



**7 203 NORTH HARRIS**

CIRCA 1898  
FOR RENT: \$400/month  
CURRENT USE: Vacant  
The space located at 203 North Harris Street (800 sq ft, bottom floor) is a portion of the original Holt-Chapman Building erected in 1898 and designed by the architect Choate. This space most recently served as a nail salon and later a downtown coffee shop.  
OWNER: William Rawlings, Pascua Management rawlings@pascuamanagment.com, (478) 552-1125



**9 THE ICE HOUSE**

CIRCA 1923  
FOR SALE OR RENT: Contact owner  
CURRENT USE: Vacant  
Built in 1923, the Ice House was Sandersville's first and only ice production plant. The building was purchased by McGinnis Leathers in 2005.  
OWNER: McGinnis Leathers mcginnisleathers@hotmail.com, (706) 247-3245



**11 THE NEWMAN-BELL HOUSE**

CIRCA 1890  
FOR SALE \$120,000  
CURRENT USE: Vacant  
Built in 1890 by Isidore Newman and his wife Lula Newman. Three families have enjoyed this beautiful home since the Newmans: the Bells (1963-1989), the Thieles (1989-2004) and the Brights (2004-2014). The Brights began renovations on the home, but due to illness, were unable to complete renovations. The home was taken over by the Geo. D. Warthen Bank which currently owns the home.  
REALTOR: Beverly Bell Webb beverly@tandcrealestate.com, (478) 232-8830



**8 THE TOWN SHOP**

CIRCA 1970  
FOR SALE: Negotiable, contact owner  
CURRENT USE: Vacant  
This building was constructed in 1970, serving as a gas station and convenient store until 2003. The gas tanks have since been removed and all ground testing and monitoring is complete. The property is available for renovation or redevelopment.  
OWNER: Trey Sheppard trey@howardsheppard.com, (478) 552-5127



**10 THE POWER BUILDING**

CIRCA 1905  
FOR SALE OR RENT: Contact owner  
CURRENT USE: Vacant  
The city constructed the Electric Light Plant and Pump House circa 1905 to serve the City of Sandersville, its businesses and residents with electricity. The City of Sandersville/ Downtown Development Authority of Sandersville sold the building to McGinnis Leathers in December of 2009.  
OWNER: McGinnis Leathers mcginnisleathers@hotmail.com, (706) 247-3245

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Mr. Billy Garner

UPSTAIRS,  
DOWNTOWN  
TOUR  
SANDERSVILLE  
georgia

THURSDAY, NOVEMBER 3, 2016,  
1:00 - 7:00PM  
SELF-GUIDED TOUR





If you're the kind of person who loves to **LOOK UP** and fantasize about what's behind the fabulous architectural details on downtown's historic buildings... this tour's for you!  
 Visit eleven seldom-seen downtown locations —locations that have historical significance, have been renovated, or that are vacant just waiting for new possibilities. Walk, talk, and learn.

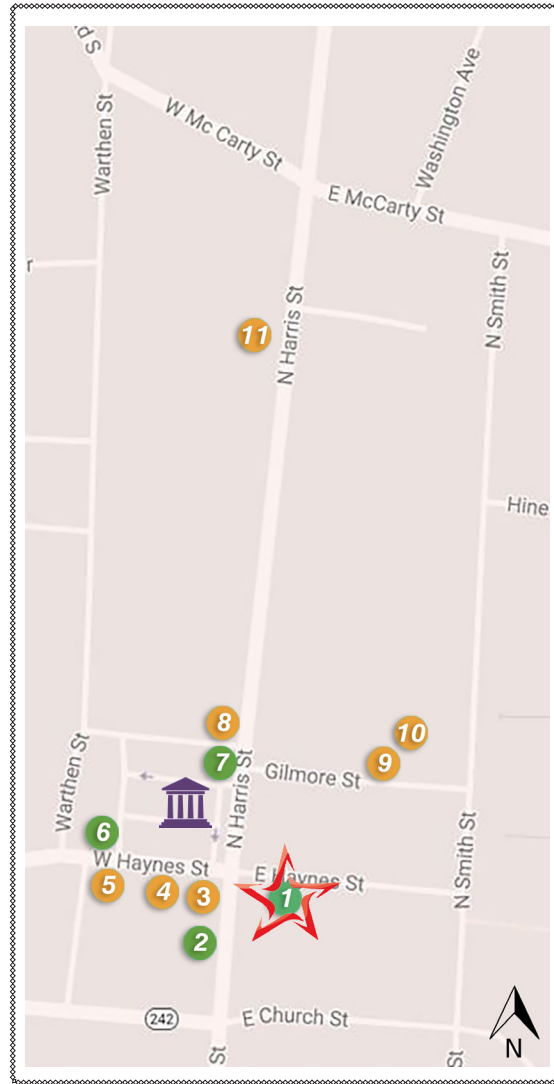
## 1 THE PRINGLE BUILDING

CIRCA 1890  
 NOT FOR SALE  
 CURRENT USE: Event space  
 First built as the Farm and Mercantile store. Later the building served many purposes, some of which were (not in chronological order): Meat Market(1908), General Store(1908), Sears, The Sandersville Progress, law offices (upstairs) and apartments(upstairs). Cindy, Joey and Tracy Giddens purchased the building in 2012 and renovated the first floor, opening downstairs shops in October 2012. They then began upstairs renovations in 2013 and opened the second floor as an event space in June 2014.  
 OWNER: Joey Giddens, [gqgifts@att.net](mailto:gqgifts@att.net)



## 2 OLD BELK BUILDING

CIRCA 1982  
 FOR SALE \$180,000.00  
 CURRENT USE: Upstairs vacant  
 Old Belk department store. The Stewart family purchased and remodeled for their printing business. In 2006 they sold the business and the building. Served as commercial rental property since 2006.  
 OWNER: Trey Sheppard  
[trey@howardsheppard.com](mailto:trey@howardsheppard.com), (478) 552-5127



UPSTAIRS, DOWNTOWN LOCATION MAP

- Space Renovated
- Space Not Renovated
- Courthouse
- Tour Starting Point



## 3 ESQUIRE

CIRCA 1858  
 FOR SALE: Negotiable, contact owner  
 CURRENT USE: Upstairs vacant  
 Constructed in 1858 as The Sandersville Hotel, this building became an addition to the first Rawlings Sanitarium about 1905. Later becoming offices and a nurses' home in 1914 until the early 1960's.  
 OWNER: Suki Griffin  
 (478) 234-2369



## 4 RAWLINGS SANITARIUM

CIRCA 1895  
 NOT FOR SALE  
 CURRENT USE: Upstairs vacant  
 Built in 1895 as a two-story, 10 room hospital with patient rooms and operating room located on the second floor; the latter distinguishable today by its tile floor (down a hallway to the back of the building). The central waiting room on the second floor is distinguishable by its skylight.  
 OWNERS:  
 John Dana: [jadatty@sandersville.net](mailto:jadatty@sandersville.net), (478) 552-6031  
 Jim Jeffords: [jimjeffords2003@gmail.com](mailto:jimjeffords2003@gmail.com)



## 5 WILSON FURNITURE

CIRCA 1905  
 FOR SALE: \$169,500  
 CURRENT USE: Storage  
 This building is the only remaining portion of the original Julida Hotel, transitioning into the Hermann-Evans Sanitarium from 1910-1913 and then the Rawlings Sanitarium, known to the community as "The Hospital" from 1913-1961. There was an addition to the back of the building for storage, circa 1960. The lower floor of the building became the Wilson Furniture Company in 1994. The original hospital operating room with skylight remains on the second floor, front room.  
 REALTOR: Beverly Bell Webb  
[beverly@tandcreatestate.com](mailto:beverly@tandcreatestate.com), (478) 232-8830



## 6 MASONIC LODGE

CIRCA 1924  
 NOT FOR SALE  
 CURRENT USE: Upstairs apartments  
 This building was the third Masonic Hall on this site. The first, dating from 1847, burned in The Great Fire of 1855 that resulted in the layout of today's City Square. Its replacement, a Greek Temple style, burned in 1921 as a result of lightning. The local Masonic Lodge occupied the current structure until 2001. The building was restored under NPS guidelines, and now has commercial space downstairs, and three apartments upstairs, one of which is used by the owner as his private office.  
 OWNER: William Rawlings, Pascua Management  
[rawlings@pascuamanagement.com](mailto:rawlings@pascuamanagement.com), (478) 552-1125