

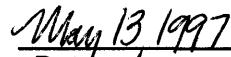


#### **4. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets the National Register criteria. ( ) See continuation sheet.



Signature of certifying official



Date

Mark R. Edwards  
State Historic Preservation Officer

In my opinion, the property ( ) meets ( ) does not meet the National Register criteria. ( ) See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency or bureau

#### **5. National Park Service Certification**

I, hereby, certify that this property is:

entered in the National Register

  
Edsan R. Beall 6-13-97

( ) determined eligible for the National Register

\_\_\_\_\_

( ) determined not eligible for the National Register

\_\_\_\_\_

( ) removed from the National Register

\_\_\_\_\_

( ) other, explain:

\_\_\_\_\_

( ) see continuation sheet

Keeper of the National Register

Date



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## **6. Function or Use**

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### **Historic Functions:**

Domestic: single dwelling

Agriculture/Subsistence: agricultural outbuilding, agricultural field, processing, horticultural facility.

### **Current Functions:**

Domestic: single dwelling

Agriculture/Subsistence: agricultural outbuilding, agricultural field, horticultural facility.

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## **7. Description**

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### **Architectural Classification:**

Other: Folk Victorian style

### **Materials:**

<b>foundation</b>	Brick
walls	Wood: weatherboard
roof	Metal
other	N/A

### **Description of present and historic physical appearance:**

The Westbrook-Hubert Farm is a 54-acre estate near the town of Meriwether, which is located about nine miles north of Milledgeville in Baldwin County, Georgia. The estate includes a late-19th-century main house located at the west end of the property. Twelve intact late-19th- and early-20th-century outbuildings and structures are clustered to the rear of the main house. A farm manager's house and tenant house are located near the center of the estate, closer to the agricultural fields. The estate features both agricultural fields and woodland areas.

The main house is a one-story, frame Folk Victorian-style dwelling with a modified gabled-ell plan. Built in c.1890, the house rests on a brick pier foundation with brick lattice infill. The walls are clad in weatherboard siding and the cross-gable roof features a molded cornice and partial returns and is covered with standing-seam sheet metal. The wrap-around front porch is supported by chamfered wood posts and jig-sawn brackets with Eastlake details.

The interior plan features a projecting front parlor with an interior chimney that also heats the rear bedroom. The main hall separates the northeast bedroom from the parlor and runs the full-depth of the house. A third bedroom is located on the west side of the house. This bedroom is also heated with an interior chimney. A well is located in the brick basement.

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Interior architectural features include plaster walls, wood floors and ceilings, four-panel wood doors with transoms and molded surrounds, molded window surrounds, and fireplace mantels with molded, turned, and beaded details.

The house retains a high level of historic integrity and has sustained few alterations since its construction in c.1890. Between 1910 and 1915, a rear porch connected to the east bedroom was enclosed and converted to a bathroom. In 1945, the hip-roofed, frame summer kitchen was joined to the main house.

The outbuildings are mostly clustered at the rear of the main house. The following are brief descriptions of the contributing and noncontributing outbuildings and structures associated with the Westbrook-Hubert Farm:

**Contributing Resources**

*Main house.* See description above.

*Doctor's office.* A two-bay, single-pile frame building with a side-gable roof and clad with vertical-board siding.

*Cook's house.* A three-bay frame dwelling clad in weatherboard with a side-gable roof and an interior chimney. The central front entrance features a covered stoop.

*Carriage house.* A one- and one-half-story frame building with front-facing gable roof and a shed-roofed addition on each side. The center section is clad in weatherboard and the side additions are covered sided with board and battens. The roof is surmounted by a cupola. Glass doors have been added to the shed-roofed additions.

*Barn.* A one- and one-half-story frame barn with an open plan and a hay loft above. A shed-roofed addition is located on each side. The walls are clad in board-and-batten siding and the roof is covered with sheet metal.

*Old chicken house.* A small frame coop with a shed-roof.

*Chicken house/greenhouse.* A small frame coop with a shed roof. Front and side walls have been replaced with fixed sash windows and the building is currently used as a greenhouse.

*Farm manager's house.* A large, one- and one-half-story, three-bay dwelling with a rear ell and central-hall plan. Also called the overseer's house, the frame building is set on piers and clad in

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weatherboard. The side-gable roof features a small dormer and is covered with sheet metal. The house was moved to its present location near the center of the property in the late 1940s.

*Tenant house.* A small, one-story, three-bay dwelling with a side-gable roof small front porch. Known as Queen's Cabin, it is clad in board-and-batten-siding. The tenant house is located near the center of the farm.

*Privy.* A small, frame building with a roughly square plan and a side-gable roof. It is covered with vertical-plank siding.

*House well.* A stone well covered with a frame structure that includes lattice walls and a gable roof.

*Livestock well.* A stone-and-concrete well covered with an open, pyramidal-roofed structure that contains and pulley hoist.

**Noncontributing Resources**

*Store.* A one- and one-half-story, three-bay rectangular-shaped building with a gable-front roof and Gothic Revival-style window in the gable end. The store is set on brick piers and clad in weatherboard. The double-leaf front entrance features a transom. The store was moved (before 1950) from its original location along Little Road to its current location at the south end of the outbuilding complex to the rear of the main house.

*Tree house building.* A two-story frame building that was recently constructed from historic building materials.

*New chicken house.* A metal shed with a double-leaf entrance and a gable-front roof covered with sheet-metal.

*New well.* A recently excavated well contained within a concrete-block shed-roofed building.

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## **8. Statement of Significance**

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**Certifying official has considered the significance of this property in relation to other properties:**

nationally       statewide       locally

**Applicable National Register Criteria:**

A       B       C       D

**Criteria Considerations (Exceptions):**  N/A

A     B     C     D     E     F     G

**Areas of Significance (enter categories from instructions):**

Agriculture

Architecture

**Period of Significance:**

c.1890 - 1946

**Significant Dates:**

c.1890 - Main house built.

**Significant Person(s):**

N/A

**Cultural Affiliation:**

N/A

**Architect(s)/Builder(s):**

N/A

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#### **Narrative statement of significance (areas of significance)**

The Westbrook-Hubert Farm is significant in the area of agriculture as an exceptionally well-preserved farm complex that represents the variety of farming operations in Middle Georgia during the late 19th and early 20th centuries. Most surviving farms in Georgia from this period include less than five outbuildings, which were typically small in scale and functionally designed. As the buildings outlived their usefulness, they were often altered to serve a new purpose, dismantled for their lumber, or demolished altogether. The large number of surviving outbuildings at the Westbrook-Hubert Farm may be attributed to the continued agricultural activity at the farm until the middle of the 20th century, when the property was purchased by an owner committed to the preservation of the farm.

Originally one of William Sanford's many Middle Georgia plantation properties, the 1,050-acre Westbrook-Hubert Farm was purchased by Richard Nixon Westbrook in 1888. Westbrook and his heirs built the main house and most of the surviving outbuildings. Westbrook raised corn and a variety of livestock during this period though cotton was the principal crop. In 1910, Dr. Terrell E. Hubert purchased the southern half of the estate including the main house and outbuilding complex. Dr. Hubert leased most of the land to tenant farmers and built a small office on the property where he practiced medicine until his death in 1945. Subdivision of the farm by property owners and the creation of nearby Lake Sinclair in the 1930s have reduced the size of the estate to 54 acres. Several buildings that were part of the original 1,050-acre tract have been moved onto the property to prevent their destruction, including a store that was operated by Richard Westbrook's brother and the mid- to late-19th-century farm manager's house, the oldest building on the property. Currently, the property includes both wooded areas in which timber is cultivated and open pasture land for horses and chickens.

The main house at the Westbrook-Hubert Farm is also significant under the theme of architecture, as a representative example of the Folk Victorian style, which was popular in Georgia from the 1870s through the 1910s. The Westbrook-Hubert main house is typical of the Folk Victorian style; a traditional house form with applied architectural details added mostly to the porch. The house, which includes wings on both sides of the projecting gable end, is larger than most gabled-ell houses. The few alterations to the c.1890 house were completed before 1946, including the addition of the rear porch that connects the summer kitchen with main house. The main house and outbuilding complex comprises an unusually large number of surviving outbuildings and structures and retains a high level of historic integrity.

#### **National Register Criteria**

A and C.

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#### **Criteria Considerations (if applicable)**

N/A

#### **Period of significance (justification)**

The c. 1890-1946 period of significance represents the period in which the main house was built and later altered and includes the period in which the Westbrook brothers and Dr. Hubert had much of the farm in agricultural production. During this period, the Westbrook-Hubert Farm attained the characteristics that qualify it for listing in the National Register.

#### **Contributing/Noncontributing Resources (explanation, if necessary)**

Contributing resources were built during the c.1890-1946 period of significance and retain all or most aspects of historic integrity. Resources that contribute to the significance of the Westbrook-Hubert Farm include: the main house, doctor's office, cook's house, carriage house, barn, old chicken house, chicken house/greenhouse, privy, farm manager's house, tenant house, and two wells. Noncontributing resources include: the store, tree house building, new chicken house, and new well. The store, originally located on the Little Road, was moved to the rear of the house and is now part of the outbuilding complex. It does not contribute to the significance of the farm because its current setting is inconsistent with that of its historic location. The tree house, new chicken house, and new well were built within the last 50 years and do not meet the age criterion for listing in the National Register. See Section 7 for descriptions of contributing and noncontributing resources.

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#### **Developmental history/historic context (if appropriate)**

##### **William Sanford, 1828-1861**

The Westbrook-Hubert Farm was first owned by William Sanford, a wealthy plantation owner in Middle Georgia. William Sanford was born in Virginia in May 1777, and along with his brother Jesse came to Georgia in the early 1800s. The brothers assembled substantial land holdings in Baldwin, Green, and Putnam counties, including the 1,846-acre "Sanford plantation homeplace". Jesse died in 1827. William continued to purchase land and slaves, eventually becoming one of the largest slave owners in Baldwin County.

In addition to the home place, William assembled another parcel of land in District 318 of Baldwin County. In 1827, William purchased the 80-acre homeplace of Samuel Cunningham at auction for \$300. In April 1828, he purchased all 202.5 acres of Land Lot 131 from Willis Wood for \$1,000 and in May 1828, he received Land Lot 133 in settlement of a suit against Frederick Beall for \$375. He completed his acquisition with the purchase of 330 acres from the estate of Richard Rowell for \$1,653. (There must have been a recalculation of the exact acreage of these tracts because the final transfer of acreage upon his death was only 806 acres.) These tracts formed the core of the Westbrook-Hubert Farm.

In 1849, Sanford owned 102 slaves and by 1860, he was one of only four planters in Baldwin County with more than 100 slaves. The agricultural census of 1850 and 1860 indicate that Sanford and other landowners in the 318th District practiced diversified farming rather than concentrating solely on cotton. Sanford raised large amounts of corn (3000 bushels) and sweet potatoes (1000 bushels), along with oats (600 bushels), and wheat (200 bushels). His 26 milk cows produced \$150 worth of butter and his 100 sheep produced 250 pounds of wool. He had 170 pigs and 50 beef cows and his value of slaughtered livestock exceeded \$7000. He kept 21 mules and 3 horses and in a period in which cotton was king in Georgia, he raised 98 400-pound bales of cotton.

In 1851, the Milledgeville and Eatonton Railroad was completed. A station known as Meriwether's Station was established east of the Cunningham property. This railroad depot made possible easy transportation of crops to larger markets, thereby increasing the profitability of all of the land in District 318. The railroad line later became a part of the Central of Georgia railroad system.

William Sanford died in 1861. His will states that the Cunningham Place was not his principal residence. An inventory of his estate does not delineate particular buildings on any of his properties, but one must assume that he maintained at least slave quarters and a dwelling for an overseer on

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the Cunningham property. None of the existing buildings date from the William Sanford's period of ownership.

#### **Jesse Beall, Joseph Beall, James Beall, Emily Sanford Jordan, Henrietta Sanford Bond, and Martha Sanford Gardner, 1861-1888**

William Sanford's will gave undivided 1/6 interests in his 806-acre property known as the "Cunningham Place" to niece Emily Sanford Jordan and great nieces and great nephews Henrietta Sanford Bond, Martha Sanford Gardner, Jesse Beall, Joseph Beall, and James Beall. Jesse Beall was killed in the Civil War in 1863 and his undivided 1/6 interest passed to his wife and son, Jesse Jr. According to documents, Jeremiah Beall acted as a trustee for his grandson, Jesse Beall Jr. In an effort to consolidate control of the property, Jeremiah purchased the undivided 1/6 interest of Emily Jordan on February 10, 1863 and the undivided 1/6 interest of Martha Gardner on December 9, 1863. Henrietta Bond had remarried in 1862 to Charles L. Nelson and on December 29, 1863, Nelson sold his wife's undivided 1/6 interest to Beall. In 1865, Jeremiah Beall purchased 244 acres of property known as the Eliza Anderson Place, which adjoined the Cunningham Place. This brought the total acreage of the Beall-Cunningham Place to 1,050 acres.

Tax digests list the Beall-Cunningham property under the name of J. Beall, presumably Jeremiah Beall, and include a value of \$3,500 in town property. All of Sanford's heirs had wealth and property from other sources and it is unlikely that any of the owners used the Beall-Cunningham property as a principal residence. Emily Sanford Jordan was mistress of Westover, an extensive plantation also in District 318, Henrietta Sanford Bond was the wife of Joseph Bond, one of Georgia's wealthiest cotton planters, and Martha Sanford Gardner's husband owned extensive holdings in Georgia and Kentucky. Jeremiah Beall, the father of Jesse, Joseph, and James, owned extensive acreage in Baldwin County, which his under-age sons later inherited. The agricultural census documents that the principal crops grown on the property were cotton and corn, in a ratio of approximately 2 to 1 in favor of cotton. Small quantities of sweet potatoes, wheat, and peas were also produced. Livestock included horses, mules, milk cows, pigs, and chickens.

Reflecting a general economic depression in the mid 1870s, the value of the Beall-Cunningham property decreased in 1876 by almost \$4000. According to tax digests, that same year the Bealls apparently hired 20 hands to work at the property. These hands were listed through 1878, but were not listed in 1879. During those same years, the digests showed a substantial increase in the value of plantation tools. Tax digests for the years 1880-1883 are missing, but beginning in 1884, the digests listed between six and eight freedmen per year as tenants on the Beall property. This shift from hiring farm labor to establishing a tenant or share-cropper system was documented throughout the Baldwin County digests and reflects a general shift in the agricultural practices of the post-Reconstruction rural South.

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In 1882, Jeremiah Beall sold the undivided 1/6 interest of Jesse Beall Jr. to Joseph and James Beall. The following year, Jeremiah died and left all of his property to his sons Joseph and James Beall. By this point, tax digests listed the Beall-Cunningham Place as the "Beall Place." In February 1887, Joseph Beall sold his 1/2 interest in the property to M. L. G. Beall of Pennsylvania (His relationship to the family is not known.) In September of that year, Mrs. M. L. G. Beall sold her interest in the Beall Place to W. W. Parker of Bibb County, Georgia, and R. N. Westbrook of Dougherty County, Georgia. In January 1888, Parker and Westbrook purchased at public sale from the estate of James Beall the other 1/2 interest in the property, thus ending the Beall family's ownership.

### **W. W. Parker, R. N. Westbrook, and A. C. Westbrook, 1888 -1910**

Documentation for the period of ownership for the period of ownership between 1888 and 1910 is the most complete. According to deeds from the Beall heirs to William Parker of Bibb County and Richard Nixon Westbrook of Dougherty County, Parker and Westbrook each owned a half interest in the 1,050 acres. William Parker and Richard Nixon Westbrook were business partners and apparently very close friends because R. N. Westbrook named his son born in 1889 for William Parker. Little else is known about Mr. Parker. Much more is known about Westbrook and his brother, however. R. N. Westbrook and his older brother Allatia Coley (A. C.) Westbrook were natives of Houston County and moved to Albany after the Civil War. Records indicate that R. N. served in the Confederate Army, but no service record survives for A. C. Nevertheless, A. C. was known throughout his life as "Captain" Westbrook. Once in Albany, the Westbrook brothers established a grocery business and both men became active in local politics. Born in 1842, older brother Allatia served as a city alderman in 1870, was elected mayor in 1872, and served again as an alderman in 1886. He served two terms in the Georgia House of Representatives in 1875-1876 and 1878-1879 and two consecutive terms in the Georgia Senate between 1880 and 1883.

Born in 1846, R. N. Westbrook served as Albany's Marshall and Chief of Police between 1878 and 1898. The Westbrook brothers' involvement in politics did not always aid their merchant business, however, and their grocery venture did not stabilize until 1875, the year R. N. married Elizabeth Cruger, daughter of a wealthy shipper. A. C. augmented his income as a legislator by selling insurance and real estate. In 1892, W. W. Parker sold his interest in the property to R. N. Westbrook.

Beginning in 1899, tax digests document a consistent minimum inventory of \$100 in freights and commercial fixtures. Although land values do not increase during this same period, these listings are evidence of the establishment of A. C. Westbrook's store. The store, which is noted on the 1908 Baldwin County map, was located across Little Road from the current main house at the Westbrook-Hubert Farm. A. C. Westbrook's name appears consistently on the tax digests from 1897 to 1910, and it is likely that he moved to Baldwin County from Albany during the late 1890s. Tax digests,

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which consistently list the Westbrook household belongings beginning in 1898, reveal increases in land and building values for ten years.

Examination of the tax digests suggests that the cotton gin was constructed in 1903 because A. C. Westbrook's entry lists a value of \$250 under "woolen, cotton and other manufactures" and a value of \$115 in "cotton, corn, etc. held for sale." Although nothing remains of the gin, family tradition and physical evidence indicate that the gin was powered by steam. Most steam-powered boilers and engines were located outside of the gin building to lessen the danger of fire and to lower the interior temperature of the structure. During the late 19th and early 20th centuries most gin buildings were constructed of wood. Located along the Meriwether Station Road toward the railroad depot, the gin would have been easily accessible to Westbrook and other area framers who wanted to ship processed cotton to markets by way of the Central of Georgia Railroad.

Based on Westbrook's construction of the cotton gin, tax returns, and family memoirs, the principal crop grown on the property during this period was cotton. In addition, tax digests document Westbrook's substantial investment in livestock. He probably grew corn and planted hay as feed for his mules, horses, cattle, pigs, and chickens. He also grew small amounts of vegetables such as peas, beans, and sweet potatoes. The construction of a smokehouse on the property and his large investment in livestock indicate that he produced smoked meats. His store would have been a ready retail outlet for his hams as well as his dry goods.

Allatia Coley Westbrook did not live long after he established his house and outbuildings. Prior to his death in 1910, he signed a contract with Dr. Terrell Hubert and Dixon Williams to sell them his property. They were to divide the property in half, north and south. Westbrook signed that document as "Allatia Coley Westbrook of Dougherty County, Georgia" so he must have been planning to return to Albany to be near his brother because of failing health. Westbrook died before the contract could be executed and his brother Richard, who served as administrator of his estate, completed the sale to Hubert and Williams.

### **Dr. Terrell Eve Hubert, Dixon Williams, and Georgia Power Company, 1910-1945**

Less than a month after Allatia Coley Westbrook's death, Dr. Terrell E. Hubert and Dixon Williams purchased the Westbrook farm at Meriwether Station for \$21,000. As stated in the contract, Dixon Williams purchased that half of the property which lay north of Meriwether Road and Dr. Hubert purchased the southern half. Dixon Williams was a Milledgeville businessman. His half of the property included the general store and the overseer's house, and Williams retained Westbrook's hired hand, John Rape, as his farm superintendent. According to Hubert family members, he leased most of the land to tenant farmers and kept hams and other supplies in the general store for use as

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payment to workers. Tax records document that he maintained substantially more livestock and equipment on his property than did Dr. Hubert

Dr. Terrell Hubert was a country doctor and, unlike Williams, his financial resources were limited. He had a wife and three small children to support in a rural area where many of his patients could pay only with crops or livestock. Soon after he purchased the Westbrook land he sold 389 acres of the easternmost section nearest the railroad to Williams and W. L. Ritchie for \$23,340. This income provided him with necessary cash to erect a doctor's office on the property. Before completing this structure in about 1915, Dr. Hubert treated all of his patients on the back porch. Black patients were required to wait in the driveway until he signaled them to enter the property. Located next to the driveway and close to the corner of the main house, his small, frame office was constructed of board and batten, with one room serving as a waiting room and the other as an examination room.

Born in the Warren County town of Barnett in 1867, Terrell Hubert was sent by his parents at the age of 16 to live with Dr. R. G. Harper in District 318. Dr. Harper was a wealthy landowner as well as a physician and a family friend of the Huberts. Hubert trained under Harper and later, Harper sent him to the Medical College of Georgia for advanced studies. He graduated from medical school in 1891 and returned to Baldwin County to establish his own practice. In 1905, Hubert married Elizabeth Stith Myrick, known as "Tippie", whose family had owned large holdings in District 318 since the 18th century. They resided near the Westbrook property in a house owned by W. L. Horns and had three children, Ann, Stella, and Terrell.

Hubert was 20 years older than his wife Tippie. Hubert encouraged her to cook food for patients and nearby tenant families who could not feed themselves. He also encouraged her to assist at manual labor on the farm, such as plowing. When the family was more financially secure, they employed a cook named Francis who lived in one of the tenant houses near the road.

Dr. Hubert made several alterations to the house. Although A. C. Westbrook had installed a marble sink on the back porch which was connected by a pipe to the well, the plumbing system did not allow proper drainage of the sink. The house did not have electricity. Hubert enclosed the rear porch as a mixing space for his medicines.

Hubert had a horse-drawn buggy which he used to make his rounds in the community. Because the sheds attached to the barn were built for storing farm equipment, he likely added the sheds to the smokehouse, a space in which he stored his carriage. In later years, the sheds were used to store Dr. Hubert's automobiles. Dr. Hubert considered farming as a secondary occupation, though he raised a large number of pigs for meat and he kept three cows for milking. He had only two mules and a few horses. He kept chickens, turkeys, and guinea hens as well. He grew cotton in the fields located east and south of the main house. His daughter Stella recalled that baled cotton was stored in the gin until it was sent to market. She also said that her father grew a field of corn near the house

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for his livestock and he planted hay near the barn. He also planted a small vegetable garden between the chicken coop and the barn. Hubert allowed a portion of the property to remain in woodlands, and in 1923, he sold the timber rights to a portion of the property for additional income. He kept two bird dogs and frequently went hunting in the area.

In 1929, the Georgia Power Company offered to purchase a portion of the farm near the main house and Buck Creek. The power company was assembling land in order to build a dam and establish a reservoir, later known as lake Sinclair, along the Little River. Dr. Hubert sold 123 acres for \$3,660. He retained 54 acres of his original purchase. Within a year, his neighbor Dixon Williams sold his entire farm to Georgia Power. Dr. Hubert died in 1946, and his widow sold the remaining 54 acres to Blanche Green Jordan Lumpkin.

### **Blanche Green Jordan Lumpkin, 1945-1988**

Mrs. Blanche Green Jordan Lumpkin purchased the remaining farm from Hubert's widow on October 9, 1945. Recently widowed, Mrs. Lumpkin bought the farm to honor her late husband's wish to buy land. Mrs. Lumpkin earned a master's degree from George Peabody College for Teachers and taught at the Georgia State College for Women in Milledgeville and the Putnam County Schools. After retiring from the teaching profession, she became co-owner of the Milledgeville Holiday Inn, helped to found the Georgia Recreation Association, and established the first Girl Scout troop in Milledgeville. Mrs. Lumpkin was also a member of the Nancy Hart Chapter of the Daughters of the American Revolution and earned an award for outstanding citizenship from the Progressive Farmers Club. She was the daughter of a Baldwin County farmer and donated many of his files to the PFC.

Immediately after purchasing the property, Mrs. Lumpkin made several changes to the dwelling house. A contract with Hansell Hall dated November 26, 1945, outlined the changes: (1) build a connecting porch between the detached kitchen and the main house, (2) roof over the porch, (3) enclose the south, east, and west walls of the new porch with sliding french doors, (4) screen the south, east, and west porch walls, and (5) build steps in two locations. At the same time, Mrs. Lumpkin engaged local electricians H.G. Tanner and H. P. Taylor to wire the house for electricity and a local plaster and mason, Mr. Little, to replaster the walls as necessary and to erect lattice underpinning around the foundation of the house.

Mrs. Lumpkin also moved three buildings onto the property: A. C. Westbrook's store, and the overseer's house, both of which stood on the northern half of the farm that was purchased by Dixon Williams. According to Mrs. Lumpkin, a row tenant house were located across Little Road near the overseer's house. These have since been demolished by the Georgia Power Company. The John Barrington Stiles house was moved from its original location on Highway 212 near Potato Creek so that the lumber could be reused for construction of the tree house building.

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Mrs. Lumpkin operated a catering business and raised a large number of chickens on the property. She killed and dressed them by hand and stored them in a commercial freezer operation in Milledgeville, retrieving them as they were needed. After outgrowing both chicken coops located on the property by the late 1940's, she received assistance from the School of Agriculture at the University of Georgia. Members of the faculty advised her on how to construct a new, modern chicken facility with a low-pitched gable roof and metal sides. The interior of the building was designed to improve ventilation for the chickens, thus increasing yield and quality. Sometime before 1950, Mrs. Lumpkin converted the smokehouse into a dining room for parties and special events. She poured a concrete floor and opened up the walls to expand the entertainment space into the areas Dr. Hubert had used for carriage and car storage.

Valette Jordan, Mrs. Lumpkin's daughter, participated in the Girl Scouts in the mid and late 1940s. Mrs. Lumpkin made modifications to the farm buildings to allow camping and educational activities for area scouts. She converted the doctor's office, the cook's house, the overseer's house, and the tree house building to sleeping quarters for the Girl Scouts. They used the converted carriage house for meetings, meals, and activities. The facilities were used in this manner for more than ten years. After her daughter left home for college, Mrs. Lumpkin continued to share the facilities with local 4-H groups and other community organizations, such as Rock Eagle and the Milledgeville Country Club, which offered educational workshops and camping programs.

Mrs. Lumpkin did not plant many crops at the farm. She maintained much of the land as pasture and woodlands, thereby replenishing the timber stands that Dr. Hubert sold in 1923. She cultivated a small but productive vegetable garden at the rear of the house. She also planted an herb garden with brick paths and a picket fence located on the west side of the house.

### Valette Jordan, 1988-Present

Valette Jordan spent her childhood at the Westbrook-Hubert Farm and inherited the property after her mother's death in 1988. She attended Emory University and the University of Georgia, earning degrees in Mathematics and Education. She taught school in Florida, California, and Germany. While in California, Ms. Jordan developed an interest in horse training and carriage driving. When she returned to Baldwin County in 1985, she brought a two-wheeled breaking cart and two horses. Ms. Jordan also restored Dr. Hubert's buggy. In addition, Valette and her daughter purchased a surrey for use on the property.

Ms. Jordan no longer lives at the Westbrook-Hubert Farm, but maintains her residence on another family farm less than one-half mile away. She does not actively farm the property at the Westbrook-Hubert Farm, although she uses the acreage for timber management and pasture land. The only livestock remaining on the property are chickens and horses. She created a riding ring near the barn

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for riding lessons and training in carriage driving and holds workshops for volunteer fire fighters in the area. She has preserved the historic buildings at the farm, removing the remnants of the old hay barn, which had collapsed after years of use. Currently, she rents the house to a tenant who maintains the dwelling and outbuildings. She has made efforts to establish a preservation easement on the land.

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## **9. Major Bibliographic References**

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Historic Preservation Section, Georgia Department of Natural Resources. Georgia's Living Places: Historic Houses in their Landscaped Settings. Atlanta: Historic Preservation Section, Georgia Department of Natural Resources, 1991.

Winters, Ann. National Register of Historic Places Registration Form. Draft. June 1991. On file at the Division of Historic Preservation, Georgia Department of Natural Resources, Atlanta, Georgia, with supplemental information.

**Previous documentation on file (NPS): (x) N/A**

- preliminary determination of individual listing (36 CFR 67) has been requested
- preliminary determination of individual listing (36 CFR 67) has been issued  
date issued:
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

**Primary location of additional data:**

- State historic preservation office
- Other State Agency
- Federal agency
- Local government
- University
- Other, Specify Repository:

**Georgia Historic Resources Survey Number (if assigned): N/A**

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## **10. Geographical Data**

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**Acreage of Property**      54 acres

### **UTM References**

- |    |         |                |                  |
|----|---------|----------------|------------------|
| A) | Zone 17 | Easting 281440 | Northing 3670950 |
| B) | Zone 17 | Easting 282410 | Northing 3671120 |
| C) | Zone 17 | Easting 282400 | Northing 3670930 |
| D) | Zone 17 | Easting 281740 | Northing 3670640 |

### **Verbal Boundary Description**

The property boundary is indicated by a heavy black line on the attached map, drawn to scale.

### **Boundary Justification**

The Westbrook-Hubert Farm originally comprised 1,050 acres on both sides of Little Road east of State Route 212. Subdivision of the farm by property owners and the creation of nearby Lake Sinclair in the 1930s have reduced the estate to 54 acres. The nominated property includes the main house and outbuilding complex and agricultural fields. The National Register boundaries follow the legal boundaries of the parcel on the east, west, south sides and extend to the edge of State Route 212 on the north. The nominated property retains a high level of historic integrity.

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## **11. Form Prepared By**

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### **State Historic Preservation Office**

**name/title** Steven H. Moffson  
**organization** Historic Preservation Division, Georgia Department of Natural Resources  
**street & number** 500 The Healey Building, 57 Forsyth Street  
**city or town** Atlanta **state** Georgia **zip code** 30303  
**telephone** (404) 656-2840 **date** April 4, 1997

**Consulting Services/Technical Assistance (if applicable)**      ( ) not applicable

**name/title** Ann Winters  
**street and number** 2030 Palifox Drive  
**city or town** Atlanta **state** Georgia **zip code** 30307

**name/title** Julie Groce  
**organization** Historic Preservation Services, Inc.  
**street and number** 3080 Ridge Avenue  
**city or town** Macon **state** Georgia **zip code** 31204

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

### Photographs

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**Name of Property:** Westbrook-Hubert Farm  
**City or Vicinity:** Meriwether  
**County:** Baldwin  
**State:** Georgia  
**Photographer:** James R. Lockhart  
**Negative Filed:** Georgia Department of Natural Resources  
**Date Photographed:** August 1996

### Description of Photograph(s):

1. Main house, photographer facing southwest.
2. Main house, photographer facing northeast.
3. Main house, photographer facing northeast.
4. Main house (right), photographer facing north.
5. Interior, main house, parlor, photographer facing southwest.
6. Interior, main house, rear bedroom, photographer facing northeast.
7. Interior, main house, rear addition, photographer facing northeast.
8. Interior, main house, basement, photographer north.
9. Doctor's office, photographer facing northeast.
10. Cook's cabin (right), photographer facing east.
11. Carriage house, photographer facing northwest.
12. Barn, photographer facing south.
13. Old chicken house, photographer facing northeast.
14. Chicken house/greenhouse, photographer facing west.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

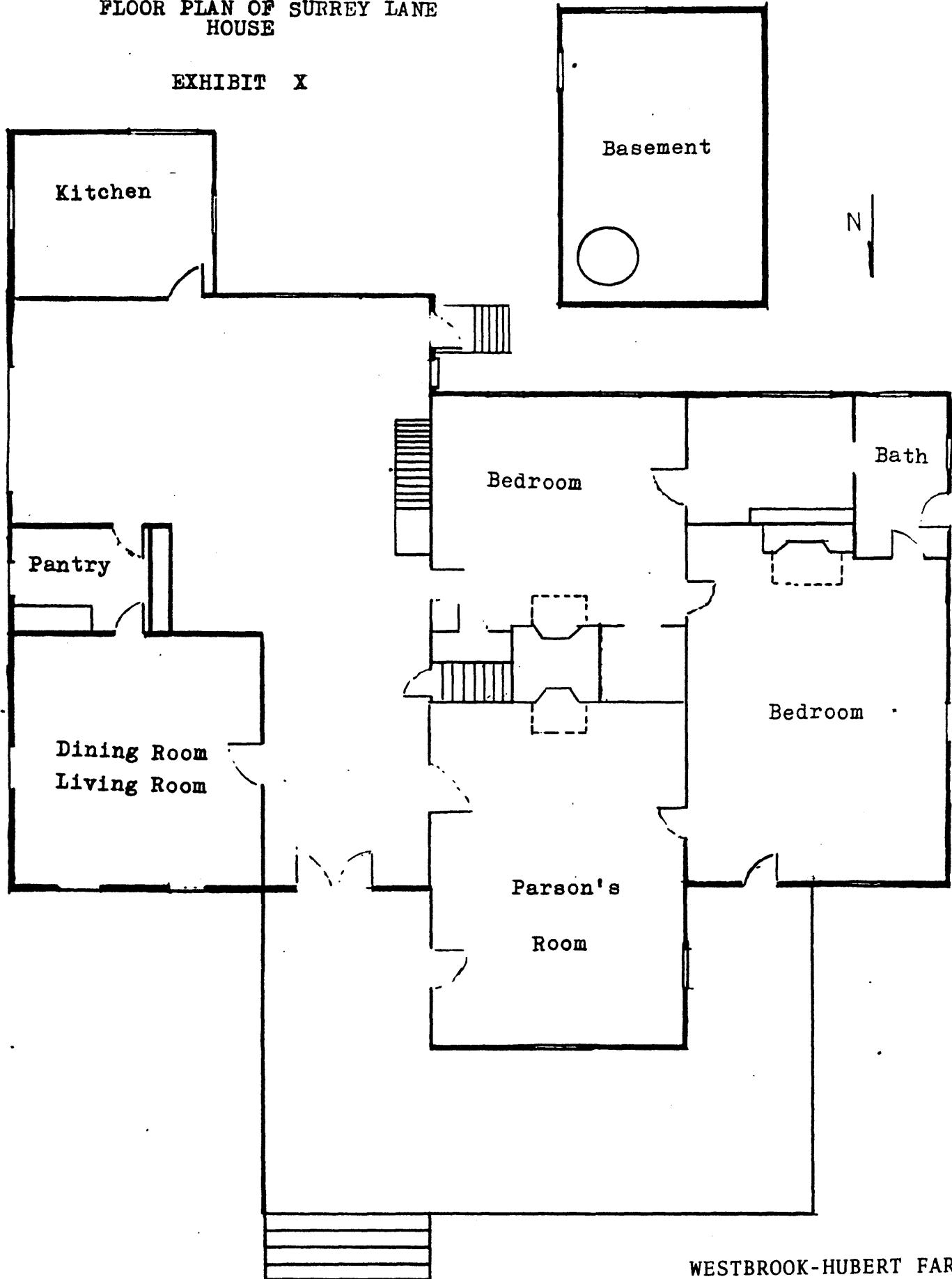
**Photographs**

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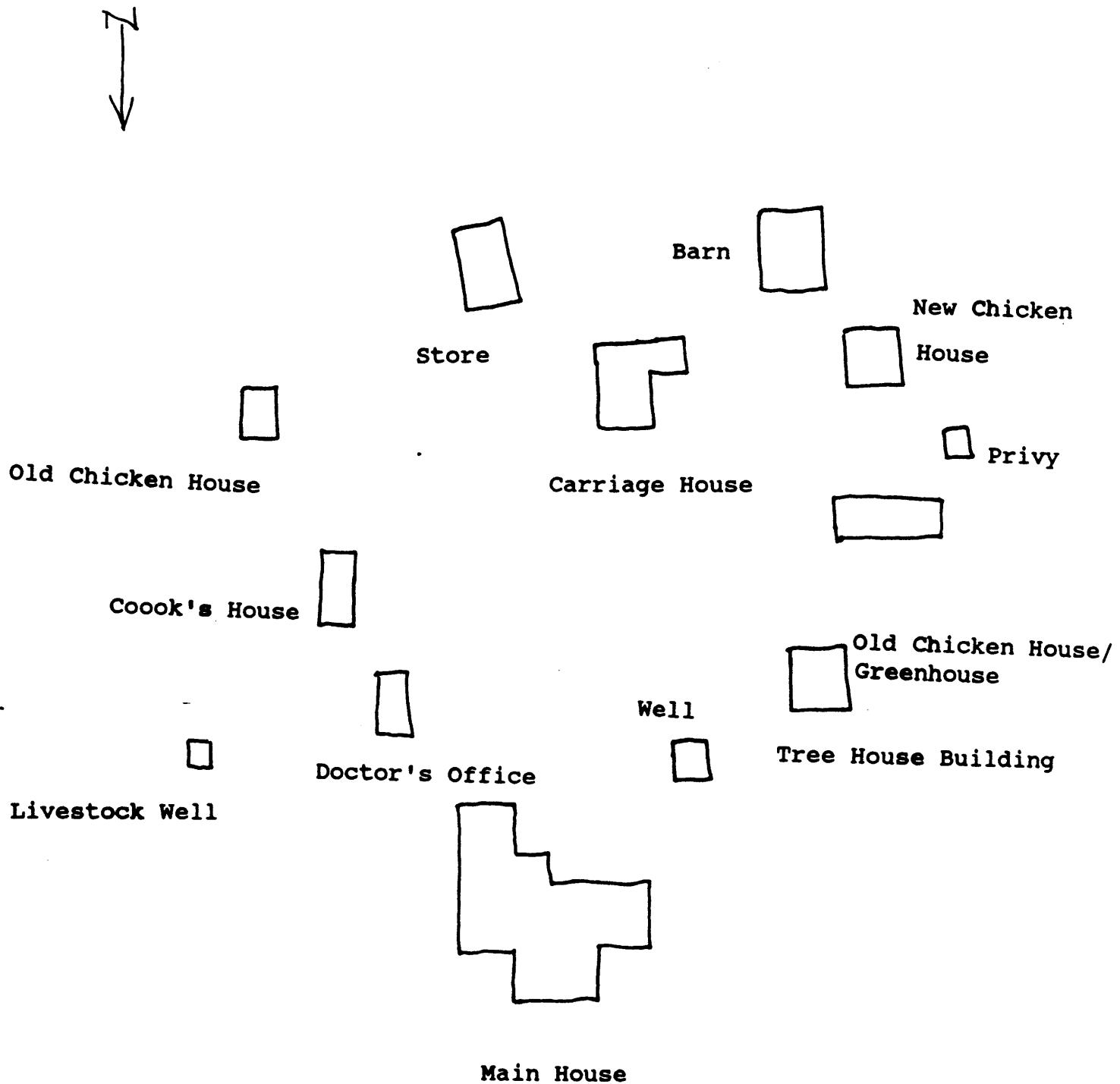
15. Farm manager's house, photographer facing northwest.
16. Tenant house, photographer facing north.
17. Well, photographer facing southwest.
18. Store, photographer facing southeast.
19. Tree house building, photographer facing southeast.

FLOOR PLAN OF SURREY LANE  
HOUSE

EXHIBIT X



WESTBROOK-HUBERT FARM  
BALDWIN COUNTY, GEORGIA  
MAIN FLOOR PLAN  
NO SCALE  
NORTH ↓



**Not Shown:**

Farm Manager's House  
Tenant House

WESTBROOK-HUBERT FARM  
BALDWIN COUNTY, GEORGIA  
SITE PLAN  
NO SCALE

N  
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