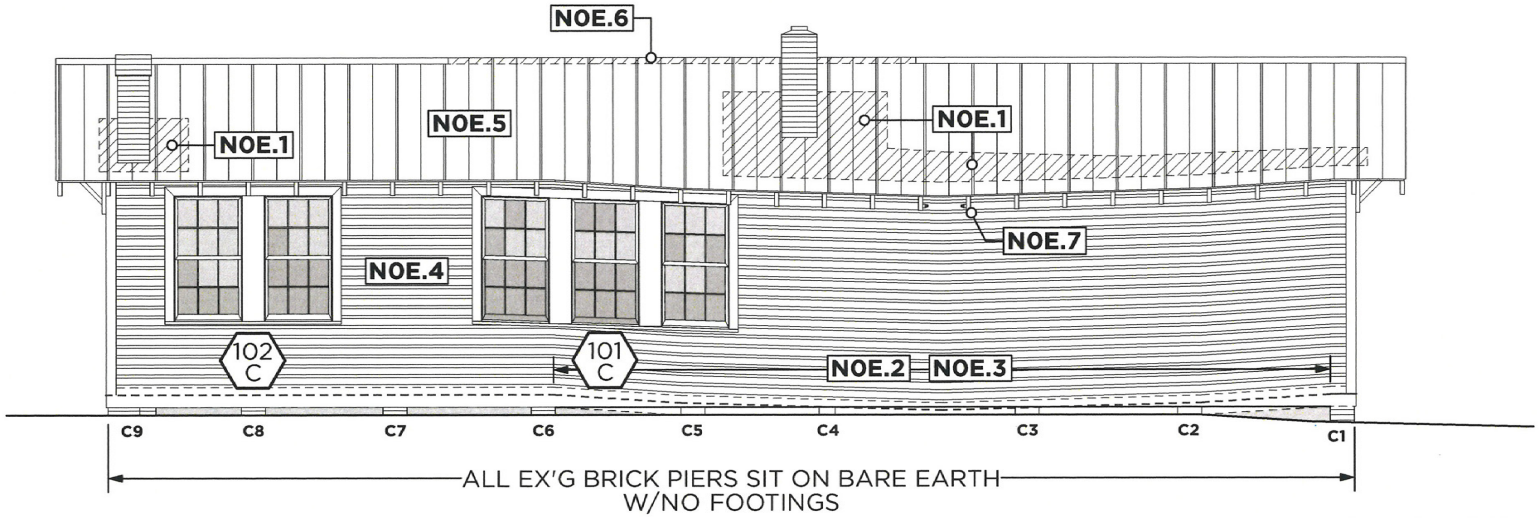
NOE.3 SEVERE DECAY AND DAMAGE TO FLOOR STRUCTURE BTWN C1 AND C6, INCLUDING:
- TOTAL LOSS OF MATERIAL AT SILL BEAM BETWEEN PIERS C1 AND C6
- TOTAL LOSS OF MATERIAL AT JOIST ENDS BEARING ON FORMER SILL BEAM
- MODERATE DECAY IN STUD BOTTOMS FORMERLY BEARING ON SILL BEAM
- LOSS OF SKIRT BOARD, DRIP CAP, AND FIRST/SECOND COURSES OF SIDING ALONG FULL LENGTH OF EAST WALL

NOE.4 TYPICAL SIDING: PINE "NOVELTY" SHIPLAP SIDING, 5" EXPOSURE, TYP.

NOE.5 TYPICAL ROOFING: 5-V CRIMP ALUMINUM OVER ASPHALT ROLLED ROOFING

NOE.6 METAL RIDGE CAP MISSING

NOE.7 CERAMIC ELECTRICAL INSULATORS FROM KNOB & TUBE ELECTRICAL SVC FASTENED TO INSIDE FACE OF ROOF RAFTERS; CORRESPONDING CERAMIC TUBES PENETRATE WALL



FAIRVIEW SCHOOL SITE
PADLOCK MOUNTAIN ROAD
CAVE SPRING, GEORGIA 30124

EXISTING CONDITIONS SURVEY
FIRST GRADE CLASSROOM BUILDING (c 1945)
EAST ELEVATION
SCALE 1/8" = 1'-0"

NOTES KEY - NORTH ELEVATION:

NON.1 ROOF OVERHANG FROM RIDGE TO WEST WALL LOST TO DECAY FROM BARGE RAFTER TO FIRST RAFTER BAY BEHIND NORTH WALL

NON.2 NORTH WALL SIDING MOSTLY INTACT BUT W/HEAVY DECAY AT WALL STUDS FROM DOOR 100A TO NW CORNER; SIDE OF LAST STUD EXPOSED DUE TO LOSS OF CORNERBOARD AND WEST WALL SIDING

NON.3 DECAYED END OF SILL BEAM SISTERED AT INTERIOR SIDE W/NEW SINGLE 2X6; FACE OF SILL BEAM EXPOSED DUE TO MISSING SKIRT BOARD FROM BUILDING CORNER TO REMNANT PORCH NAILER

NON.4 REMNANT PORCH NAILER FASTENED TO FACE OF SIDING

NON.5 TYPICAL SIDING: PINE "NOVELTY" SHIPLAP SIDING, 5" EXPOSURE, TYP.

NON.6 MISSING SIDING COURSE

NON.7 REMNANT TAR LINE AT FORMER PORCH ROOF

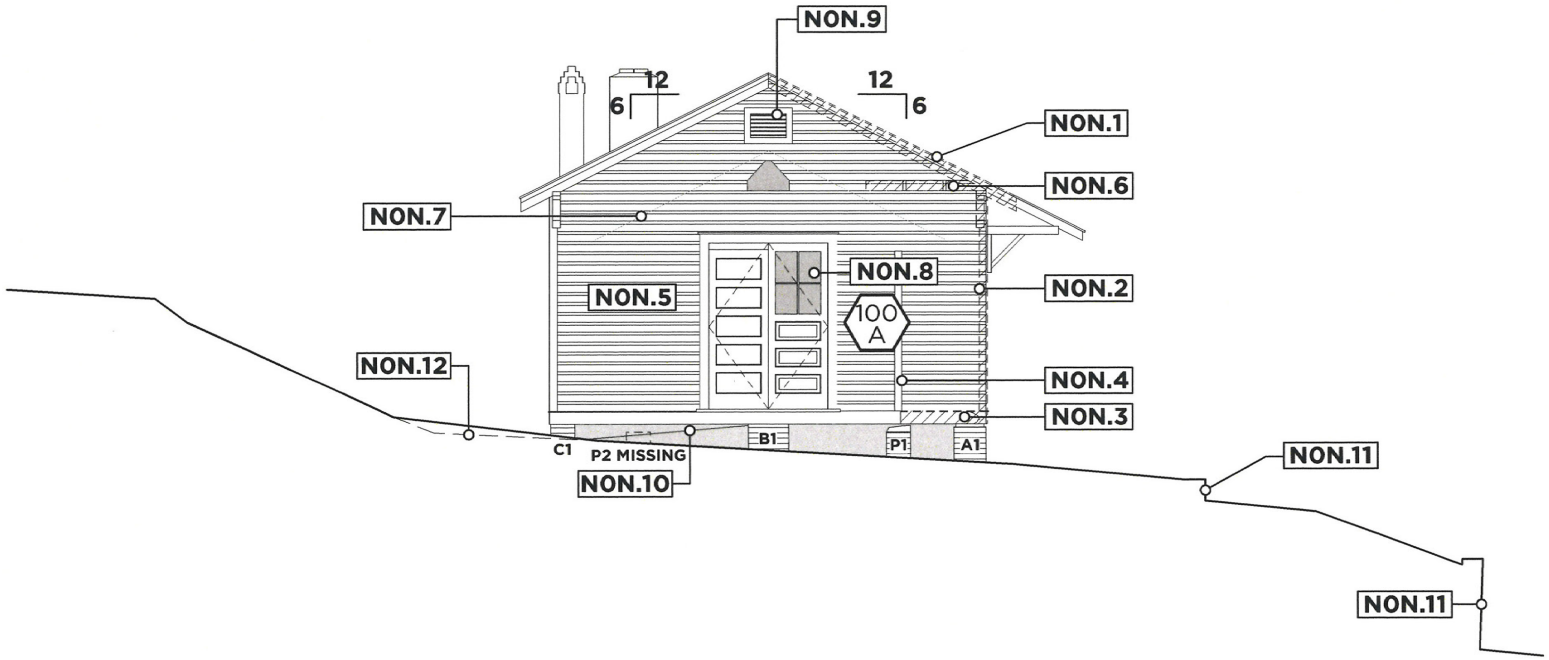
NON.8 DOOR GLASS MISSING

NON.9 LOUVERED ATTIC VENT

NON.10 LINE OF COLLAPSED FLOOR JOISTS LOCATED BEYOND NORTH WALL

NON.11 MORTARED RUBBLE STONE RETAINING WALL

NON.12 APPROXIMATE ORIGINAL GRADE AT DATE OF CONSTRUCTION (1945)



FAIRVIEW SCHOOL SITE
PADLOCK MOUNTAIN ROAD
CAVE SPRING, GEORGIA 30124

EXISTING CONDITIONS SURVEY
FIRST GRADE CLASSROOM BUILDING (c 1945)
NORTH ELEVATION
SCALE 1/8" = 1'-0"

NOTES KEY - SOUTH ELEVATION:

NOS.1 TYPICAL SIDING: PINE "NOVELTY" SHIPLAP SIDING, 5" EXPOSURE, TYP.

NOS.2 LOUVERED ATTIC VENT

NOS.3 KITCHEN CHIMNEY

NOS.4 FRAGMENTS OF WOOD STEPS

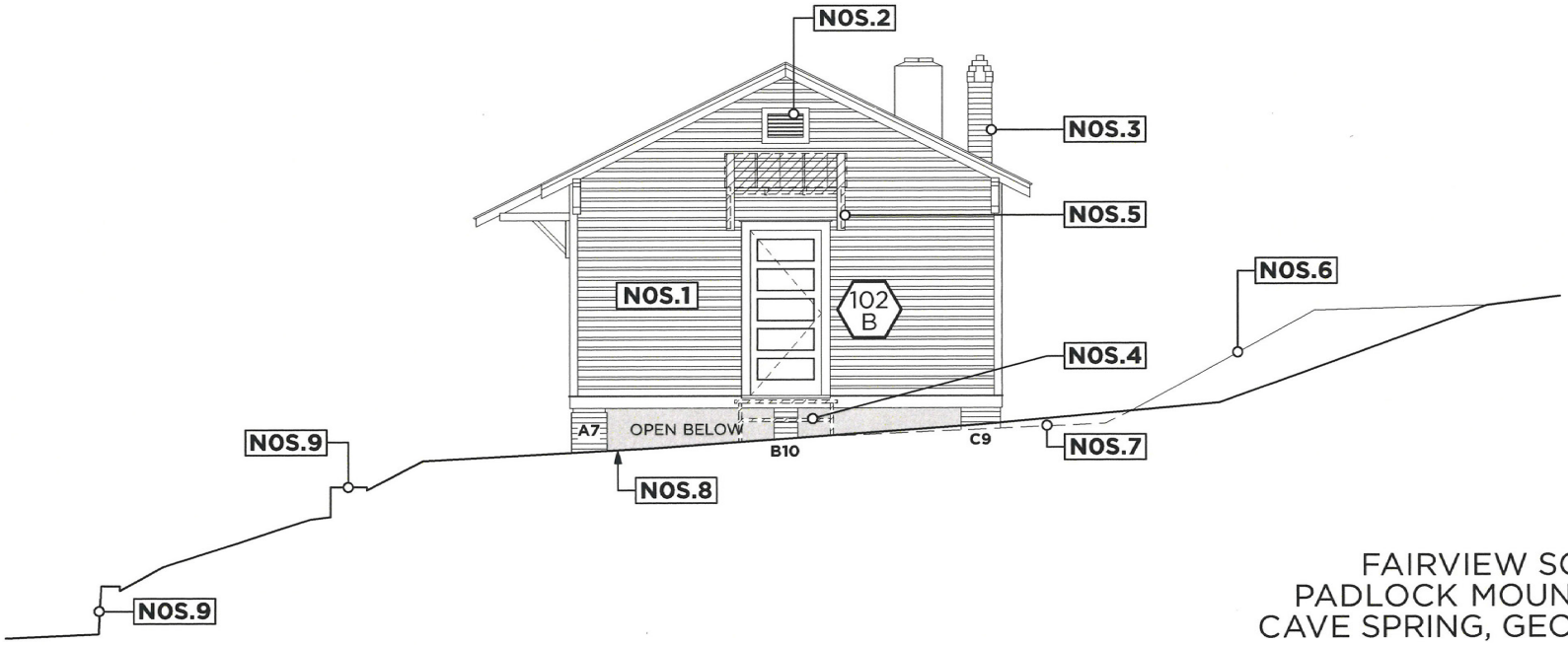
NOS.5 FRAGMENTS OF BRACKETED PENT ROOF OVERHANG

NOS.6 LINE OF TERRACE SLOPE BEYOND

NOS.7 APPROXIMATE ORIGINAL GRADE AT DATE OF CONSTRUCTION (1945)

NOS.8 APPROXIMATE LOCATION OF WATER SPIGOT PRESENT IN 2009 BUT SINCE LOST

NOS.9 MORTARED RUBBLE STONE RETAINING WALL



FAIRVIEW SCHOOL SITE
PADLOCK MOUNTAIN ROAD
CAVE SPRING, GEORGIA 30124

EXISTING CONDITIONS SURVEY
FIRST GRADE CLASSROOM BUILDING (c 1945)
SOUTH ELEVATION
SCALE 1/8" = 1'-0"

NOTES KEY - FOUNDATION PLAN:

N01.1 SEVERE DECAY AND DAMAGE TO FLOOR FRAMING WITHIN HATCHED AREA, INCL:
- TOTAL LOSS OF MATERIAL AT SILL BEAM BETWEEN PIERS C1 AND C6
- TOTAL LOSS OF MATERIAL AT JOIST ENDS IN HATCHED AREA
- ADVANCED DECAY IN SILL BEAM BTWN PIERS C4 AND BC1
- MODERATE DECAY IN STUD BOTTOMS ALONG EAST SIDE HATCHED AREA
- LOSS OF SKIRT BOARD, DRIP CAP, AND FIRST/SECOND COURSES OF SIDING BTWN PIERS C1 AND C6

N01.2 LAP JOINT AT SILL BEAM OVER PIER BC1

N01.3 FRACTURED 2" THICK CONCRETE SLAB AT GRADE FROM FACE OF PIERS TO INDISTINCT OUTER MARGIN BETWEEN PIERS C1 AND C6

N01.4 DECAY AND DAMAGE TO FLOOR FRAMING WITHIN HATCHED AREA, INCLUDING MODERATE-TO-ADVANCED DECAY AT JOIST ENDS IN HATCHED AREA AND MODERATE DECAY IN SILL BEAMS BTWN PIERS C9 AND B10 AND C8 AND C9

N01.7 TYPICAL PERIMETER SILL BEAM: 5 1/2" X 7 1/2" SILL BEAM WITH 2"X 4" LEDGER BOARD FACE-NAILED TO INTERIOR FACE. BOTTOM OF THE LEDGER IS FLUSH WITH THE BOTTOM OF THE SILL BEAM

N01.8 6" X 8" SILL BEAM WITH 2"X 4" LEDGER BOARD FACE-NAILED TO BOTH SIDES, BOTTOM OF THE LEDGER IS FLUSH WITH BOTTOM OF THE BEAM

N01.9 2"X 8" FLOOR JOISTS @ 20"O.C. AVG. NOTCHED OVER LEDGER BOARD AT SILLS AND TOE-NAILED TO INTERIOR FACE OF SILL

N01.5 TYPICAL PIER: ONE, TWO, OR THREE WYTHE BRICK PIER PLACED DIRECTLY ON EARTH; NO FOOTINGS AT ANY PIER

PIERS VARY IN SIZE, SHAPE, AND HEIGHT, OFTEN WITHOUT DIRECT CORRELATION TO STRUCTURAL PLACEMENT WITHIN THE BLDG

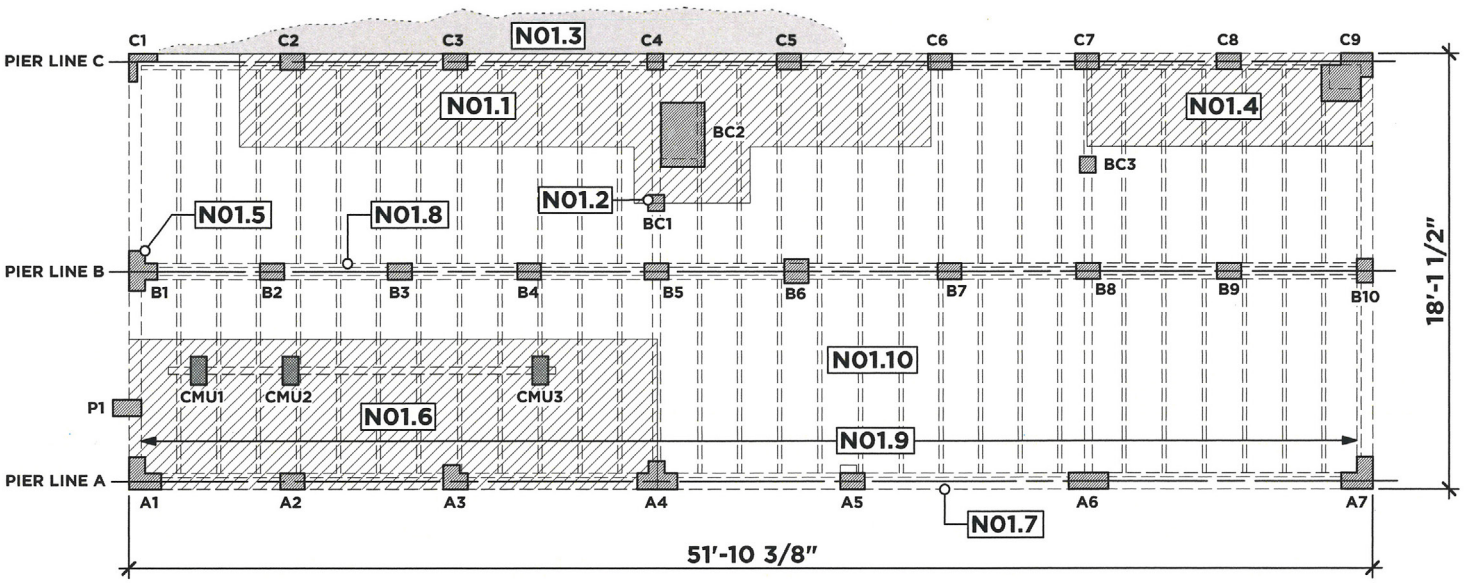
LACK OF FOOTING HAS ALLOWED MOST PIERS TO SHIFT AND SETTLE INTO SKEWED AND OUT-OF-PLUMB POSITIONS

ALL BRICK PIERS ARE CONSTRUCTED USING RED BRICK FROM PLAINVILLE BRICK CO., PLAINVILLE, GEORGIA

N01.6 REPAIRS MADE TO DAMAGED FRAMING WITHIN HATCHED AREA, INCLUDING:
- NEW BUILT-UP QUAD 2X8 SILL BEAM AT WEST WALL BTWN PIERS A1 AND A3
- SOUND JOIST ENDS REHUNG ON 2X4 LEDGER AT INTERIOR FACE OF SILL BEAM; JOIST ENDS AT NW CORNER ARE TOO DECAYED TO REHANG
- NEW 2X8 SISTERED TO INTERIOR FACE OF NORTH SIDE SILL BEAM BETWEEN PIERS A1 AND P1
- TEMP 4X4 SUMMER BEAM INSTALLED UNDER FLOOR JOISTS AND SUPPORTED ON 8X16 STACKED CMU PIERS
- PIERS A2 & A3 UPRIGHTED UNDER NEW SILL BEAM

N01.10 CERTAIN JOISTS AND SILL BEAMS EXHIBIT TRACES OF FASTENERS NOT CORRESPONDING TO CURRENT MEMBER USE, I.E. LATH NAIL MARKS ON THE UNDERSIDE OF FLOOR JOISTS.

THIS EVIDENCE SUGGESTS THAT ELEMENTS OF THE FLOOR STRUCTURE WERE CONSTRUCTED USING SALVAGED MATERIAL



NORTH

FAIRVIEW SCHOOL SITE
PADLOCK MOUNTAIN ROAD
CAVE SPRING, GEORGIA 30124

EXISTING CONDITIONS SURVEY
FIRST GRADE CLASSROOM BUILDING (c 1945)
FOUNDATION PLAN
SCALE 1/8" = 1'-0"

NOTES KEY - FIRST FLOOR PLAN:

N02.1 LOSS OF FLOORING DUE IN THIS AREA DUE TO TO WATER DAMAGE AND RESULTS OF REPAIR AND SHORING WORK ON WEST WALL SILL BEAM

N02.2 WALL FRAMING, WINDOW AND SIDING LOST TO DECAY RESULTING FROM WATER INFILTRATION FROM UNREPAIRED ROOF LEAK

N02.3 STEEL SCREW JACKS ON WOOD CRIBBING OVER SUMMER BEAM UNDER FLOOR; JACKS SUPPORT 4X4 BEAM AT CEILING

N02.4 AREA OF SEVERE DECAY OF FLOORING DUE TO CONTACT WITH GRADE BELOW BUILDING;

N02.5 EAST WALL IN THIS AREA IS "FLOATING" APPROX. 6" ABOVE GRADE BTWN PIER SUPPORTS DUE TO STIFFNESS OF INTERIOR AND EXTERIOR FINISHES, DESPITE TOTAL LOSS OF SILL BEAM BELOW

N02.6 AREA OF SEVERE DECAY OF FLOORING DUE TO WATER INFILTRATION AROUND CHIMNEY

N02.7 AREA OF FLOORING LOSS DUE TO WATER INFILTRATION AROUND CHIMNEY AND ANIMAL GNAWING

N02.8 3/4" X 3 1/2" T&G PINE FLOORING TYPICAL THROUGHOUT

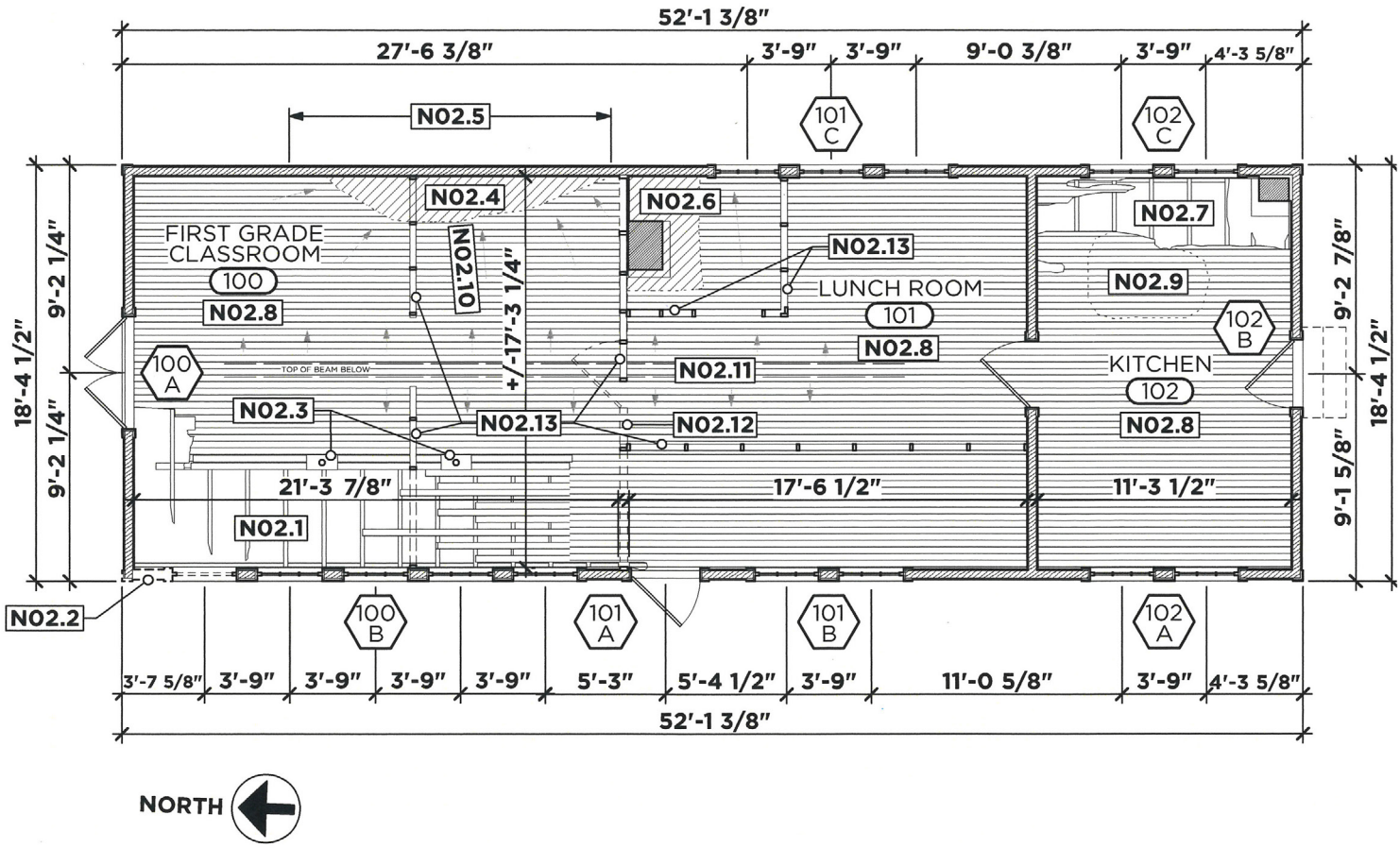
N02.9 LINOLEUM FLOORING REMNANTS WITHIN DOTTED AREA

N02.10 ARROWS INDICATE DIRECTION OF FLOOR SLOPE

N02.11 CROWN IN FLOORING OVER TOP OF CENTER BEAM

N02.12 LINE OF HISTORIC WALL AND DOORWAY (NOT EXTANT)

N02.13 NON-HISTORIC 2X4 PARTITIONS WITH 1/2" DRYWALL FINISH



FAIRVIEW SCHOOL SITE
PADLOCK MOUNTAIN ROAD
CAVE SPRING, GEORGIA 30124

EXISTING CONDITIONS SURVEY
FIRST GRADE CLASSROOM BUILDING (c 1945)
FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

NOTES KEY - ROOF PLAN:

N03.1 AREA OF COMPLETE ROOFING/SHEATHING LOSS IN FIRST RAFTER BAY BEHIND NORTH WALL, FROM RIDGE BEAM TO RAFTER TAIL ON WEST HALF OF ROOF; DAMAGE INCLUDES LOSS OF OVERHANG AND BRACKET SUPPORT ON ROOF AT WESTERN HALF OF NORTH WALL

DAMAGED AREA CURRENTLY PROTECTED FROM WEATHER BY TEMPORARY ROOF STRUCTURE ON 4X4 POSTS

N03.2 METAL ROOFING IS INTACT IN THIS AREA, THOUGH ROOF FRAMING AND CEILING FINISHES BELOW EXHIBIT ADVANCED DECAY AND LOSS OF MATERIAL DUE TO WATER INFILTRATION AROUND CHIMNEY AND POSSIBLE EARLIER FAILURE OF ROLLED ASPHALT ROOFING PRIOR TO INSTALLATION OF METAL ROOFING

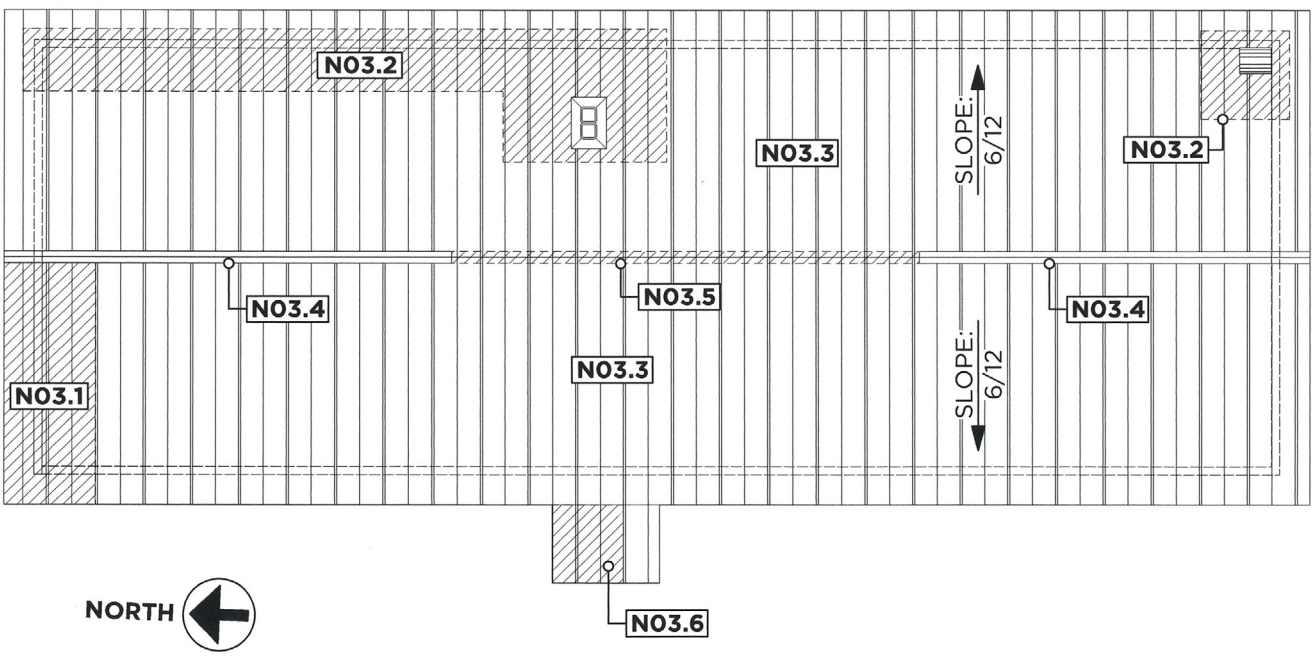
N03.3 TYPICAL ROOFING: 5-V CRIMP ALUMINUM ROOFING OVER ASPHALT ROLLED ROOFING

ROOF SHEATHING 3/4" X 3 1/2" T&G PINE PLANK, TYP.

N03.4 5-V CRIMP PANELS BENT OVER RIDGE AS ROOFING CAP FLASHING

N03.5 MISSING RIDGE CAP; RIDGE SEAM EXPOSED TO WEATHER

N03.6 METAL ROOFING PANEL MISSING; DEGRADED ASPHALT AND WOOD EXPOSED TO WEATHER



FAIRVIEW SCHOOL SITE
PADLOCK MOUNTAIN ROAD
CAVE SPRING, GEORGIA 30124

EXISTING CONDITIONS SURVEY
FIRST GRADE CLASSROOM BUILDING (c 1945)
ROOF PLAN
SCALE 1/8" = 1'-0"

MASONIC LODGE HALL

TAX PARCEL E19X029

TAX PARCEL E19X028

TAX PARCEL E19X032

S 86°00'34" E
175.60'

S 86°04'06" E
437.33'

N 24°10'47" E
113.52'

ASPHALT/ GRAVEL DRIVE

GRASS DRIVE

CONCRETE SLAB

ROSENWALD BUILDING SITE

TOP OF TERRACE

BOTTOM OF TERRACE

RUBBLE STONE WALL

FIRST GRADE CLASSROOM BUILDING

SECOND GRADE CLASSROOM SITE

NON-HISTORIC SHED BLDG

N 33°10'51" W
47.81'

N 25°14'05" W
62.19'

S 79°06'50" W
138.00'

N 23°33'03" W
86.09'

FIFTH GRADE CLASSROOM SITE

FORMER PRIVY PITS

PADLOCK MOUNTAIN RD.
40 FT R.O.W.
(FORMERLY PADLOCK ST./ASYLUM ST.)

TAX PARCEL E19X032

S 79°06'50" W
75.00'

N 1°17'39" W
82.00'

FAIRVIEW AND E.S. BROWN HERITAGE CORP.
278 PADLOCK MTN. RD.

FLOYD COUNTY
TAX PARCEL E19X033
3.80 ACRES

TAX PARCEL E19W019

S 0°44'50" W
318.72'

TAX PARCEL E19X035

TAX PARCEL E19X036

358.00'
N 83°31'12" W

N

0 50 100 150 FT

GRAPHIC SCALE IN FEET

FAIRVIEW SCHOOL SITE
PADLOCK MOUNTAIN ROAD
CAVE SPRING, GEORGIA 30124

PROPERTY PLAN



FAIRVIEW SCHOOL SITE
PADLOCK MOUNTAIN ROAD
CAVE SPRING, GEORGIA 30124
AERIAL VIEW ON 14 NOVEMBER 2015

ASPHALT AND GRAVEL DRIVE

27" CEDAR (HISTORIC)

GRASS DRIVE

NON-HISTORIC CONCRETE SLAB

12" CEDAR

19" PINE

10" SWEET GUM

30" CEDAR (HISTORIC)

10"OAK

33" OAK

TREELINE

BOTTOM OF TERRACE

TOP OF TERRACE

CONCRETE STEPS

RUBBLE STONE PILE

ROSENWALD BUILDING SITE

RUBBLE STONE, BRICK & CONCRETE BLOCK PILE

RUBBLE STONE WALL

CONCRETE STEPS

FRMR PORCH

FIRST GRADE CLASSROOM BUILDING

RUBBLE STONE PILE

42"OAK (HISTORIC)

CONCRETE STEPS

TREELINE

NORTH CLASSROOM BUILDING SITE

18"OAK

CARPORT

NON-HISTORIC SHED BLDG

TRACTOR SHED

PORCH

15" OAK

20" CEDAR

6" CEDAR

MISC STONE & CONC BLOCK

STACKED SALVAGED BRICK

15" HICKORY

12" OAK

12" SWEET GUM

TREELINE

6" OAK

12" OAK

10" SWEET GUM

17"OAK

12" OAK

SOUTH CLASSROOM BUILDING SITE

PRIVY PITS

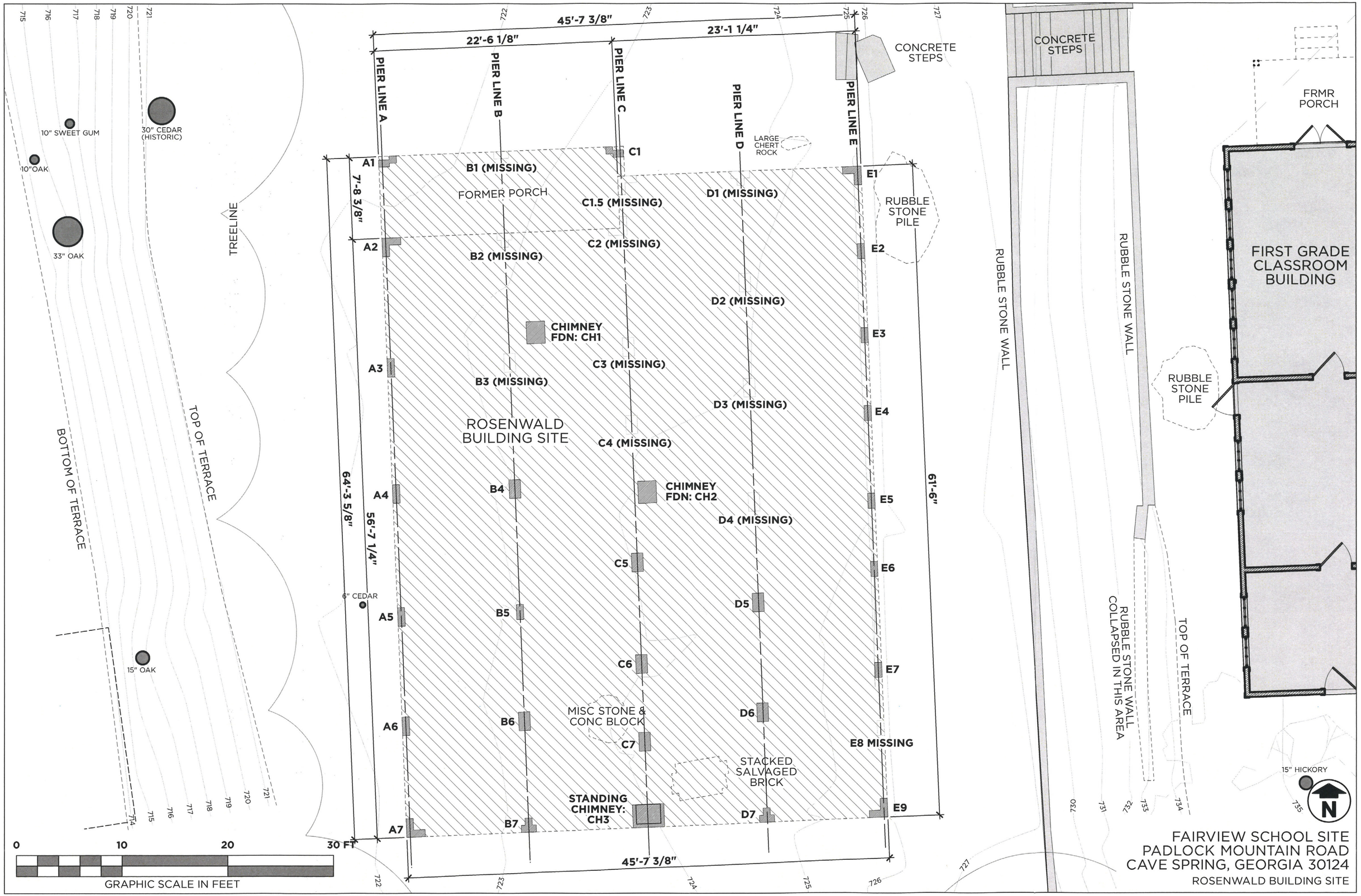
0 25 50 75 FT

GRAPHIC SCALE IN FEET

N

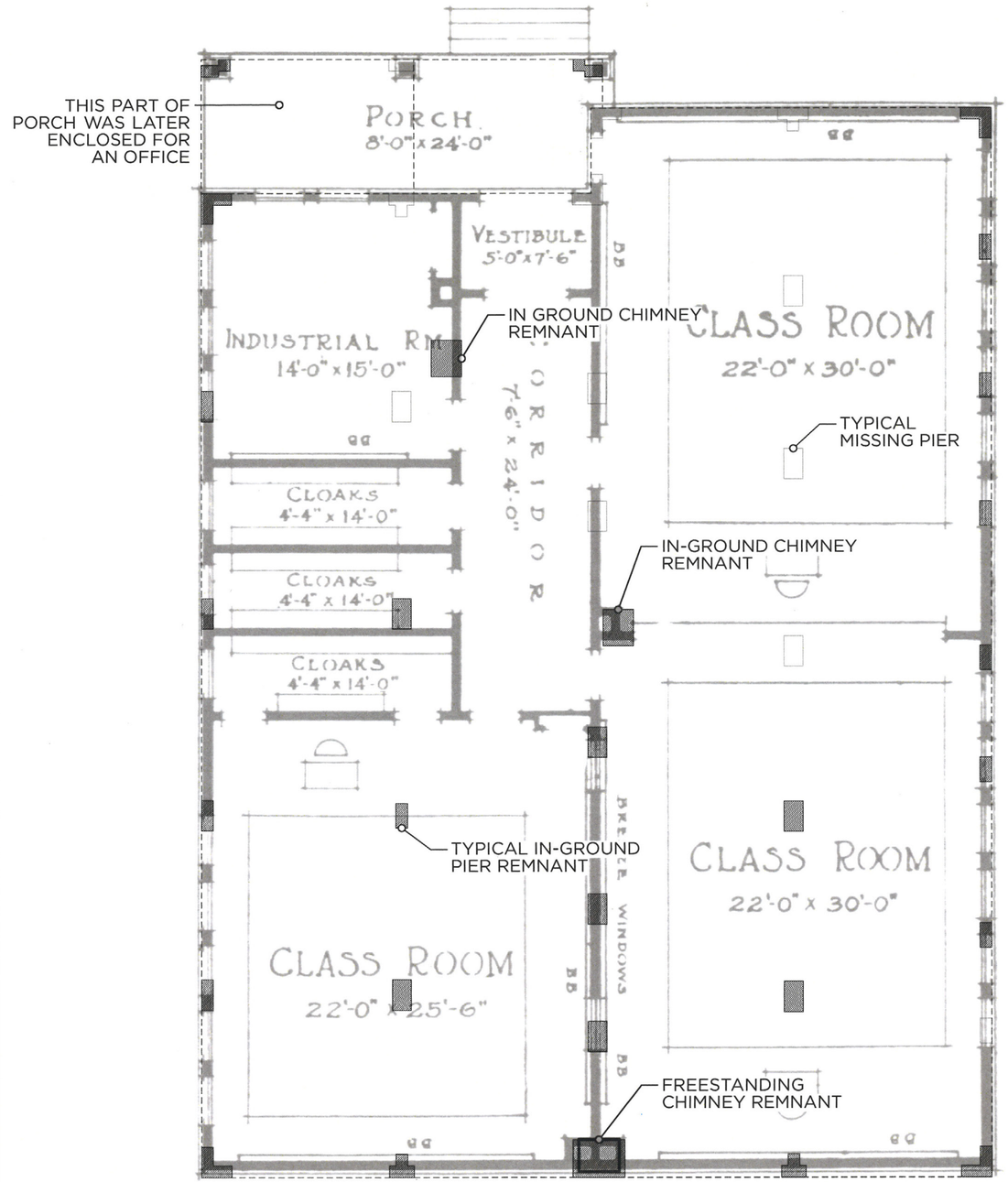
FAIRVIEW SCHOOL SITE
PADLOCK MOUNTAIN ROAD
CAVE SPRING, GEORGIA 30124

GENERAL SITE

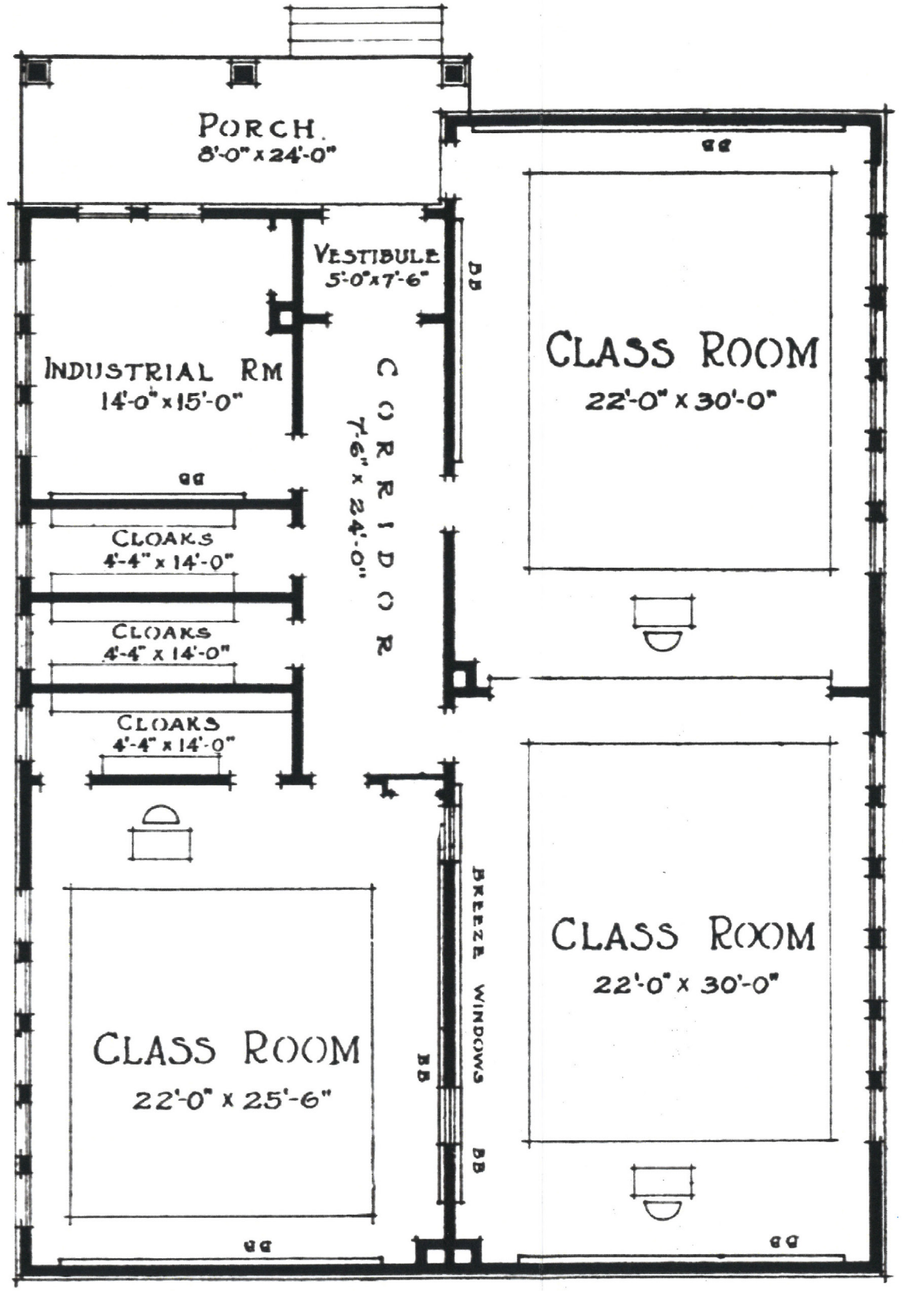


FAIRVIEW SCHOOL SITE
PADLOCK MOUNTAIN ROAD
CAVE SPRING, GEORGIA 30124

ROSENWALD BUILDING SITE



ROSENWALD BUILDING SITE



ROSENWALD PLAN #3B

0 10 20 30 FT

GRAPHIC SCALE IN FEET

FAIRVIEW SCHOOL SITE
PADLOCK MOUNTAIN ROAD
CAVE SPRING, GEORGIA 30124

ROSENWALD BUILDING SITE COMPARED TO
THREE TEACHER COMMUNITY SCHOOL PLAN #3-B

730 731 732 733 734

CONCRETE STEPS

RUBBLE STONE WALL

RUBBLE STONE WALL

735 736 737

CONCRETE STEPS

FRMR PORCH

FIRST GRADE CLASSROOM 100

RUBBLE STONE PILE

FRMR STEPS

FIRST GRADE CLASSROOM BUILDING

LUNCH ROOM 101

KITCHEN 102

RUBBLE STONE WALL COLLAPSED IN THIS AREA

TOP OF TERRACE

FRAGMENTARY STEPS

18" OAK

BOTTOM OF TERRACE

TOP OF TERRACE

15" HICKORY

730 731 732 733 734 735 736 737 738 739 740 741 742 743

20'-0"

20'-0"

SECOND GRADE CLASSROOM BUILDING SITE

20'-11"

15'-11"

FIFTH GRADE CLASSROOM BUILDING SITE

740 741 742

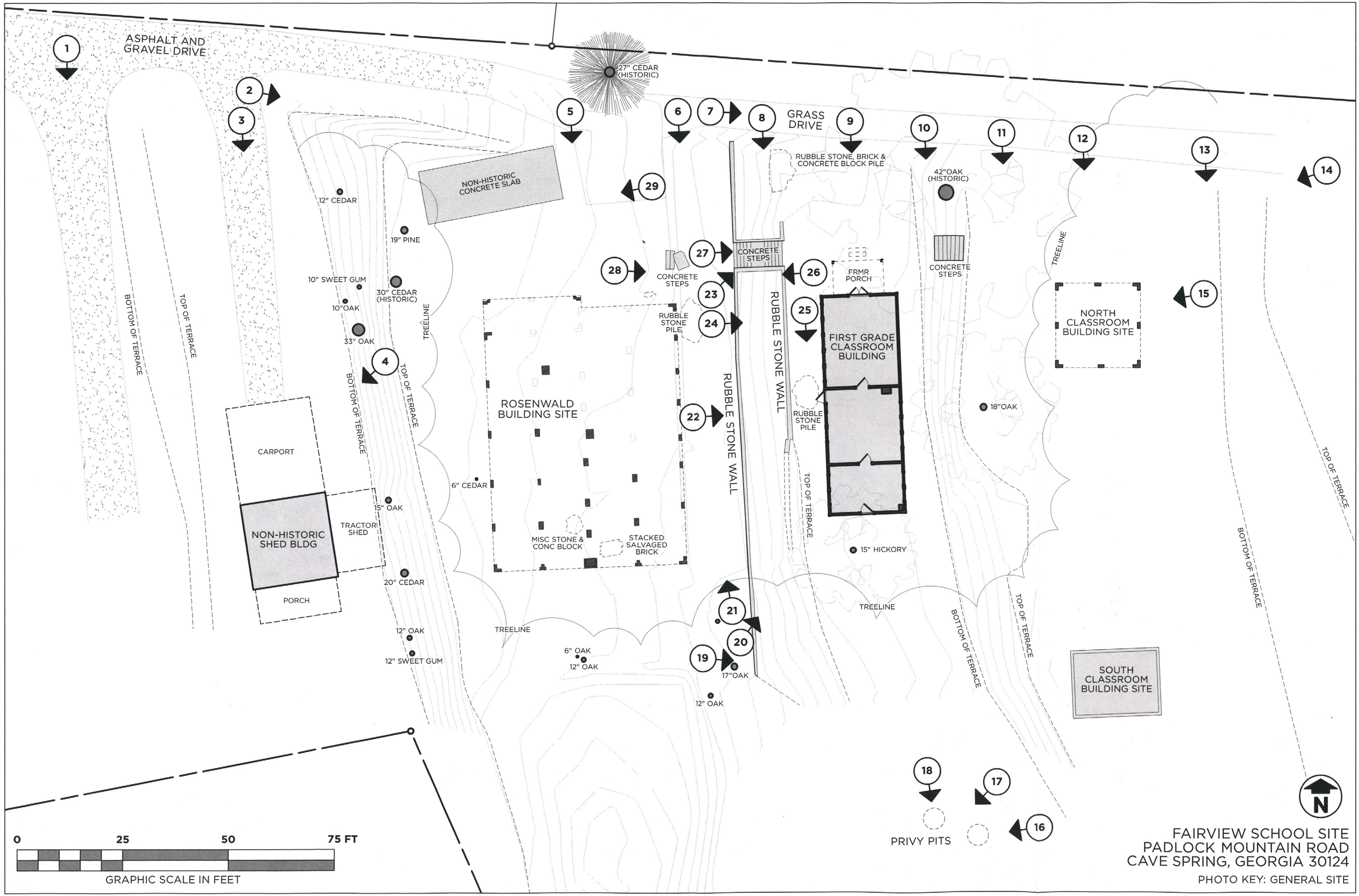
0 10 20 30 FT

GRAPHIC SCALE IN FEET

N

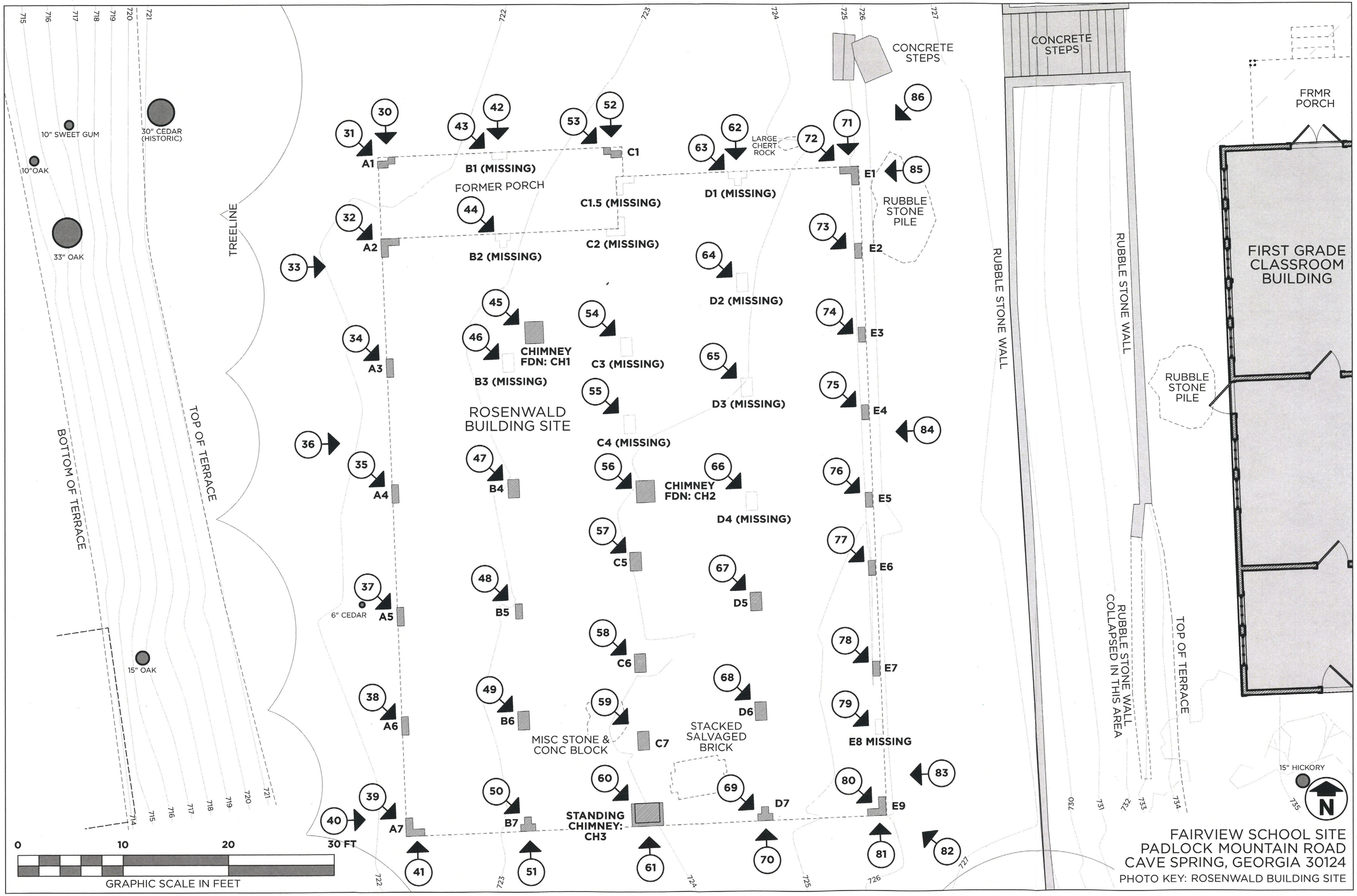
FAIRVIEW SCHOOL SITE
PADLOCK MOUNTAIN ROAD
CAVE SPRING, GEORGIA 30124

FIRST GRADE CLASSROOM BLDG
AND SECOND & FIFTH GRADE CLASSROOM BLDG SITES



FAIRVIEW SCHOOL SITE
PADLOCK MOUNTAIN ROAD
CAVE SPRING, GEORGIA 30124

PHOTO KEY: GENERAL SITE



FAIRVIEW SCHOOL SITE
PADLOCK MOUNTAIN ROAD
CAVE SPRING, GEORGIA 30124

PHOTO KEY: ROSENWALD BUILDING SITE

CONCRETE STEPS

730 731 732 733 734

RUBBLE STONE WALL

RUBBLE STONE WALL

RUBBLE STONE WALL COLLAPSED IN THIS AREA

RUBBLE STONE PILE

FRMR STEPS

FRMR PORCH

CONCRETE STEPS

735 736 737

FIRST GRADE CLASSROOM 100

LUNCH ROOM 101

KITCHEN 102

FIRST GRADE CLASSROOM BUILDING

FRAGMENTARY STEPS

TOP OF TERRACE

BOTTOM OF TERRACE

TOP OF TERRACE

18" OAK

15" HICKORY

SECOND GRADE CLASSROOM BUILDING SITE

FIFTH GRADE CLASSROOM BUILDING SITE

87 88 89 90 91 92 93 94 95 96 97 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151

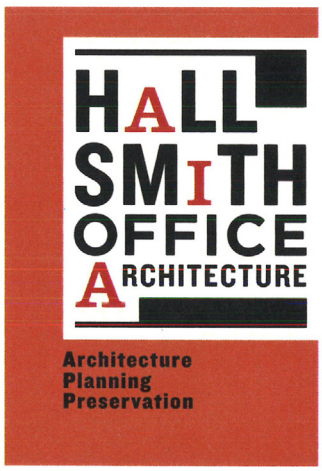
0 10 20 30 FT

GRAPHIC SCALE IN FEET

N

FAIRVIEW SCHOOL SITE
PADLOCK MOUNTAIN ROAD
CAVE SPRING, GEORGIA 30124

PHOTO KEY: FIRST GRADE CLASSROOM BLDG
AND SECOND & FIFTH GRADE CLASSROOM BLDG SITES



509 Candler Lane • Madison GA 30650
Email: jsmith@hallsmithoffice.com • Phone: (706) 343-1371

Preservation Plan for the

Fairview School Site

Padlock Mountain Road
Cave Spring, Georgia

Photo Key Images 1: General Site



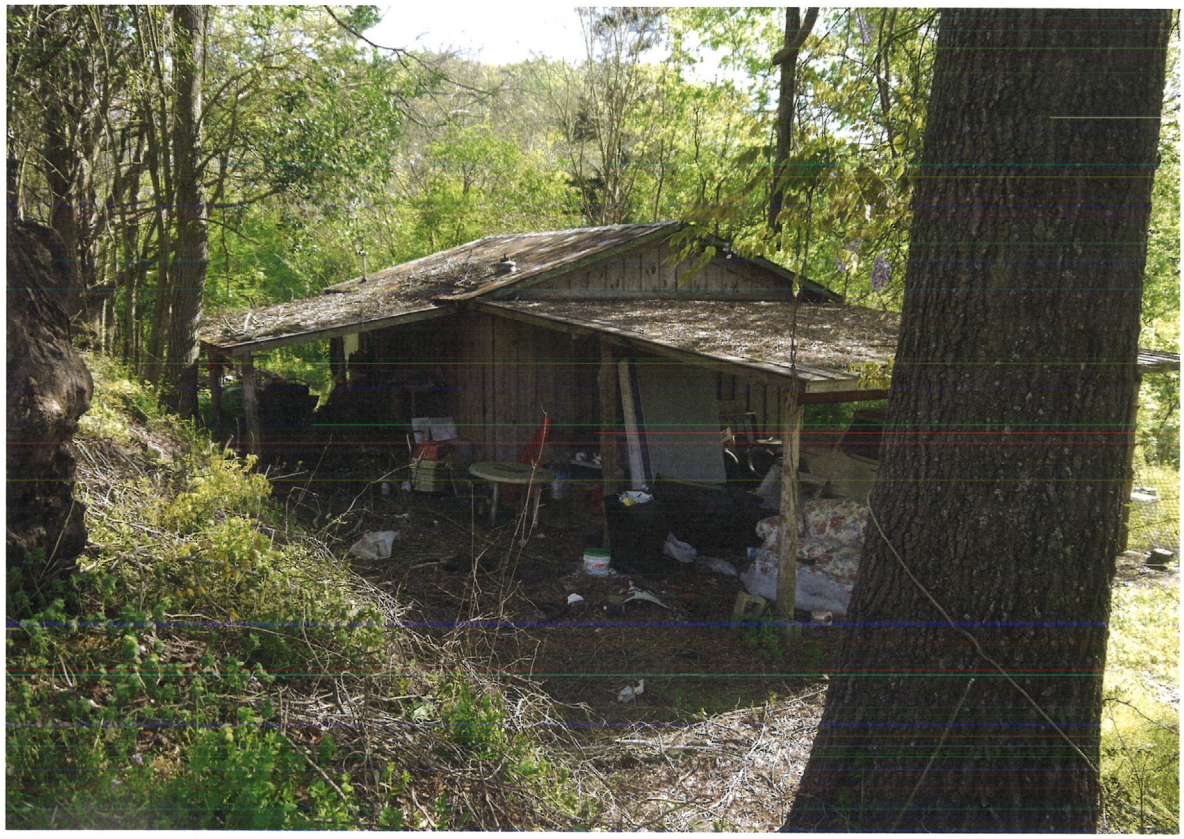
1 - South view of gravel drive



2 - SE view from gravel drive



3 - South view of non-historic shed bldg



4 - SE view of non-historic shed bldg



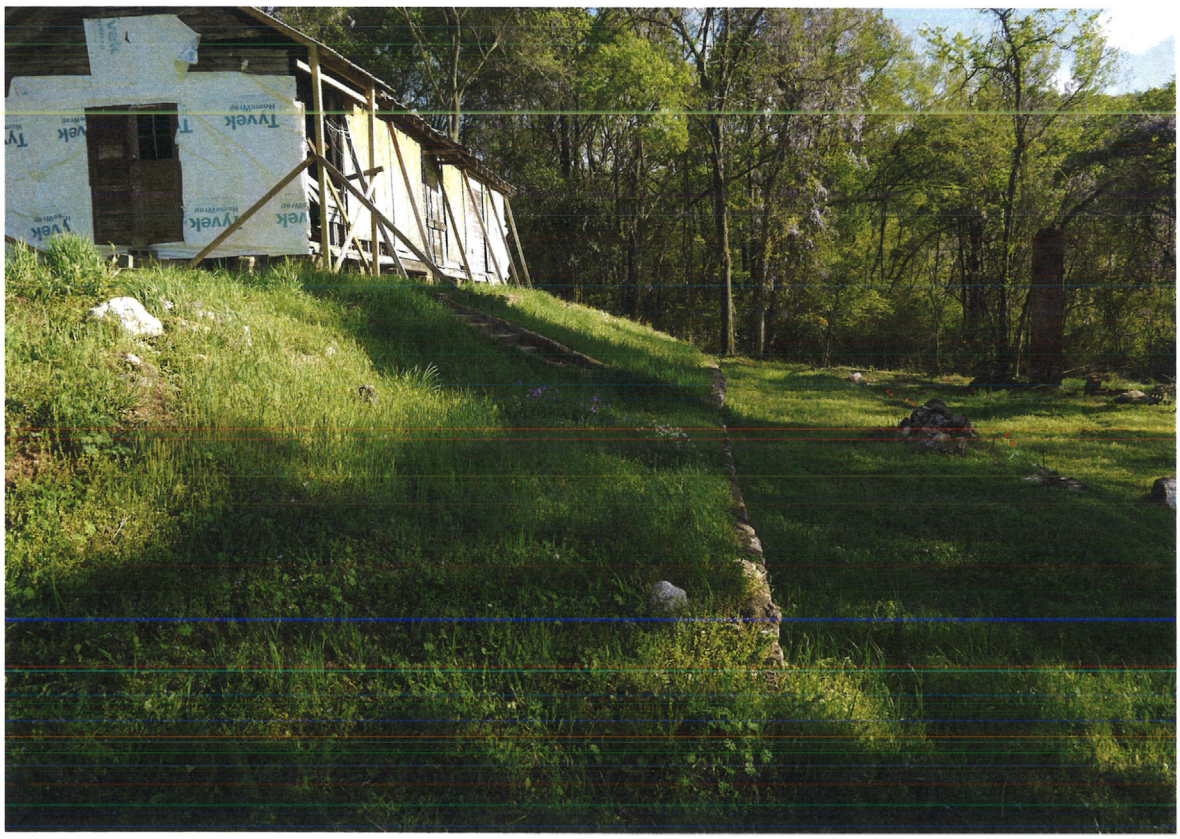
5 - South view of Rosenwald Building Site



6 - South view of Rosenwald Building Site



7 - E view of N Facade from grass drive



8 - South view of First Grad Classroom Bldg & Rosenwald Bldg Site



9 - S view of N Facade of First Grade Classroom Bldg



10 - S view of N Facade of First Grade Classroom Bldg



11 - S view of Concrete Steps and N-S Classroom Bldg Sites



12 - South view of Classroom Bldg Sites



13 - South view of N-S Classroom Bldg Sites



14 - West view of First Grade Classroom Building



15 - *West view of First Grade Classroom Building*



16 - *East view of privy pit*



17 - SE *view of privy pit*



18 - South *view of privy pit*



19 - *East view of South Facade of First Grade Classroom Bldg*



20 - *NE view of SW corner of First Grade Classroom Bldg*



21 - North view of West elevation and stone wall



22 - East view of west elevation of First Grade Classroom Bldg



23 - NE view of Concrete steps



24 - East view of NW corner of First Grade Classroom Bldg



25 - South view of Stone wall and First Grade Classroom Bldg foundation



26 - West view of Concrete steps



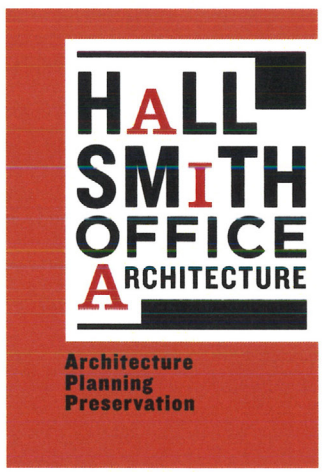
27 - East view of Concrete Steps



28 - SW view of First Grade Classroom Bldg from Grass Drive



29 - West view of Non-Historic Concrete Slab



509 Candler Lane • Madison GA 30650
Email: jsmith@hallsmithoffice.com • Phone: (706) 343-1371