

Healan's-Head's Mill Park Master Plan

Hall County, Georgia

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**FREEDMAN
ENGINEERING
GROUP**



Healan's-Head's Mill Park Master Plan

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Table of Contents

Background

Introduction

Project Overview

Mission and Objectives

Task 1: Visual Survey and Database..... 6

Task 2: Identify Opportunities and Constraints..... 16

Task3: Economic Feasibility Study..... 21

Task 4: Interpretive Planning..... 34

Task 5: Master Plan..... 51

Appendices



Healan's-Head's Mill Park Master Plan

Project Background

Healan's-Head's mill was built in the 1850's. Used primarily for grinding corn, the mill also served other agricultural purposes such as grinding wheat, shelling crops, saw milling and in the final years of use (1950's) producing lumber and roofing shingles. A primary feature of the mill is the 28 foot diameter steel wheel, which replaced the original wooden wheel in the 1930's. Water is diverted from a former mill pond along a metal flume to the overshot wheel. The mill underwent a remodel in the 1930's, which included the steel water wheel. The site also includes two other structures, which are believed to have served a number of purposes, one being a barn or corncrib, the other being a small mechanic shop or blacksmith shop. The primary mill site sits on approximately 4 acres of land, which includes a stretch of the North Oconee river. The mill dam and former mill pond are located on the property. Healan's-Head's Mill was placed on the National Register of Historic Places in 1990. In 2018, Hall County purchased 96 additional acres of heavily forested greenspace which surrounds the mill site, and borders Georgia Highway 365. In addition to the flow of the

North Oconee river, the property also includes several live springs and a smaller creek. The mill and other structures underwent a major restoration project, completed in 2018. Currently the County is conducting water studies and other restoration efforts to return water flow over the water wheel. This tract is approximately 100 acres.

A second, separate tract of land is located in close proximity to the mill, but is separated from the mill/greenspace tract by land currently held by other private property owners. This second tract of land was purchased by Hall County in 2018, and includes an old farmhouse, and a log barn. The property was formerly owned by the Head family. A primary feature is a log barn, believed to have been built in the 1800's. The original farmhouse is believed to have been built in the late 1800's, and has been remodeled and updated a number of times. This tract of land is approximately 2 acres.

Healan's-Head's Mill Park Master Plan

Introduction

Hall County Parks and Leisure with the assistance of a consulting team developed a Master Plan for the Healan's-Head's Mill Park and Historic Site. The plan provides guidance for both short and long term planning in the areas of park development, facilities and maintenance, possible land acquisition, green-space conservation, historical, cultural, and educational enhancement, program development and interpretation.

Hall County, Georgia is located approximately 50 miles north of Atlanta, in the foothills of the Blue Ridge Mountains. There are four regions in Hall County, described as North Hall, East Hall, South Hall and West Hall. Healan's-Head's Mill is located in East Hall County, which is sparsely populated, and primarily rural and agriculture in nature. Hall County is a vibrant, culturally and ethnically diverse, family oriented community. Approximately 196,000 citizens live in Hall County. Lake Sidney Lanier is a contributing factor to the quality of life in Hall County, as well as a tourist destination, with approximately 600 miles of shoreline. Currently,

Parks and Leisure maintains and manages over 2,000 acres of park land, which includes Healan's-Head's Mill site, and other facilities, parks, greenspace and lake use.

Project Overview

The Healan's-Head's Mill Park Master Plan provided an opportunity to assess the existing facility structures, geographic features, and location, to identify needs for future development, programs, acquisitions, educational benefits, tourism benefits, usage, sustainability, and funding. The project team used historical data, current demographic and socioeconomic data, as well as the Hall County Parks and Leisure Master Plan, and Hall County's Comprehensive Plan to develop a park development plan that is reflective of the goals and mission of Hall County Parks and Leisure and Hall County Government.

Healan's-Head's Mill Park Master Plan

Hall County Parks and Leisure Mission

When you're ready to play, come to Hall County Parks and Leisure Services. Our mission is to develop, maintain and provide a variety of quality and affordable recreational opportunities and services for all residents in a courteous and efficient manner.

Hall County Parks and Leisure has established the following *objectives* for the master plan:

- Preserve a historical and cultural site for future generations
- Develop the site to serve as an educational and recreational site for visitors.
- Conserve greenspace.
- Identify sustainable funding sources and opportunities.

Right: Healan's-Head's Mill on the North Oconee River



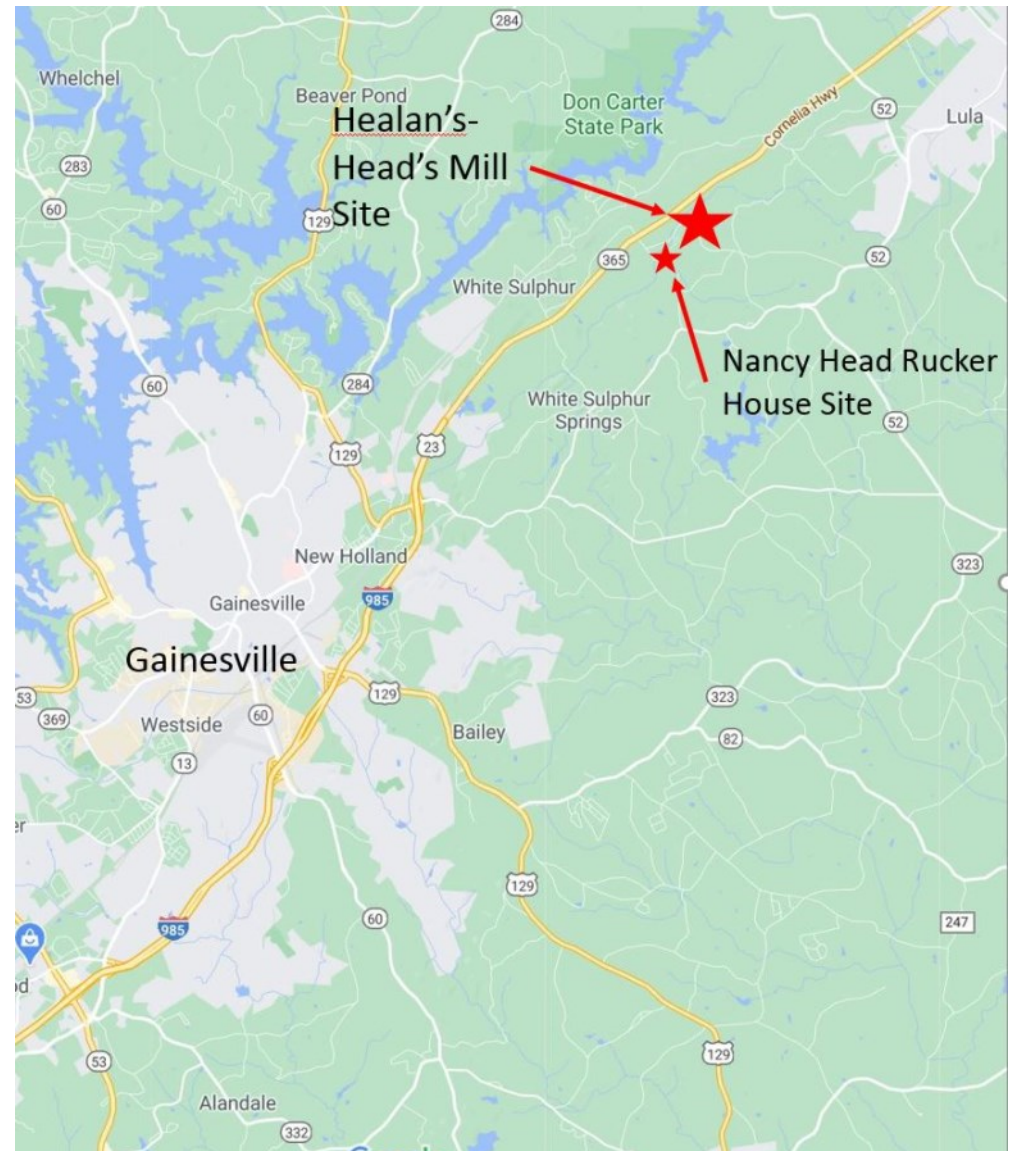
Healan's-Head's Mill Park Master Plan

Task 1: Visual Survey and Database

Healan's-Head's mill is located approximately seven miles NE of downtown Gainesville. The site is composed of two properties located off of Whitehall Road. A large approximately 100 acre tract runs parallel to Georgia Highway 365/Cornelia Highway and is bisected by Whitehall Road. This tract is also bisected by a segment of the North Oconee River. The large tract includes the Healan's-Head's mill building complex, overshot wheel, sluice and dam. Other buildings include a corn crib, black-smith shop/garage, a small barn and an out house.

The second tract is a small three acre tract at the corner of Whitehall Road and Simpson Road. Located on this tract is the Nancy Head Rucker House, and log barn. The two parcels of land that make up the Healan's-Head's Mill Park site are separated approximately 1500 feet along Whitehall road.

Right: Location Map showing the proximity of the Healan's-Head's Mill Site and the Nancy Header Rucker Site to Gainesville



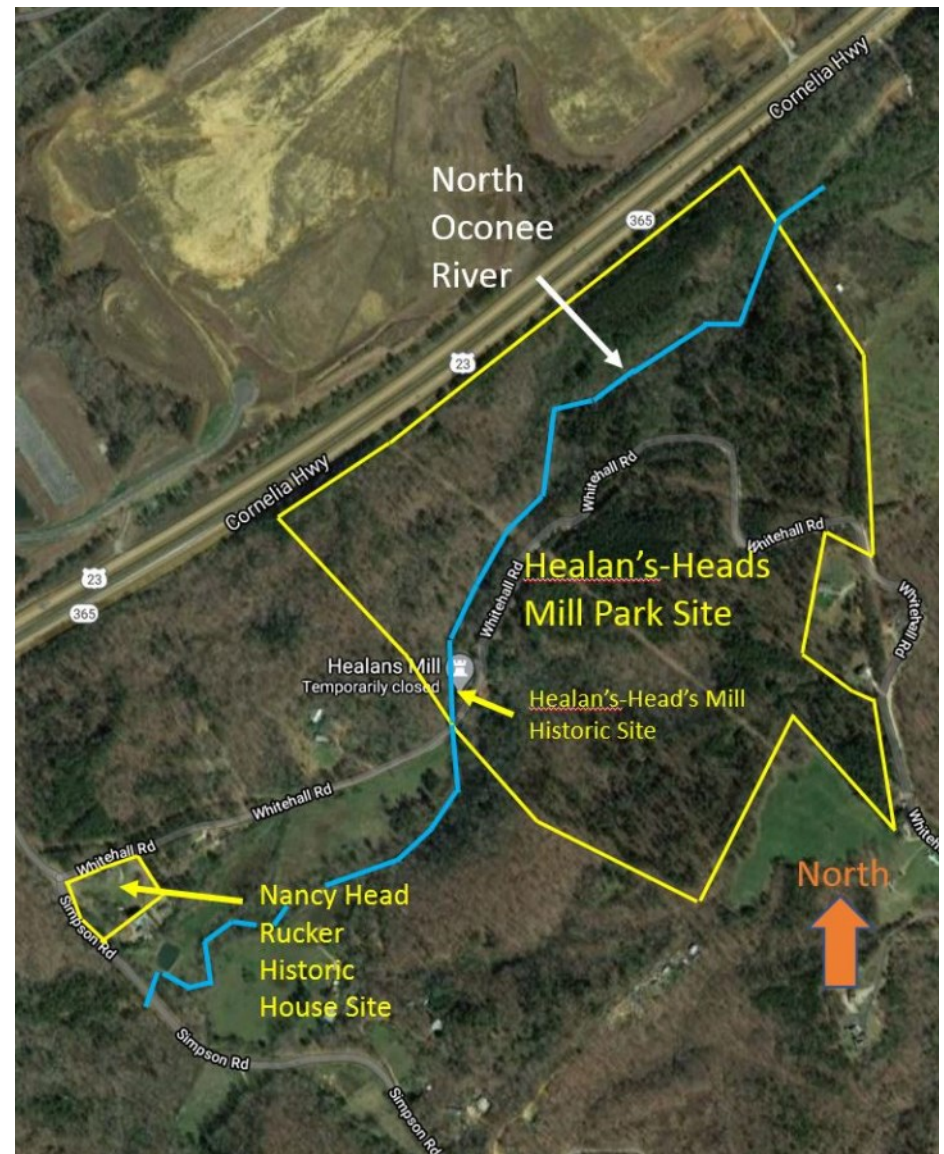
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Existing Conditions

Healan's-Head's Mill Park Site

The large tract is approximately 100 acres and is bisected in a northeasterly direction by Whitehall Road. Whitehall Road is an unimproved dirt road. A segment of the North Oconee River also passes through the site diagonally from the northeast corner to the property line crossing at Whitehall Road to the south. The North Oconee River is shallow and includes multiple areas with rocky shoals. The historic Healan's-Head's mill building complex is located in close proximity to this crossing of the river under Whitehall Road. The site is also bisected by a prominent gas line easement diagonally from the northwest to the south east. The site has a rolling topography. On the east side of the river the topography reaches a high point of 1260' ASL along the eastern boundary at Whitehall Road. The low point of the site is approximately 990' ASL where the river flows under Whitehall Road.

There are 5 existing building structures on site including the Mill, a blacksmith shop/ garage, a corn crib, a barn and an outhouse as well as a dam, sluice gate and remnant chimney.



Healan's-Head's Mill Park Master Plan

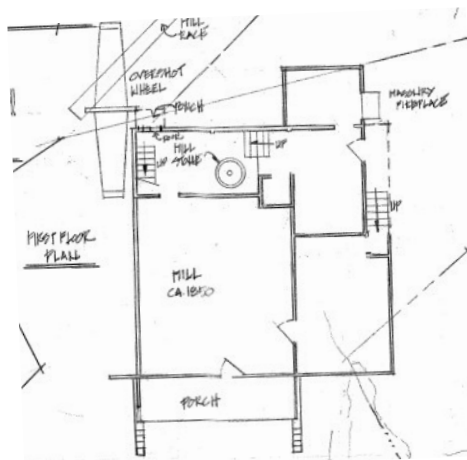
The Mill Complex

The Mill Complex consists of the mill building, dam, and the raceway/sluiceway that transports water from the river to the mill.

The mill building has undergone a recent restoration and is in excellent condition. The remaining work to be completed includes making the mill operational. Some of the necessary parts are onsite and additional parts will have to be purchased. The County has a plan to make the mill operational utilizing County forces to perform the work.



Clockwise from the top right: The Mill as seen from Whitehall Road; ***Bottom right:*** original Mill equipment and gears; ***Bottom center:*** Sketch floorplan of the Mill; ***Bottom left:*** site plan indicating the location of the mill and outbuildings along the North Oconee River



Healan's-Head's Mill Park Master Plan

Dam and Sluice Gate

The raceway begins at the dam and goes all the way to the elevated steel channel that provides water to the mill's water wheel. The dam is located approximately 500 feet up stream from the bypass. The raceway is a slat wood lined channel. There is a bypass where the wood lined channel flows into the steel channel to the water wheel. The bypass allows the mill operator to bypass water into the creek to avoid overloading the steel channel and causing it to overflow. This bypass system has created an erosion problem that needs to be addressed. The elevated steel channel carries water from the sluiceway to the mill overshoot wheel. The elevated steel channel is approximately 130 feet long.



***Above right:** Dam and diversion gate located approximately 500 feet upstream from the mill on the North Oconee river. **Below right:** The elevated steel channel and the overshoot wheel*

Healan's-Head's Mill Park Master Plan

The Blacksmith Shop/Garage

The Blacksmith shop has undergone a recent restoration and it is in very good condition. No additional work is recommended.

Right: The Blacksmith Shop/Garage with a mix of brick, wood and tin building materials



The Corn Crib

The Corn Crib has also undergone a recent restoration and it is in very good condition. Due to its central location in the proposed Historic District it will serve as a trailhead in the proposed development. No additional work is recommended.

Right: The Corn Crib with front porchfacing the mill



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Chimney

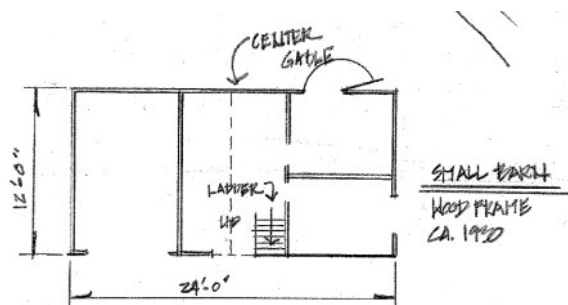
The brick chimney is located near the Corn Crib and is what is left over from a former home site. It is an important part of the cultural landscape and should be stabilized and saved.



Above right: The brick chimney nestled along the tree line opposite the mill; *Below right:* The old barn located along a spring approximately 360 feet uphill from the Corn Crib. **Bottom center:** A sketch floor plan for the old barn.

Old Barn and Outhouse

The Old Barn and Pit Privy are located in the woods above the Corn Crib. Similar to the chimney, they are important parts of the cultural landscape and should be stabilized and saved.



Healan's-Head's Mill Park Master Plan

Nancy Head Rucker Historic House Site

The Nancy Head Rucker house sits on a small site on less than 2 acres of land. The site is located on the corner of Simpson Road and Whitehall Road. The site includes the Nancy Head Rucker House and a log barn. The site slopes gently towards the southern property corner. The site has a few specimen trees along the frontage with Whitehall Road including a specimen native Bigleaf Magnolia. The remainder of the site is grassed with the exception of a paved driveway adjacent to the residence and an unpaved driveway used to provide access to a manufactured home located along the southern property line.

Right: Aerial photo indicating the location of the Nancy Head Rucker House at the intersection of Whitehall Road and Simpson Road. Cornelia Highway is on the top left.



Healan's-Head's Mill Park Master Plan

Nancy Head Rucker House

The Nancy Head Rucker House will play a major role in the proposed development. The original house was constructed around 1870. Over the years it has been modified and expanded. However, the original historic fabric still exists. It is proposed to return the structure to its original form and use it as an administrative headquarters for the proposed park. The cost for this work is included in the master plan implementation.



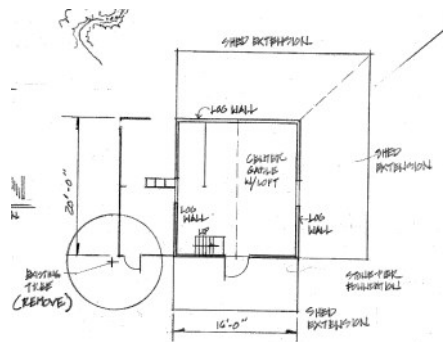
Above right: The Nancy Head Rucker House as seen from Whitehall Road. **Below right:** The Nancy Head Rucker House from the rear showing the modern deck and later one-room building addition. **Bottom left:** A site plan indicating the location of the Nancy Head Rucker House close to Whitehall Road and the location of the log barn



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Log Barn

The date of construction of the barn is not known. The main structure is log construction and likely dates to the 1800's. This structure is an extremely important element of the cultural landscape. It should be stabilized and will be incorporated into the interpretive program. The cost for this work is included in the master plan implementation.



Roads and Bridges

There is a culvert crossing on the Oconee River that is in good condition. The major road through the park is Whitehall Road. This is a gravel road that needs drainage improvements, grading, and gravel. Part of this road will remain for staff use and part of it will be converted to a trail. The improvement costs are included in the master plan implementation.

Above center: Sketch plan of the log barn indicating the simple square log structure with shed roof extensions on three sides. *Above right:* The Log Barn as seen from the back of the Nancy Head Rucker House. *Below right:* A view along Whitehall Road.



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Utilities

There is power and water available onsite. The existing water supply is provided by an on site well at the Nancy Head Rucker House. This water source may not be adequate for the proposed development. There is no centralized sewer system. There is a septic tank/absorption field at the Nancy Head Rucker House. It should be adequate for the proposed use of the house. Any needed utility upgrades should be included in the first phase of master plan implementation.

***Above right:** Box culvert bridge under Whitehall Road near the mill site.*

The North Oconee River passes through these box culverts. A decorative stone veneer would be an appropriate upgrade to the bridge to compliment the historic district..

***Lower right:** A gas line easement as it crosses the North Oconee River.*



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Task 2: Opportunity and Constraints

Access

The primary access to both the large Mill Site and the smaller Nancy Head Rucker site is from Whitehall Road which is an unimproved, county maintained road. Whitehall Road is accessed from Simpson Road which has a intersection connection with Cornelia Highway/Georgia Hwy 365. The northwestern property line of the Mill site shares the ROW line with Cornelia Highway. Cornelia Highway is a limited access 4 lane highway. Simpson Road is a two land paved road. The southwestern property line for the Nancy Head Rucker site has frontage along Simpson Road.

Opportunities: This Simpson Road and Cornelia Highway frontage provide an opportunity for alternative access.

Constraints: The unimproved road could provide access restriction in wet weather. There is the potential for noise from Cornelia Highway

Right: Base map drawing used for development of the master plan. The North Oconee River and the wide floodplain (light blue) are clearly evident in this drawing.



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Utilities and Easements

The Mill site and the Nancy Head Rucker site are both served with overhead power. Both sites are served with well water. The Nancy Head Rucker site utilizes septic tank and drain fields for sanitary sewage disposal. There is a powerline easement that parallels Whitehall Road along the south side which continues into the Mill site. There is also a gas easement that crosses the Mill site from the northwestern property boundary to the southeastern property boundary.

Opportunities: Utility easements offer the opportunity for trails or the connection to trails without disturbing existing tree cover or other significant vegetation.

Constraints: Well water can be limiting for public visitor facilities. Development of visitor facilities including public restrooms will likely require extension of a public water supply line. Public restrooms will require new septic tank drain fields. A septic tank drain field in the vicinity of the mill site will require careful siting. The gas line easement will be prohibitive to building development.

Regulatory Concerns

Many regulatory concerns need to be addressed including development permits, US Army Corps of Engineer Permits and Health Department permits for sanitary sewage disposal and public water supplies. The North Oconee River will require implementation of state and local buffer requirements as well as Section 404 for impacts to stream buffers, and wetlands. Any access from Cornelia Highway will require encroachment permits.

Right: Overhead utility line and easement as it passes through the park.



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Drainage and Floodplains

The North Oconee River passes through the Mill Site from the Northeastern property line to the southwestern property line at Whitehall Road. The North Oconee River provided the power that drives the overshot wheel at the Mill. The river has a FEMA designated floodplain that varies in width from 120 feet to 330 feet wide. Due to the rolling topography and an elevation change of more than 200 feet from the high points to the river, there are several wet weather draws that cut through the Mill site generally in an east-west direction. There is a spring that flows year round that is captured and piped under the Mill building.

Opportunities: The river is a beautiful focal point on the site. There are vistas and opportunities for walking trails. The wet weather springs also offer a scenic trail opportunity.

Constraints: There are regulatory restrictions associated with the river and wet weather springs. There are state and federal mandated protective buffers.

Wetlands

The National Wetlands Inventory Maps indicate the presence of two wetland areas on the Mill site. There are roughly 2 acres of wetlands on the northwest side of the North Oconee River above the dam and sluiceway. There is another wetland area around the river at the northern property line. The wetlands are classified as Palustrine nontidal wetlands dominated by broad leaved deciduous, woody vegetation, trees, shrubs, persistent emergent mosses and lichen. The two sites are either temporarily flooded or seasonally flooded.

Opportunities: Wetlands contain a wide range of critical plant and animal habitat. There is an opportunity to enhance the existing wetlands and include them in the educational interpretive features of the project.

Constraints: Wetlands are very restrictive and cannot be impacted with building or facility development without either high cost or cost for recompense. Impacts to wetlands are regulated by the US Army Corps of Engineers through their Section 404 permitting requirements.

Healan's-Head's Mill Park Master Plan



Above: National wetland Inventory Map of a portion of the Mill Site.

Land Use and Zoning

At this time there is very little building development in vicinity to the Mill site or the Nancy Head Rucker site. The primary existing land uses are low density rural residential and agricultural. The area is designated as "rural" in the County Comprehensive Plan and is intended to be preserved with a rural character with large lot residential uses and well as natural and historic sites.

Views

The majority of the Mill site is heavily vegetated with large deciduous and evergreen trees and shrubs. Distant views are uncommon but because there is more 200 feet of elevation change there are opportunities for exciting views. There are of course beautiful views in close vicinity of the Mill as it is situated along the river. The Nancy Head Rucker House site is relatively lightly vegetated and is easily viewed from Whitehall Road.

Opportunities: High points in the deciduous forest offer unique seasonal views. There are also distant views along the utility easements and along the river.

Constraints: The heavy on site vegetation greatly hinders distant viewing.

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Slopes

The Mill site is typical of the rolling piedmont physiographic region of Georgia. The site has more than 200 feet of elevation change and includes several high points primarily east of the river. However, there is a rise of more than 100 feet from the river to the Cornelia Highway ROW. Slopes average between 5-15% but there are areas with slopes approaching 25%. Exposed rock was observed all over the Mill site. Due to the presence of rock and relatively mature vegetation, this works to stabilize slopes. No severe erosion was observed anywhere on the mill site. The Nancy Head Rucker site has gentle grassy slopes less than 10% across the entire site.



Left: View of old roadbed/driveway that leads to the rear of the Nancy Head Rucker House

Vegetation

The Mill site has a diverse range of plant material and vegetation. The upland areas have a mix of broadleaf deciduous and evergreen trees. No true specimen trees with unusually large calipers were observed on site. However, the site has a wide diversity of vegetation from the upland deciduous forest cover to the unique riparian vegetation found along the river. Native wildflowers and some rare native plants such as milkweed and trillium were observed in areas around the springs. The Nancy Head Rucker House site is generally grassed with a few larger deciduous trees along Whitehall Road. There is a single large Big Leaf Magnolia located near the historic house. The unusual size of this native tree warrants protection as a specimen.

Opportunities: There is an abundance of opportunity to celebrate and highlight the various plant communities found on the Mill site.

Constraints: Some of the unique vegetation is located along the riparian buffers around the river and the springs. Great care will need to be taken to avoid impacts to vegetation in these areas.

Healan's-Head's Mill Park Master Plan

Task 3: Economic Feasibility Study

Introduction and Data Review

Hall County was created in 1818 out of Native American territory and has an extensive historic and cultural history. A key component of this history is the circa 1850 Healan's-Head's Mill complex. Hall County's 2017-2037 Comprehensive Plan, Hall County Forward, noted the importance of the Healan's-Head's Mill Complex. The Social and Economic Development Strategies, SED Strategy 2.3j, included the following statement: Potential for heritage tourism – The Healan's-Heads' Mill restoration project and Cherokee Bluffs Park promote awareness of the county's history and have the potential to be a regional draw. The 2019 Hall County Parks Facilities Master Plan also noted the importance of the Mill complex and included the following statement:

One of the most active historic projects in Hall County currently is the development and restoration of Healan's-Head's Mill. Dating back to circa 1850, the mill is an important part of Hall County's past and is envisioned to add significantly to the rich mosaic that is Hall County's future. There is a need for HCPLSD to expand its partnership with the Healan's Mill Preservation Trust to make the Healan's-Head's Mill a regionally important historic resource.

Data in both the Comprehensive Plan and Parks Facilities Master Plan was used to estimate the current and future interest in the development of Healan's-Head's Mill Park. Hall County is projected to more than double in population by 2040, from 179,684 in 2010 to 371,570, a 106.8% increase. Population growth in the unincorporated area alone is projected to slightly exceed the countywide increase at 110.3%. The greatest percentage population increase is expected to occur to the north and east of Gainesville, in particular along the Highway 365 corridor, where the park is located. According to the US Census Bureau Quick Facts, 2018 version, Hall County is 60.8% Caucasian, 28.6% Hispanic or Latino, and 8% African American (plus 4.7% other ethnic groups).

The Parks Facilities Master Plan determined the following:

- Millennials are gravitating toward more individual and social recreational activities and moving away from competitive sports.
- Seniors are living longer, staying active longer, seek activities that involve people of the same age group, enjoy sharing/mentoring younger generations, and have the greatest percentage of disposable income and available time to volunteer.

Healan's-Head's Mill Park Master Plan

- The Hispanic community frequently places a high priority on open space for unstructured play, gathering places for family and friends, and trails and walking paths.

In addition, changes in population demographics by 2030 indicate that programs and facilities will need to accommodate the needs of the following groups:

- Very young children (0 to 4 years old).
- People in the 20 to 30-year old age group.
- People 55 + years and older.

Other pertinent data from the Parks Facilities Master Plan indicated the following. Under Community Preferences and Wants, 61% of the respondents listed walking, hiking, jogging, nature trails, and greenways. In addition, 16% of the respondents listed historic or cultural facilities/sites.

Based on the above data, it can be concluded that development at Healan's-Head's Mill Park will be supported by the local community. There is a definite interest in historic sites and a very strong interest and desire for trails for walking, hiking, and jogging. The make up of the population as well as future population trends indicate that Healan's-Head's Mill Park will have continued use and support into the future.

In addition, the Georgia Plan for Outdoor Recreation 2017-2021 (GPOR) survey found that Georgians use parks in their communities. Among people who self-identified as "Recreators" (62% of survey respondents), the top reasons given for visiting parks were to:

- Have fun (80%)
- Be with family and friends (75%)
- Relax (75%)
- Promote health and exercise (71%)
- Enjoy nature (66%)

Some of the activities the respondents were engaged in were Foot Travel (walking/hiking) - 90% and Enjoying/viewing nature (65%).

Finally, the Parks Facilities Master Plan noted that the mill complex is an important part of Hall County's past and is envisioned to add significantly to the rich mosaic that is Hall County's future. There is a need to make the Healan's-Head's Mill a regionally important historic resource and transform it into a historic and culturally important resource and gateway. The recommendations for the complex included completion of the mill stabilization including furnishings and development of an interpretive

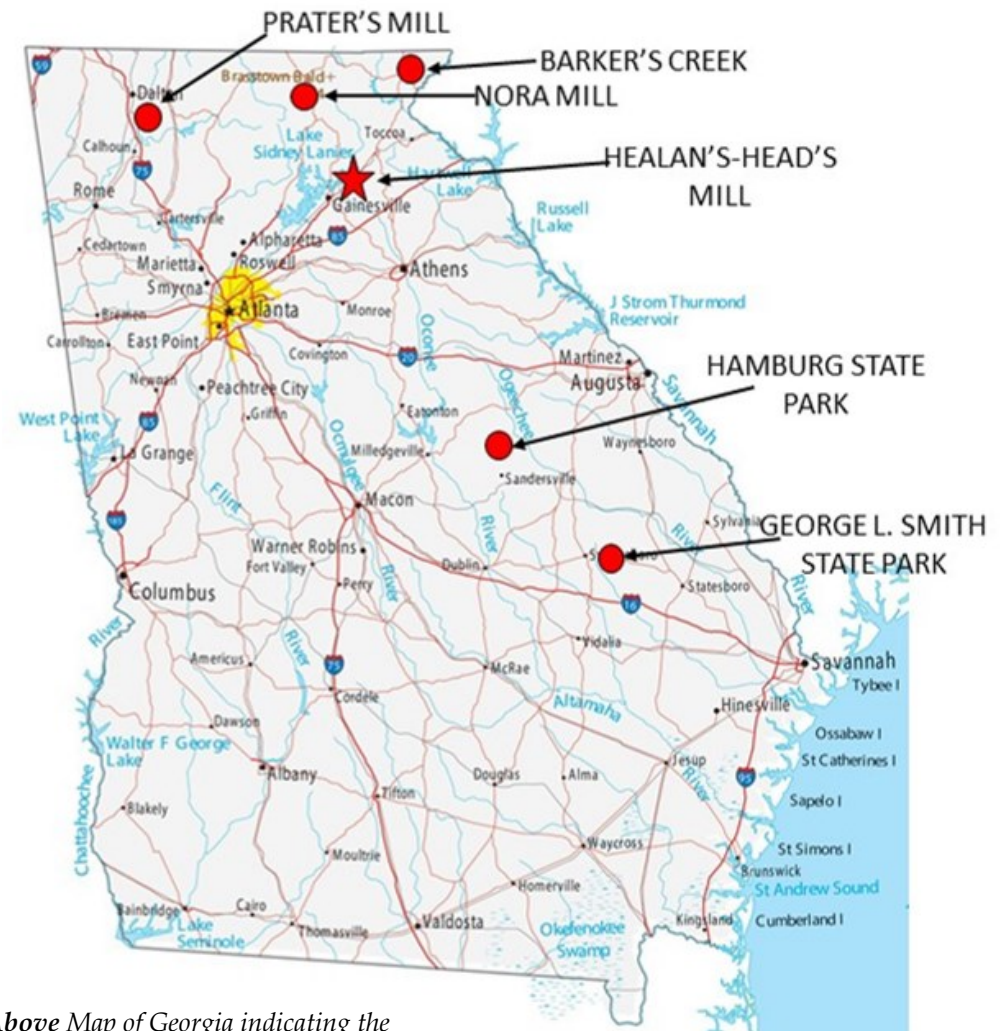
Healan's-Head's Mill Park Master Plan

program. Additional recommendations included the following:

- A Visitor/Interpretive Center.
- “Incubator” facilities for Cultural and Historic Crafts (blacksmithing, pottery, ceramics, wood-working, fabric crafts, etc.). Structures could range from historic barns to log houses and include classes, crafts, sales, etc.
- A Community Garden project with a focus on organic farming and heirloom crops.
- Establish a ceramics and pottery center.
- Provide historic interpretive programs and activities creating an educational opportunity, promoting historic tourism, developing economic activity, and creating a “historic and cultural hub” for northeast Georgia and beyond.

Mill Complexes in Georgia

Historically there were many mills located throughout the state of Georgia. Most of them have been demolished or remain as ruins. Some are still standing but there are only five (5) grist mills that are still operational, not including Healan's-Head's Mill. The locations of these mills are shown in Figure 1. A brief description of each mill including a photograph is provided below.



Above Map of Georgia indicating the location of other public mill sites

Healan's-Head's Mill Park Master Plan

Barker's Creek Grist Mill - Rabun Gap, Georgia.

The mill at Barker's Creek is operated by the Hambidge Center for the Creative Arts and Sciences. Hambidge provides a residency program that empowers talented individuals to explore, develop, and express their creative voices. The current mill was built in 1944 at the site of an older mill that was constructed in the mid 1800's. The mill is powered by a 12' water wheel. The mill is operated on the first Saturday of each month. Grits and cornmeal stone ground at the mill from locally grown corn can be purchased on site. This is the only one of the four mills powered by a water wheel.



Left: Barker's Creek Grist Mill in Rabun Gap, Georgia.

Right: The Parrish Mill at George L. Smith State Park in Emmanuel County.

George L. Smith State Park - Twin City, Georgia.

The mill at George L. Smith State Park, known as Parrish Mill, is very unique. It is the only one that serves as a mill, dam, and covered bridge. It was constructed in 1880 and still operates today. Portions of the mill are accessible to park visitors at all times. The grist mill is only operated for special demonstrations.



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Hamburg State Park - Mitchell, Georgia.

The mill at Hamburg State Park was constructed in 1920. Similar to Parrish Mill, portions of the mill are accessible to park visitors at all times and the grist mill is only operated for special demonstrations. Hamburg State Park is located in Washington County on the Little Ocmulgee River.



Left: The mill at Hamburg State Park sits adjacent to the dam and spillway on the Little Ocmulgee River.

Right: Nora Mill on the banks of the Chattahoochee River .

Nora Mill - Helen, Georgia.

Nora Mill, constructed in 1876, is located on the banks of the Chattahoochee River. It is a retail store that sells a variety of freshly ground stone ground products such as grits, cornmeal, corn flour, biscuit mixes, bread mixes, pancake mixes, and other similar items. They have an old-fashioned country store with jams, jellies, candies, and other related food and cooking items.



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Prater's Mill – Varnell, Georgia.

Prater's mill, constructed in 1855, is owned by Whitfield County but is operated by the non-profit Prater's Mill Foundation. The mill is part of Prater's Mill Historic Site that includes several outbuildings, some of which have been added to the site, a rental pavilion, and some short trails. Their major source of revenue is an annual county fair in October where they sell cornmeal, flour, and grits ground at the mill.

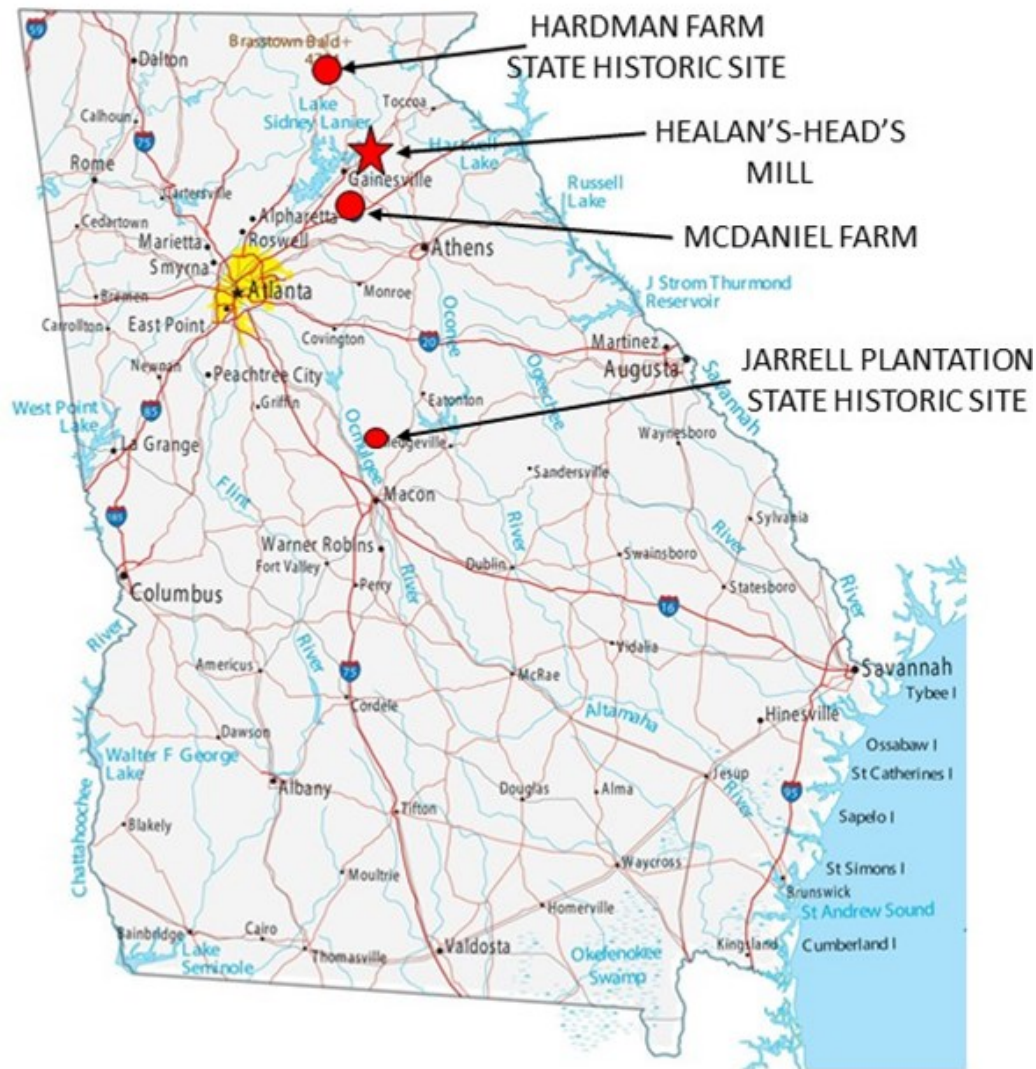


Left: Prater's Mill sitting on Coahulla Creek in Whitfield County.

Comparable Facilities

Although the existing mill facilities in Georgia are a great resource for the operation of the Healan's-Head's Mill, they do not meet the criteria for a comparable facility. There are very few local government park and recreation departments that operate historic sites that are similar to Healan's-Head's Mill Park. Cobb County PARKS has recently restored a circa 1830 farm complex known as Hyde Farm Park. They are in the early stages of development and the site is not fully open to the public. Jackson County Parks and Recreation is in a joint venture with a local historical society for the operation of Heritage Village at Hurricane Shoals Park. Heritage Village is a unique site containing many historic structures that have been moved to the site for preservation. The three facilities described below: Jarrell Plantation State Historic Site, Hardman Farm State Historic Site, (both operated by Georgia State Parks and Historic Sites) and McDaniel Farm, operated by the Gwinnett County Parks and Recreation Department will be used as comparable facilities. The location of these facilities is shown on the next page.

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Jarrell Plantation State Historic Site - Juliette, Georgia.

Jarrell Plantation is what remains from a circa 1847 plantation that at one time contained 1,000 acres. The 200- acre site has a visitor center and numerous historic buildings including a barn, 1895 house, smoke-house, chicken house, syrup house, cotton gin house and saw mill, cane press and planer, and other assorted buildings. It was included as a comparable site since it provides many programs and demonstrations similar to what is envisioned at Healan's-Head's Mill.

Left: Map of Georgia identifying the location of comparable facilities. Right above and below: Images from Jarrell Plantation.



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Hardman Farm State Historic Site - Sautee-Nacoochee, Georgia.

Hardman Farm is located along one of the few remaining stretches of the iconic Unicoi Turnpike, a major Native American trail. The 173-acre site includes a 19th century Italianate mansion and numerous outbuildings from a circa 1910 dairy farm including a massive dairy barn, horse barn, creamery, corn crib, and other related structures. The site is well known for the gazebo topped Sautee Nacoochee Indian Mound. It was included as a comparable since it also serves as a gateway to the north Georgia mountains and has events that could potentially be implemented at Healan's-Head's Mill Park.



Right above and below: Images from Hardman Farm State Historic Site near Helen.



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McDaniel Farm - Duluth, Georgia.

McDaniel Farm is a circa 1820 cotton farm that has been restored to depict a typical 1930's farm in Gwinnett County. The site is 134 acres and includes a historic area with a furnished farmhouse, barn, blacksmith shed, carriage house, and tenant house. There are also restrooms, a rental pavilion, and three miles of paved and unpaved trails that connect to another part of the park with a farm themed playground, dog park, pavilion, and restrooms. This is the most similar comparable facility. It demonstrates how a local park department can take an historic site and integrate it into a park that has the amenities most park users expect to see in a local park.



*Pictures this page:
Images from
McDaniel Farm in
Duluth. The farm is
managed by the
Gwinnett County
Parks and Recrea-
tion Department.*



Healan's-Head's Mill Park Master Plan

Economic Analysis

In order to prepare an accurate economic analysis, there must be a common denominator among the comparable facilities and the proposed Healan's-Head's Mill Park. It was decided to evaluate the revenue, attendance, and operating costs for the comparable facilities. Since the proposed program and operating and management strategy at the proposed park has not been finalized certain assumptions were made in the analysis. This analysis reveals what attendance, operating costs, and revenue could be at the proposed park.

Each of the comparable facilities' attendance and revenue data are discussed below. The data represents the most recent typical year.

Hardman Farm:

Annual Attendance - 23,374

Annual Operating Cost - \$243,000

Annual Revenue - \$37,912 (revenue is for resale items and special events only, admission fees are excluded from this number)

Jarrell Plantation:

Annual Attendance - 5,236

Annual Operating Cost - \$135,893

Annual Revenue - \$8,585 (revenue is for resale items only, admission fees are excluded from this number)

McDaniel Farm:

Annual Attendance - 25,000

Annual Operating Cost - \$216,000

Annual Revenue - \$16,000 (revenue is from rental facilities and special events like weddings)

This data is summarized in the table below.

FACILITY	ANNUAL ATTENDANCE	ANNUAL OPERATING COST	ANNUAL REVENUE	OPERATING COST PER VISITOR	REVENUE PER VISITOR
Hardman Farm	23,374	\$243,000	\$37,912	\$10.40	\$1.62
Jarrell Plantation	5,236	\$135,893	\$8,585	\$25.95	\$1.64
McDaniel Farm	25,000	\$216,000	\$16,000	\$8.64	\$0.64

Healan's-Head's Mill Park Master Plan

Considering the location and proposed amenities at Healan's-Head's Mill Park, initial attendance is estimated to be around 14,000 visitors per year. This would include visitors to the Mill complex as well as trail users. This number would steadily increase as the population of the County increases and the development of the park continues. In the first few years of operation there would be essentially no revenue. As programs are developed and a resale component of Healan's-Head's Mill products are developed and marketed, it is estimated that at year three annual revenue could approach \$10,000 annually and steadily increase after that.

The Mill complex has the potential to create a significant resale operation. Products ground at the mill such as meal or grits could be sold at the Visitor Center or other retail outlets. Any products like this would feature the Healan's-Head's Mill logo. The Nora Mill operation could be used as a model.



Left: Freshly ground grain packaged for sale at Nora Mill near Helen. Right: Sapelo Island Wine packaged for sale at permitted retail outlets.

There are many other opportunities to develop creative retail opportunities associated with the Mill. Shirts, hats, or similar apparel with the mill logo would be popular items. Also, there is documentation that there was a wine press at the Mill. Wineries are very popular in north Georgia. The park could partner with a nearby winery and develop a private label Healan's-Head's Mill wine. It could not be sold at the Visitor Center but could be sold at various retail outlets in the area as well as served in local restaurants. The Sapelo Island Lighthouse recently partnered with a South Georgia winery with a wine label featuring the lighthouse.



Healan's-Head's Mill Park Master Plan

While these retail items would generate revenue for the park they would also promote the park, raise awareness, and increase visitation.

Operating costs can vary based on the level of effort the County wants to dedicate for the operation of the Healan's-Head's Mill Park. For example, if the County were to only open the Mill complex one day a week and have the trails open the rest of the week the operational cost could be absorbed under the County's existing budget. Based on the level of interest in this facility from the community and the County staff a more robust operational strategy is recommended as outlined below.

In order for the Healan's-Head's Mill Park to be successful it needs a champion. That is a person who is passionate about the Mill and its history and can convey that passion to others to generate interest and excitement about the park. This person would not have to necessarily be located at the park and could work out of the Parks and Leisure Services offices.

It is anticipated that the trailhead and trails would be open seven days a week. The Nancy Head Rucker site would be open approximately four days a week, for example, Thursday to Sunday. During this time the Park Manager or Coordinator could staff the Visitor Center or it could be staffed by a part time person or volunteers. The Park Manager would also be

responsible for coordinating the volunteer network that would include the Friends of Healan's-Head's Mill. The Friends or other volunteers would be the ones operating the Mill and performing other interpretive tasks. The Mill complex could also be open other times as needed for group functions like field trips.

Under this operating scenario operation annual operating costs are estimated as follows:

Park Coordinator/Manager - \$80,000

Part Time Personnel- \$40,000

Miscellaneous Expenses, Supplies, etc. - \$30,000

Maintenance, Utilities, etc. - \$15,000

Total Annual Operating Costs - \$165,000

Concerning maintenance costs, routine maintenance such as cutting grass, cleaning restrooms, etc. could be absorbed by current Parks and Leisure staff. Since most of the facilities will be new, there should not be a need for any major capital needs for at least five years. These costs would include painting, roofing, equipment replacement, etc. Twenty (20) year cost and revenue projections are provided in the table below.

Healan's-Head's Mill Park Master Plan

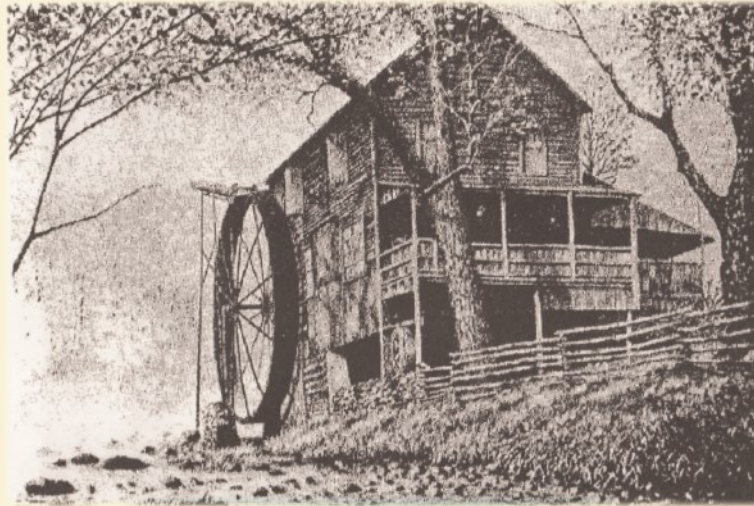
YEAR	OPERATING COST	CAPITAL COST	OPERATING AND CAPITAL COST	REVENUE
1	\$ 165,000.00	\$ -	\$ 165,000.00	
2	\$ 169,950.00	\$ -	\$ 169,950.00	
3	\$ 175,048.50	\$ -	\$ 175,048.50	\$10,000.00
4	\$ 180,299.96	\$ -	\$ 180,299.96	\$11,000.00
5	\$ 185,708.95	\$ 50,000.00	\$ 235,708.95	\$12,100.00
6	\$ 191,280.22	\$ 10,000.00	\$ 201,280.22	\$13,310.00
7	\$ 197,018.63	\$ 10,000.00	\$ 207,018.63	\$14,641.00
8	\$ 202,929.19	\$ 10,000.00	\$ 212,929.19	\$16,105.10
9	\$ 209,017.06	\$ 10,000.00	\$ 219,017.06	\$17,715.61
10	\$ 215,287.58	\$ 100,000.00	\$ 315,287.58	\$19,487.17
11	\$ 221,746.20	\$ 20,000.00	\$ 241,746.20	\$21,435.89
12	\$ 228,398.59	\$ 20,000.00	\$ 248,398.59	\$23,579.48
13	\$ 235,250.55	\$ 20,000.00	\$ 255,250.55	\$25,937.42
14	\$ 242,308.06	\$ 20,000.00	\$ 262,308.06	\$28,531.17
15	\$ 249,577.30	\$ 150,000.00	\$ 399,577.30	\$31,384.28
16	\$ 257,064.62	\$ 40,000.00	\$ 297,064.62	\$34,522.71
17	\$ 264,776.56	\$ 40,000.00	\$ 304,776.56	\$37,974.98
18	\$ 272,719.86	\$ 40,000.00	\$ 312,719.86	\$41,772.48
19	\$ 280,901.46	\$ 40,000.00	\$ 320,901.46	\$45,949.73
20	\$ 289,328.50	\$ 200,000.00	\$ 489,328.50	\$50,544.70

Table 2. Twenty Year Cost and Revenue Projections.

Operating costs are escalated at three (3) percent per year and revenue is escalated at ten (10) percent per year. Capital costs begin in year 5 and continue annually with larger funding requirements in years 10, 15, and 20.

Task 4: Interpretive Planning

Healan's-Head's **MILL PARK**



Healan's-Head's Mill Park Mission Statement

Mission Statement

The mission of Healan's - Head's Mill Park is to preserve this National Register Historic Site for education, interpretation, and recreation. Healan's - Head's Mill Park will provide an experience for visitors to enjoy a day touring the historic structures to learn about life at the Mill over its 170 year history and walk the many trails that connect the story of the Mill and the park.

Historic Register Significance

The Head's Mill complex is associated with events that have made a significant contribution to the broad patterns of our history. Head's Mill was an important rural industrial resource for the White Sulphur Springs area of Hall County. The area was noted for its rich farm land, where corn, wheat, rye, and cotton were grown. The grist mill provided a local processing site for the area's residents. Flour and corn meal were also sold in markets in nearby Gainesville. Feed was also ground for livestock. Besides a grist mill the complex also included, at various time periods, a cotton gin, shingle mill, saw mill, feed crusher and wine press. Head's Mill is a good example of the type of rural milling industry found in north Georgia during the mid-19th to early 20th century. It is the only surviving grist mill in Hall County.

The Mill operated for 100 yrs of its 170 yr history.

Visitors Groups and Goals

Hall County Demographics

Many visitors coming to Healan's - Head's Mill will hail from Hall County, north Georgia, the greater Atlanta area and will include visitors from all around the country and the world. Hall County consists of approx 205,000 residents and there are 6 million in the greater Atlanta area.

In the Hall County School District there are 20 elementary schools, 8 middle schools, and 7 high schools consisting of approx 27,150 students. Lanier Technical College, Brenau University, Interactive College of Technology, and UNG's Gainesville Campus are all located in Hall County.

Outdoor Enthusiasts

This group consists of residents of Hall County and the Greater Atlanta Region who enjoy out-door activities and sports, such as hiking trails. They travel as individuals or in groups such as Scouts and Outing Clubs, usually with a planned route or destination

Committed Patrons

This is a special interest group consisting of the Friends of Healan's-Head's Mill, descendants of the families that lived in the Mill complex and the Nancy Head Rucker Historic Farm House. This visitor group has a deep emotional connection and many stories that they like to tell about their families and life at the Mill, the Nancy Head Rucker Historic Farm House, and neighbors in the area. They are committed to the restoration and preservation of the Mill complex and look forward to a wide audience to visit and learn about the unique local history and experience what life was like when the Mill was built 170 years ago. They would like visitors to understand the importance of preserving this historic place for future generations.

Visitors Groups and Goals

Domestic and International Heritage

Tourists / Tour Takers / Day Trippers

These groups consist of visitors from outside the community who are interested in historical and cultural heritage offerings of a community or region, and who will travel to cultural environments to experience distinctive lifestyles, traditions, and events. They are “tour takers” who are likely to take a tour of a site or a location to enjoy interpretive experiences. They enjoy historic sites, visitor centers, and natural areas with amenities, facilities, and guided or self-guided tours. Day Trippers are residents from the local area, as well as the metro Atlanta area that may come to Healan’s - Head’s Mill Park for a family picnic or an excursion. These visitors are likely to enjoy amenities such as picnic areas with facilities.

These groups include:

- Bus Tourists
- Vacationers
- History Buffs
- Nature Buffs
- Sightseers
- Multi-generational Family Picnickers

Educational Groups

Organized groups from schools and special-interest organizations may come to Healan’s - Head’s Mill Park to learn about the site. These groups may take tours or enjoy the recreational trails. They will usually have an itinerary, most likely developed in conjunction with their curriculum.

This group includes:

- Extracurricular youth groups
- School groups
- Special interest groups



Standing at an overlook of the new Mill Park with view of Healan's-Head's Mill below is (left to right)

Marty Nix, Assistant County Administrator, Hall County Georgia

Nancy Smallwood, Grants Manager

Chris Robinson, Construction Specialist

Larry West, Construction Manager

Garland Reynolds, Historical Architect, Healan's Head's Mill Preservation Trust

Becky Ruffner, Marketing & Public Relations, Hall County Parks & Leisure

Interpretive Themes

Theme 1: A Historic Treasure Sitting on the North Oconee River

Head's Mill has always had a prominent place in history and is reminiscent of days gone by. The people that lived there back in that era were very resilient. They were independent. They were living without power until after WWII, without cell phones and computers to rely on. The Mill has always been a place where people gathered. It was a visiting time for farmers who brought their corn to grind and lumber to saw.

Over the Mill's lifetime there have been many owners beginning with William Head who built the Mill in 1852 to its last owners, Fred, Burnice and daughter, Delaine Healan. The Healan family truly understood the Mill's value. Burnice always kept the Mill in good repair and succeeded in getting it listed in the National Register of Historic Places.



Interpretive Themes

Theme 2: Timeline of Healan's - Head's Mill Owners and Operators

1852	William Head , Owner Mill property & Mill Builder He was the miller and farm operator	1935	Following Hyde's death, property was sold to F. H. Turner Turner built a residence, a blacksmith shop/garage, saw mill replacing the shingle mill, replaced the wooden wheel with a metal wheel and millrace, added a crusher to provide feed
1875	At age 65, Head gave the Mill to his son & son-in-laws: J.D. Head, J.J. Hulsey, & J.C. Browning J.D. Head was the miller (milled corn and feed)	1951	Property sold to E. J. Witt
1886	J. Hulsey acquired his brothers' interests and sold all to J. D. Heard Heard was an elderly bachelor residing on a seasonal basis. Hired a caretaker to manage the mill and farming operations consisting of grape vineyards/wine press, flour grist mill, and cotton gin houses	1951	Witt died and property was purchased by Warren Castle Used mostly as a weekend retreat, Castle sold all but 5+ acre mill tract to Georgia Kraft Company .
1901	Heard sold 15 acres to A. J. Greenway	1967	Fred Healan purchased the 5+ acre mill tract Healan renovated the Mill and properties, added Boy Scout hut, later a rental house
1905	Heard sold remaining 55 acres to R. Martin	1989	Burnice Healan successfully registers the Mill on the National Register of Historic Places
1908	Property was sold to J.A. McCubbins	c.2000	Property was given to Healan's daughter, Delaine Healan
1911	Property was sold to R. M. Shore Shore was the miller	2003	In exchange for land to build a house, Delaine Healan sold the property to Hall County
1913	Property was sold to J. J. Bennett Bennett purchased corn, ground it, and sold to markets in Gainesville	2018	Establishment of the partnership between Hall County, the Healan's-Head's Mill Historic Preservation Trust and Friends of Healan's Mill .
1919	Property was sold to Giles Hathcock	2019	Restoration of the Mill; the rebuilding & levitation of the Mill Building https://www.youtube.com/watch?v=zwzNnk8mfCQ&feature=youtu.be
1919	Upon Hathcock's death, public sale was purchased by M. B. Carter Carter employed Tom Hyde as the miller Hyde added a shingle mill. Residents brought timber, grain and corn to the Mill		

Interpretive Themes

Theme 2: Timeline of Healan's - Head's Mill Owners and Operators



William "Tom" Hyde, Grandson of William Head
May 25, 1854 - March 8, 1929



Sarah Greenway Hyde, 1st Wife of Tom Hyde
December 12, 1851 - December 12, 1910

Interpretive Themes

Theme 3: Harnessing the Power of Water and Grist Mills in Early America

Grist Mills, with their large water wheels were an essential source of power for the surrounding community, grinding wheat and corn and turning timber into boards, among its various uses.

Early mill builders coming to this NE Hall County Georgia region understood the importance of locating a mill at the bottom of a river in shoals where there is a rapid change in the elevation of a river. Here at Healan's - Head's Mill the Oconee River falls from a geologic "ridge" to 20' below.

Hall County's geological phenomenon is known as the "Brevard Cataclysmic Ridge"

Stone Ground Grits



Grist mills have been in existence for thousands of years. The oldest recorded grist mill was dated to 71 B.C. in Asia Minor. These mills evolved through the centuries, but the basic concept involves using huge millstones to grind wheat, rye, oats, and or barley into **flour** and **meal**.

In early U.S. history and at Healan's - Head's Mill, local farmers would bring grain to the grist mill and the miller would grind it, usually for a percentage called the "miller's toll." This was in lieu of cash, which was in short supply in most cases.

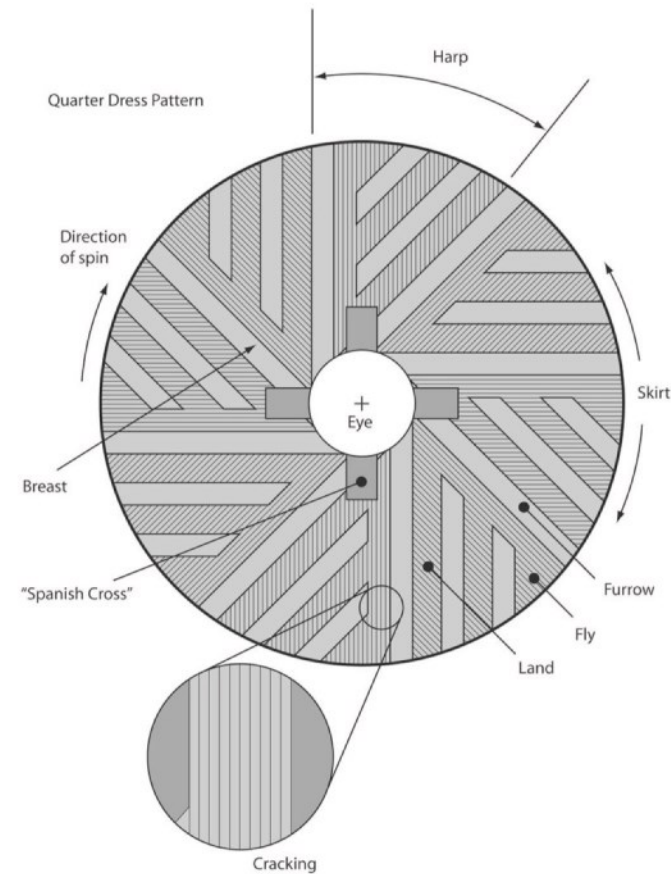
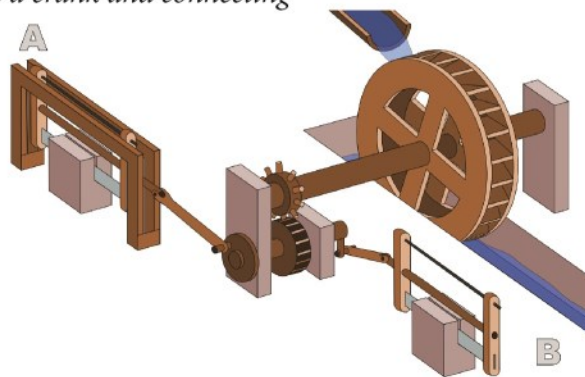
Residents were dependent on these mills to process wheat and corn to provide the "makings" for bread and cereal needed to sustain life. Much more so than today, bread was a critical staple of the average diet.

Interpretive Themes

Theme 3: Harnessing the Power of Water and Grist Mills in Early America

Today most flour, meal and grits are processed by electric-powered mills that use steel or cast iron rollers to grind and separate the components of the grains. There are, however, a number of water-powered grist mills still in use throughout the country. Many bakers and homemakers prefer the stone-ground flour and meal for baking. Since the grain is not exposed to the high temperatures that occur with steel or cast iron rollers, the vitamin content is proven to be higher in stone-ground grain.

Scheme of a water-driven Roman sawmill at Hierapolis, Asia Minor. The 3rd century mill is the earliest known machine to incorporate a crank and connecting rod mechanism.[2]



The basic anatomy of a millstone. This diagram depicts a runner stone.

Interpretive Themes

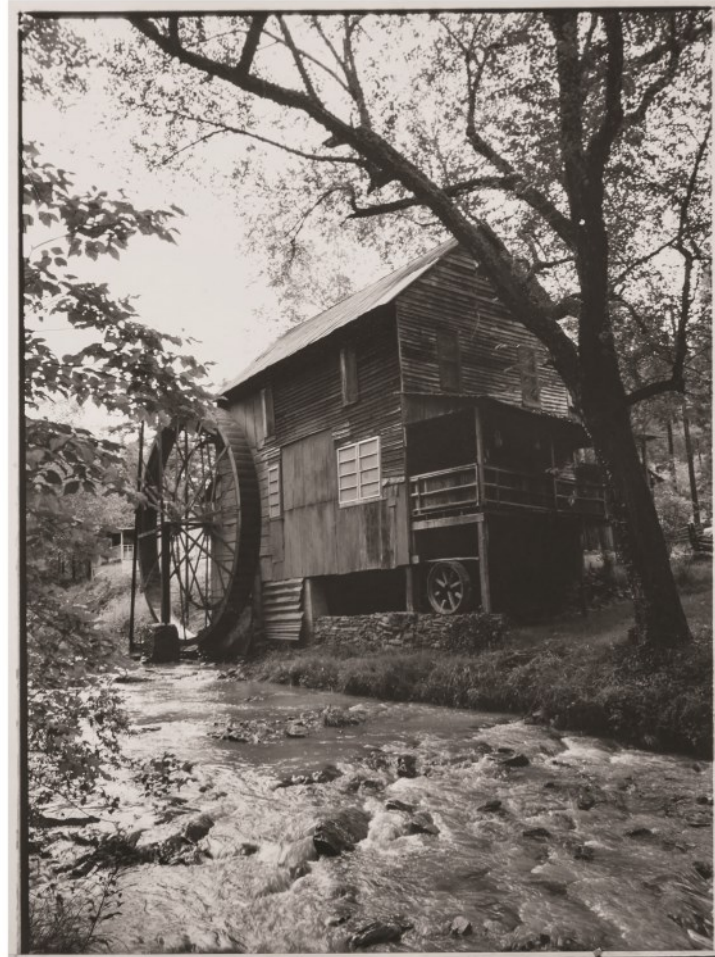
Theme 4: The Many Operations at Healan's - Head's Mill

The grist mill was an ecological masterpiece – long before ecology. It required no fuel, generated no smoke, made little noise, was an attractive place to visit and supported a local farm economy. Healan's - Head's Mill is a story of an early Georgia entrepreneur that built and ran the mill.

Operations at the Mill complex included:

- Grist Mill (1852 – 1951)
- Saw Mill/Shingle Mill (1935-1951)
- Wine Press/Vineyard (1886-1901)
- Cotton Gin House/s (1886-1901)
- Cotton Gin (1935 - 1951)
- Blacksmith Shop (1935 – 1951)
- Farming (1850s – 1951)
- Bee Hives (1935 – 1951)

The Original Grist Mill, built by William Head c.1852



Interpretive Themes

How the Grist Mill Worked

Water diverted from the North Oconee River, above the mill, is fed onto the water wheel.

The water is caught in the compartments of the wheel, adding weight to that side of the wheel.

Gravity pulls the wheel down, which drives a large sprocket gear.

The **receiving area** provided easy access for those delivering items to be ground. The winding road beside the mill follows the old wagon trail road that connected farmers with mill sites.



- 1. Grain container
- 2. Millstone
- 3. Grain hopper
- 4. Waterwheel

- 5. Sprocket
- 6. Millrace



Interpretive Themes

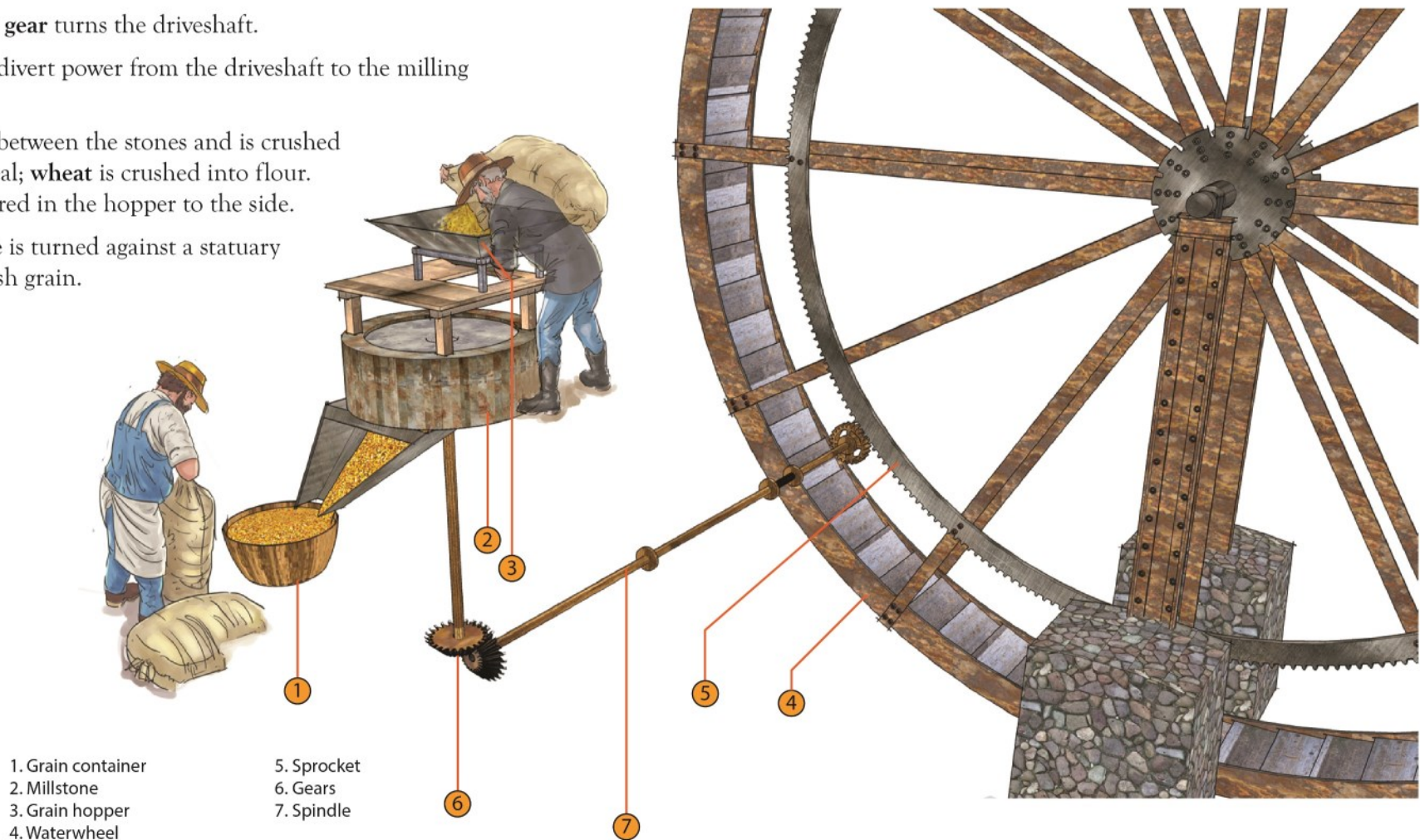
The **small pick-up gear** ran along the large sprocket gear, funneling the energy gained into a tremendous sum of power.

The **pick-up gear** turns the driveshaft.

Bevel gears divert power from the driveshaft to the milling area.

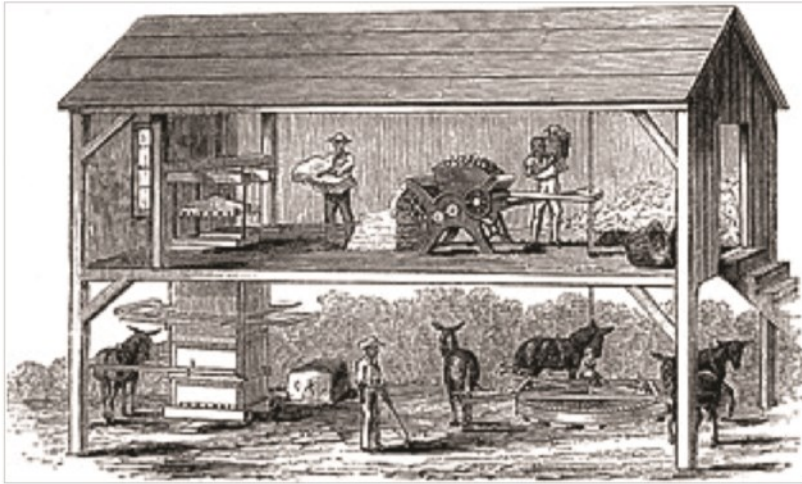
Corn is fed between the stones and is crushed into cornmeal; **wheat** is crushed into flour. Both are stored in the hopper to the side.

A **mill stone** is turned against a statuary stone to crush grain.

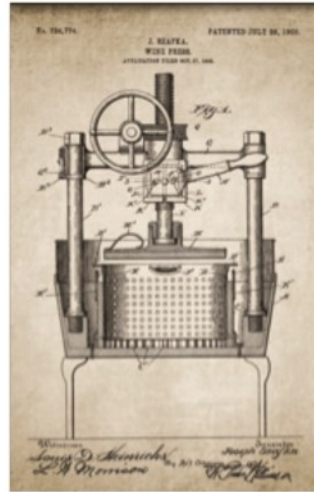


Interpretive Themes

The Mill & Property Had Many Operations Over Time



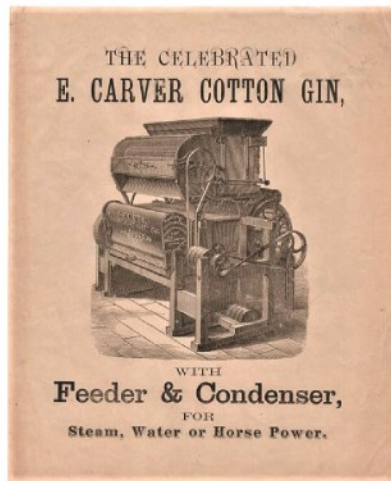
Cotton Gin Houses (1886-1901)



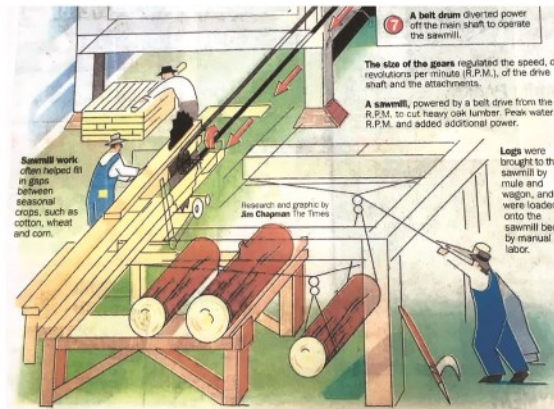
Wine Press
(1886-1901)



Blacksmith Shop (1935-1951)



Cotton Gin (1935-1951)



Saw Mill/Shingle Mill (1935-1951)

Interpretive Themes

Theme 5: North Georgia GRIT

In the early days of Hall County there was no public electrical supply or amenities such as we are so used to having today. The family's life relied on an individual's ingenuity.

Memories of James Turner growing up at the Mill:

James Turner was born at the Mill in 1935 the year that his father bought the Mill from M.B. Carter. He remembers as a boy that when he woke up he went fishing in the nearby Oconee River to "catch a mess of fish" before breakfast. "We'd fry em up and cook biscuits and gravy." Sometimes he would catch a mud turtle in nets and cook them up too. Then he would walk to school about 2 miles away.

His father had many operations at the Mill in addition to the grist operation. There was a lever (shut-off valve) to cut-off water from the waterwheel. The upper floor was full of lots of belts and pulleys that would run at different speeds to various machines including a saw to cut logs into boards of lumber and to run a cotton gin. James talks about how neighbors helped each other. "You never had a contract. You had a word and that was all you needed. People stood by what they'd say. If somebody's barn got burned down, we'd jump in together and go build one for-em"



In the 1930s, during depression times people didn't have much money. Farmers would come with wagons of corn to grind. For his payment, his father would take a "toll" out of what was ground. The family kept a garden to grow vegetables, tomatoes, beans, peas, cucumbers - everything you could think of. They had a large sweet potato patch, 40 hives of bees for honey, 2 cows for milk, and lots of chickens running around. One of Jame's jobs was to churn milk into butter.

To make James a wagon to play with, "his father sawed big logs and bore holes to make the wagon. For the wheels he went up to the airport and found some rims off of an airplane, big wire-spoke wheels. The first day I got it, I come down that bluff so fast I lost the wagon, and it spun away and knocked a beehive off. I ended up laid down in the creek to get away"

Interpretive Themes

Theme 6: The Nancy Head Rucker Historic Farm House

Nancy Head was the daughter of William Head, the man who built the original Head's Mill. At the end of the civil war, Nancy met her husband, Armour Rucker, a confederate soldier, after he returned home from the war. Descendants tell us Mr. Rucker was from the Banks County area. At that time, William Head owned a large amount of acreage in the area around the mill and may have likely given this piece of property to his daughter Nancy and her new husband. Nancy and Armour built the original farmhouse that we know as the Nancy Head Rucker Historic Farm House, after they were married.

The original home dates to circa 1870. It is a Victorian "L" or "Bent" home on a stone pier foundation.

William Head actually built the log barn that still stands behind the house. But Nancy and Armour built and set up farming and housekeeping there. The home stayed in the Head/Rucker family for a number of generations before the family sold the home and property.



At left: Farm plow artifact

At right: Sisters, Johnnie Hicks and Linda Buffington, remember the many years, as children, when they visited their great grandmother, who lived at the Nancy Head Rucker Historic Farm House. They often played at the Mill, which was built by their great-great-great grandfather.



Interpretive Themes

Theme 7: Newsworthy Stories : The Gentlemen Bandit

“Gentleman Bandit” Stirs Excitement With Holdup

Excerpts from The Daily Times, Gainesville, GA, March 23, 1969

It was way back in 1910 when three men came to this county and staged a train robbery that would not be out of place in a Western movie.

Old Bill Miner, whose real name was George Anderson, came to Hall County with two men named Jim Hanford and Charley Hunter. After mapping out their plans, three men flagged Southern Railway Company's No. 36 near White Sulphur and pulled an old-fashioned Western-type train robbery – dynamited safe and all.

David J. Fant, engineer on the train recalled the holdup this way:

“From White Sulphur to Lula the track swings through a valley. It is a lonesome stretch, over fills and through cuts, with wooded mountains all around.

Suddenly a red light flashed ahead. I shut off, leaped to my feet and kicked my drop seat down and out of the way. The light swung across the track. I answered the signal and “wiped the clock”, surprised but not suspicious, and the flagman swung up in the cab, saying “Broken rail beyond the curve, cap. We’re putting in another”

Turning to look at him, I stared into his pistol barrel. Another man had climbed on and was covering my fireman, Rufus Johnson. They marched me back to the express car, but Rufus eluded the highwaymen and made himself scarce until they had gone.

There were two safes in the car, a large one and smaller one. They couldn't get into the big safe, but they blew into the small one with dynamite . They scooped out its contents and disappeared into the darkness. The large safe contained over \$60,000. Most of the money in the smaller one was British and Mexican currency, about \$2,700 in all.

PASSENGERS NOT BOTHERED

The passengers found out what was going on, and quickly hid their money, jewelry and other valuables in spittoons, under mattresses and in every convenient place they could find.

However, none of them were molested.



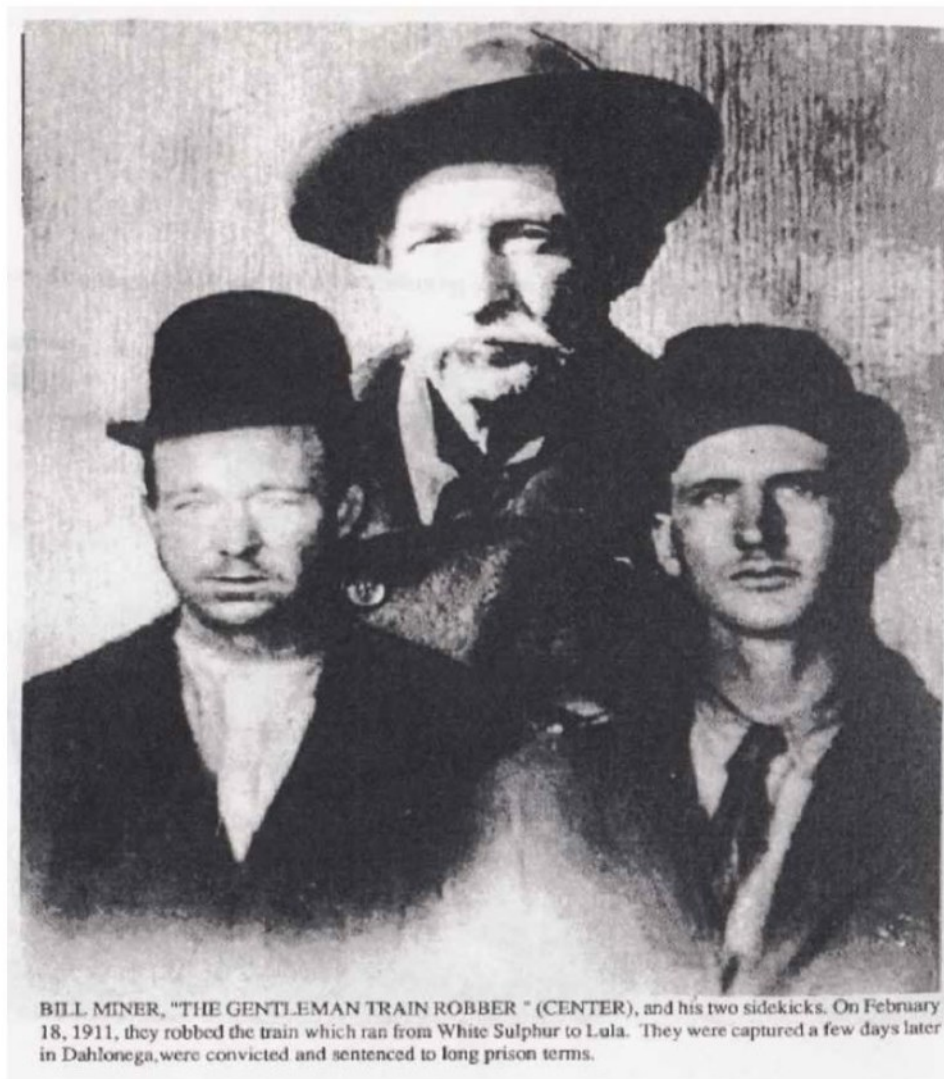
The Gentlemen Bandit and his accomplices robbed the Southern Railway Company's No. 36 near White Sulphur, GA.

Interpretive Themes

From Saturday morning until Wednesday night, the robbers roamed in the mountains, helpless, cold and hungry, trailed by the sheriffs. At last, two of them were surrounded about 20 miles from Dahlenega. Realizing they were cornered, the men attempted to get rid of their stolen British gold. It flowed from their hats, out of their pockets and from their socks. Then they surrendered.

Earlier in the day, their leader, a little 65-year-old man with a long drooping mustache and hard, keen eyes had been arrested several miles distant. He proved to be Bill Miner, a notorious character who was wanted in British Columbia to finish a sentence for train robbery.

All three men were convicted and sentenced to long jail terms."

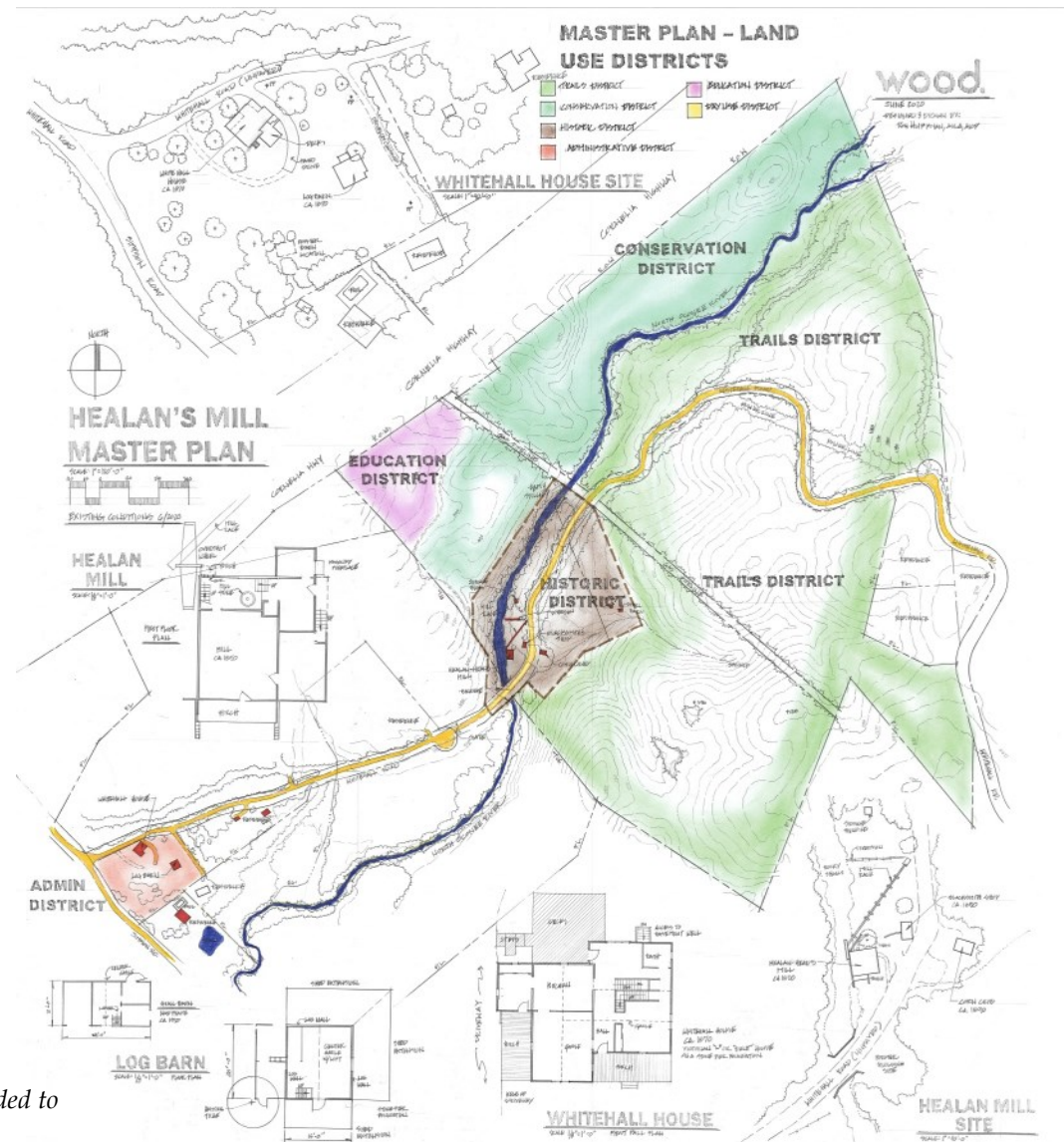


Healan's-Head's Mill Park Master Plan

Task 5: Master Plan

Land Use Districts

A critical aspect of master planning large tracts of recreation land is the identification of long term use recommendations. By defining the recommended long term use, the master plan provides guidance for long term policy. Programs and facility needs may change in the County over time. By defining the use policy for the Healan's-Head's Mill site and the Nancy Head Rucker site, the master plan established a level of protection against development of incompatible uses. As an extreme example, if the master plan recommends and defines a "Trails District" it would not be compatible with athletic fields. The master plan recommends five land use districts including a trails district, historic district, conservation district, education district and an administrative district. The master plan does not designate a day use district but a definition is provided in this report. An opportunity may exist in the future where adjacent land parcels may become available for acquisition that might be suitable for day use activities.



Right: Master plan drawing color coded to show proposed Land Use Districts.

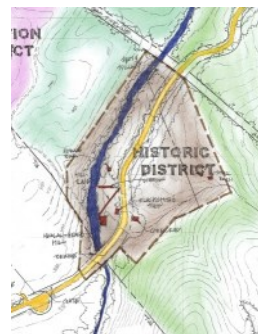
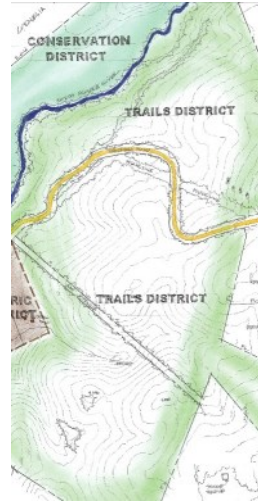
Healan's-Head's Mill Park Master Plan

Trails District

The largest portions of the Mill site are designated as a Trails District. The trails district is located on the east side of the river. The trails district is made of the deciduous broadleaf forest, rolling topography and rock outcrops. There are numerous existing informal trails and utility easements that cut through the trails district. The master plan team mapped the majority of those existing trails and easement. The master plan recommends connecting the trail segments to form a series of themed looping trails. The master plan recommends a River Trail, a Wine Press Trail, and a Springs Trail. The longest designated trail is the River Trail with a 8/10 mile loop. The Springs trail is 2/3 mile long and the Wine Press trail is 1/3 mile long. Including an additional trail segment in the historic district, the master plan recommends approximately 2 miles of unimproved, soft surface trails. The master plan also locates a trail head with parking and a restroom on the far eastern edge of the site with access directly from Whitehall Road.

Historic District

The master plan designates the area immediately around the mill as part of the Historic District. There is an exiting National Register of Historic Places



Historic district that includes the Mill, the corn crib, the blacksmith shop/garage and the sluiceway. However, the master plan recommends enlargement of the historic district to include the small barn and out-house located approximately 300' east of the mill along a naturally occurring spring. The historic district on the master plan is approximately 5 acres in size.

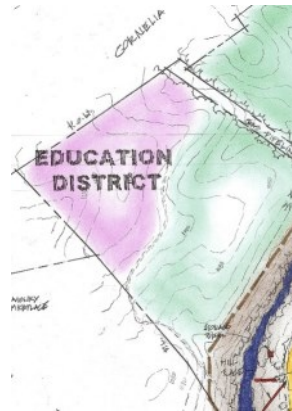
Conservation District

A large portion of the mill site is contained in the flood plain associated with the North Oconee River. There is also a large portion of the site located between the river and the Cornelia Highway. The master plan recommends this portion of the site be designated as a Conservation District. The purpose will be to maintain a buffer between the site and the highway, encourage vegetation management, and limit access. While trails in the conservation area would be appropriate, the focus should be on landscape management, removal of invasive species and riverbank landscape restoration to enhance water quality.

Healan's-Head's Mill Park Master Plan

Education District

One of the unique aspects of a cultural and historic site is the opportunity to provide educational programs and capture tourists with an interest in historic and cultural resources. To support that option, the master plan recommends that a portion of the mill site with access onto Cornelia highway be designated as an Education District. Acceptable facilities in an Education District would be a museum, heritage visitor's center, library and seminar facility. Due to the close proximity of this section of the mill site to the historic district, great care in siting and buffering must be used. While access to the mill would be convenient along already existing trails, any building facilities should be screened from view at the historic mill. The viewshed for visitor's to the historic mill and the surrounding outbuildings should be protected.



a terrific focal point for the district and provide accommodations for staff offices and interpretive museum space. Appropriate functions for an administrative district are offices, museum exhibits, parking, picnicking, restrooms, trail connections, bus and or shuttle parking, and directional signage.

Day Use District

The master plan does not designate a Day Use District. However, the opportunity to expand programs and offer expanded day use facilities with trail connections, picnicking, picnic pavilions, and open free play areas would be a beneficial for a park of this size. The remote location but convenient location near I-985 would potentially draw visitors that would like to enjoy the park beyond the historic sites and trails.

Administrative District

The master plan designates the area immediately around the Nancy Head Rucker House as the Administrative District. The location of the site on the corner of Whitehall Road and Simpson Road make an ideal location for visitor orientation facilities. The restoration of the Nancy Head Rucker House would be



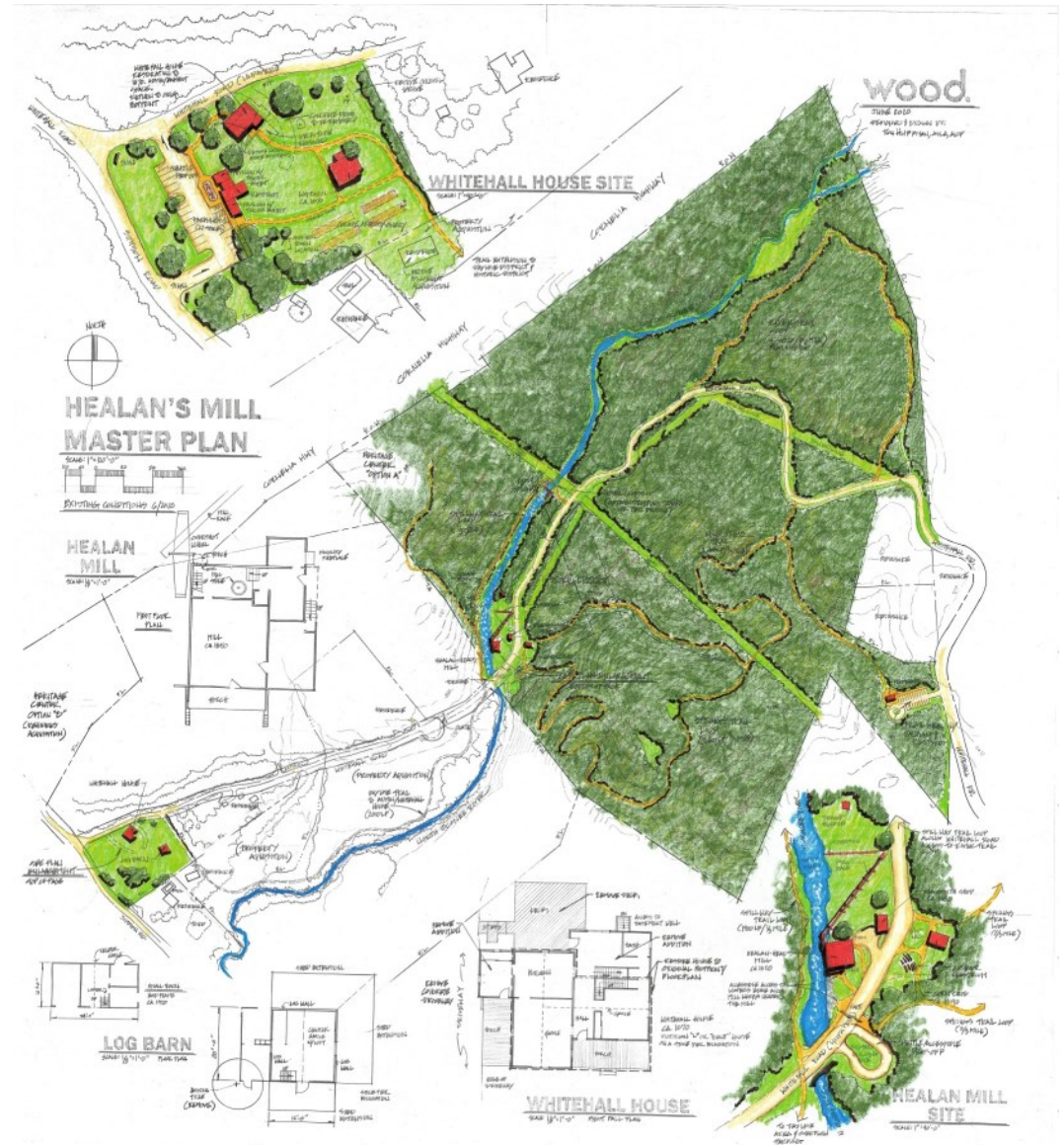
Healan's-Head's Mill Park Master Plan

Master Plan for the Mill Site

Following development of a district concept plan for the park site, the master plan team developed more specific recommendations for facility improvements in each district if applicable. The focus of the master plan improvements are on the Historic District, the Administrative District and the Trails District.

Overall Master Plan

The overall master plan is illustrated to carefully depict the relationship between the districts. The vast majority of the park site is either in the trails district, east of the river or the conservation district which is northwest of the river. While the trails district identifies several themed trails, the master plan also recommends the use of a portion of Whitehall Road as trail. Whitehall Road runs through the park and passes by the historic mill, the dam and sluiceway and exits the park along the eastern boundary. A remote trailhead with parking and a restroom is also located along the eastern boundary off of Whitehall Road. The overall master plan drawing identifies adjacent parcels of land located between the historic Mill site and the Nancy Head Rucker site and along the North Oconee River. Linkage between the park sites along the river with a trail easement or land acquisition would create opportunities for expanded programs or day use activities.



Healan's-Head's Mill Park Master Plan

Historic District Master Plan

The historic mill site is the focal point of the National Register Historic District and the focal point of the park. Great care needs to be taken with development of facilities in this district so as not to disturb or disrupt the historic character of the district.

The primary challenges in the design of a visitor experience to the mill site is to provide safe and convenient accessibility. The site must be made accessible to all visitor's including people with disabilities. It would not be appropriate to have a parking area near the Mill. As a an option the master plan recommends the construction of a turnaround/ drop off area in the vicinity of the former house site northeast of the river. From this drop-off area visitors can follow a series of accessible paths to access the mill, the blacksmith shop and the corn crib. The drop off area can also be used as a trailhead to access the themed trails or the trail along Whitehall Road. The master plan also recommends the development of a small outdoor classroom in an area adjacent to the Corn Crib.

Right: Close up drawing of the master plan for the mill complex. Note the drop-off area immediately north of the river.

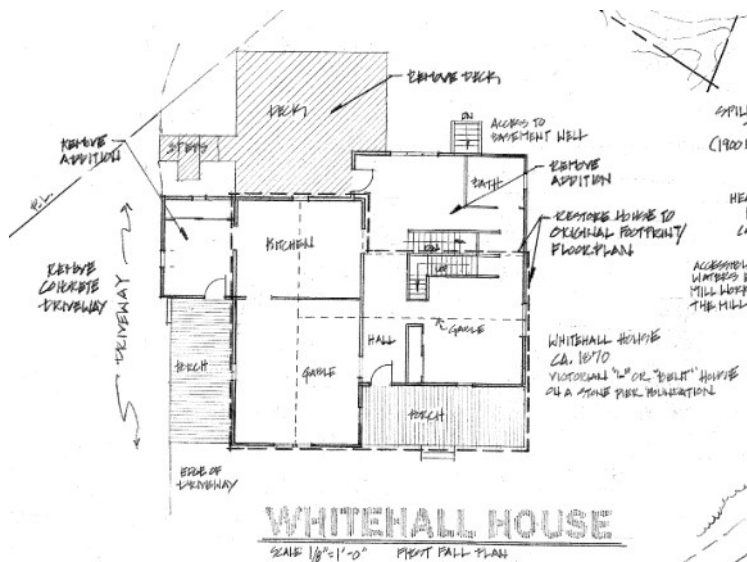


Healan's-Head's Mill Park Master Plan

Master Plan for the Administrative District

The Nancy Head Rucker site has been planned as the administrative district for the park. The master plan recommends that the site be developed with visitor facilities including a parking area, public restrooms, picnic pavilions and interpretive displays. The master plan recommends the restoration of the Nancy Head Rucker House to the period of construction with the removal of the modern decks and the inappropriate additions. The interior would be restored to include administrative offices, visitor check-in, and interpretive exhibits. The site also includes the log barn. It is recommended in this master plan that the log barn be structurally stabilized and made accessible for interpretation.

Below: Sketch floor plan of the Nancy Head Rucker House (shown as the Whitehall House) *Below right:* Excerpted master plan drawing of the Nancy Head Rucker site. Note the addition of a visitor's parking area and public restroom.



Healan's-Head's Mill Park Master Plan

Below: Aerial view sketch of proposed improvements to the Nancy Head Rucker Site – Administrative District.



Healan's-Head's Mill Park Master Plan

Appendix: Cost Estimates

This Opinion of Probable Construction Costs is made on the basis of Wood's judgement as experienced and qualified professionals generally familiar with Park and Instream projects. Cost items and estimated quantities were determined from the Master Plan presented to Hall County. Unit costs were based on pricing from product suppliers, data published in the RS Means publication "Site Work and Landscape Cost Data", and miscellaneous published costs. The accuracy for this Opinion of Probable Construction of Costs is in the range of +/- 20%. Wood has no control over the costs of: labor, materials, equipment, or services furnished by others; the construction contractor's methods of determining prices; competitive bidding or market conditions. Wood cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from Wood's prepared Opinion of Probable Construction Costs or the above stated accuracy range. This Opinion of Probable Construction Costs does not include design consultation fees for items requiring additional design.

Opinion of Probable Construction Costs					
Healan's-Head's Mill Park Master Plan					
Hall County, Georgia					
January 25, 2021					
LINE ITEM	DESCRIPTION	UNITS	ESTIMATED QUANTITY	UNIT PRICE	ESTIMATED COST
	Existing Facilities				\$ -
1	Make Mill Operational	LS	1	\$ 30,000.00	\$ 30,000.00
2	Address Raceway/Erosion Issue at Mill	LS	1	\$ 28,500.00	\$ 28,500.00
3	Stabilize Chimney	LS	1	\$ 15,000.00	\$ 15,000.00
4	Stabilize old barn and pit privy	LS	1	\$ 42,500.00	\$ 42,500.00
					\$ -
	Proposed Improvements				\$ -
1	Restore the Nancy Head Rucker House	SF	1000	\$ 200.00	\$ 200,000.00
2	New Pavilion and Restrooms	SF	2,000	\$ 200.00	\$ 400,000.00
3	Restore the Log Barn	LS	1	\$ 250,000.00	\$ 250,000.00
4	Parking	SY	1000	\$ 50.00	\$ 50,000.00
5	Utilities (Water, Sewer, Electric)	LS	1	\$ 200,000.00	\$ 200,000.00
6	Trails	SF	500	\$ 20.00	\$ 10,000.00
7	Site Improvements/Landscaping	LS	1	\$ 200,000.00	\$ 200,000.00
8	Interpretive Exhibits	LS	1	\$ 200,000.00	\$ 200,000.00
					\$ -
	Mill Complex and Remainder of Site				\$ -
1	Outdoor Classroom	SF	500	\$ 40.00	\$ 20,000.00
2	Hard Surface Trails Around the Mill	SF	500	\$ 20.00	\$ 10,000.00
3	Interpretive Exhibits	LS	1	\$ 200,000.00	\$ 200,000.00
4	Soft Surface Walking Trails	LF	15,000	\$ 3.00	\$ 45,000.00
5	Pedestrian Bridge over River	LS	1	\$ 300,000.00	\$ 300,000.00
6	Trailhead Parking and Restrooms	LS	1	\$ 400,000.00	\$ 400,000.00
7	-----				
8	Subtotal				\$ 2,601,000.00
9	-----				
10	Architecture, Engineering and Surveying (10%)				\$ 390,150.00
11	Contingency (20%)				\$ 520,200.00
12				PARK SUBTOTAL	\$ 3,511,350.00

wood.

JUNE 2020
 400 WOODS ROAD, ST.
 SAN JUAN COUNTY, NM 87501

WHITEHALL HOUSE SITE



HEALAN'S MILL MASTER PLAN

SCALE 1"=100'-0"

EXISTING CONDITIONS & PROPOSED

HEALAN'S MILL

SCALE 1"=100'-0"

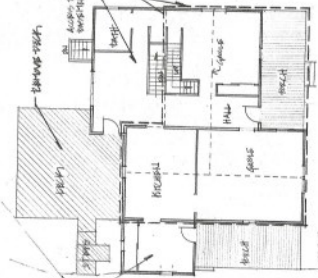


HEALAN'S MILL
 OPTION 2
 CHANGING
 (ALTERNATIVE)



WHITEHALL HOUSE

SCALE 1/8"=1'-0" FIRST FLOOR PLAN



LOG BARN

SCALE 1/8"=1'-0" FIRST FLOOR PLAN

