



Property information Package for Highgate Estate and Gardens in Greensboro, GA



Luxury Historical Mansion, Event Center & Property Auction
of Highgate Estate and Gardens in Greensboro, GA

301 W. Greene St. Greensboro, GA 30642

Online Auction March 21-26 Gleatons.com

Eric Gleaton (678) 725-8757 Gleaton's Inc.,



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301 W. Greene St. Greensboro, GA 30642

Highgate Estates and Gardens

Legal Description:

GREENE St W,2.26 AC PC,I,SI491/7. DEED BOOK 861 PAGE 552 006433

All that tract or parcel of land, together with improvements thereon, situate, lying and being in the City of Greensboro, in the 143rd G.M.D., Greene County, Georgia, consisting of 2.26 acres, more or less, and being bounded now or formerly as follows: On the North by lands of Wellington, on the East by Spring Street, on the South by West Greene Street and on the West by lands of Adams and lands of Greene County Development Authority. Said tract of land is more particularly described on that plat of survey for Jacomo Rallo and Jeffrey Hough by John A. McGill, Georgia R.L.S. 2858 dated October 22, 2001 and recorded in Plat Cabinet 1, Slide 491, Page 1, Greene County, Georgia records, said plat and the record thereof being incorporated herein and made a part hereof by reference.

Elegant Southern Historic 3-story Victorian Estate Compound

- (6) buildings totaling 14,000 Sq. Ft.
 - French Victorian Home c.1810
 - Studio Cottage
 - Grooms Cottage
 - Magnolia Terrace
 - Outdoor Wedding Chapel
 - Indoor Event Pavilion
- 8 bedrooms
- 7 full baths, 5 half baths.
- 2.26 acres of lush gardens and walkways
- Currently operating as a Bed & Breakfast and Wedding Event Venue.
- Indoor Event Pavilion seats up to 150 guests
 - Caterer's Kitchen
 - Fully Equipped Bar - alcoholic beverage license can be transferred
 - Lounge and Buffet Area
 - Elevated Dance Floor - lighting & surround sound system

The History of Highgate Estate & Gardens

Highgate Estate & Gardens is one of the oldest and most beautiful of Greensboro's architectural treasures. This grand lady will celebrate her 211th birthday this year, as the first construction was completed in 1810. If her walls could talk, she would be able to share stories of Greensboro's residents through the best and worst of times, from Greensboro's infancy right on through today. There have only been six families that have owned this magnificent manor house.



This beautiful southern manor is extremely rich in history: A history that has been passed down from family to family at the time of sale. Between this passing of the Manor's origin, unique history, and what we have obtained from public records, there is much that is known regarding her historical and beautiful life.

The land on which *Highgate Estate & Gardens* sits was first owned by the University of Georgia. It was originally procured as the original site for U.G.A.'s campus. However, in 1809 James H. Nickelson purchased the lots from the trustees of the U.G.A. and built the mill that was directly behind the house; the remnants of the mill that are still there.

In 1810 the first part of the house, which consisted of two rooms, one above the

other, was constructed. Today, these rooms serve as the dining room on the main floor and a bedroom directly above which still has the smaller door and fireplace that are original to the 1810 construction of the house. In 1840, the Nickelsons added to the house. Rooms were added on both floors as well as a staircase in the center hall, changing the once "one over one" home into what is referred to as standard "two over two." The Nickelson' also added a central hallway on both floors with a centrally located staircase connecting the first and second floors of the home.

The profits obtained from the mill that James H. Nickelson originally built in 1809 enabled the family to once again add even more additions to the "two over two" home structure including beautiful forward facing columns in the Greek Revival Style, a style very popular in the first half of the 19th century. The house was then considered a "four over four," officially classifying the home as a true southern manor.

The Nickelsons were able to keep the southern manor in the family throughout the Civil War, however, it suffered greatly due to the lack of manpower. As all of the slaves were gone, and there was absolutely no money for repairs or maintenance, the estate quickly fell into disarray. Despite the lack of upkeep and maintenance of the southern manor, the mammie's quarters from that era are still intact and standing to this very day. They are located in the exact spot they were first constructed, on the Northwest corner of the *Highgate Estate & Garden's* property.

In 1888 the trustees of the deceased James B. Nickelson sold the house to James "Ed" Armor and his wife, Carrie. The house at this point was practically in ruins. The Armors hired an architect to rebuild it in the French version of the Victorian style, referred to as "La Belle Epoque," which means the "beautiful era." It was during this time that a kitchen and butler's pantry were added, adjacent to the formal dining room, replacing the kitchen which had been separate from the house. The foundation of the original kitchen was discovered when a pool was installed next to the house. We still have a brick from this kitchen's foundation. All of the wood burning fireplaces in the "four over four" home were converted to coal burners, and the Armors commissioned a German glass artisan to create custom stained-glass windows created and shipped to Greensboro circa 1890: the same stained-glass windows that currently adorn Highgate. The beautiful wrap around veranda that still skirts the house was also a result of that major remodel.

The house was sold again September 15, 1908 to Colonel "Jimboy" James Davison, a lawyer, and his wife Annie Dell. Colonel Davison died in the infamous flu epidemic of 1921 and, subsequently, his wife sold the house and property to Mary Leila Mill which was opened in 1900 behind the estate. Today, this mill has been converted to loft apartments. Highgate was purchased as the residence for the mill's general manager, Mr. G.R. Brooks Sr. and his family. They resided in the beautiful southern manor until April of 1946.

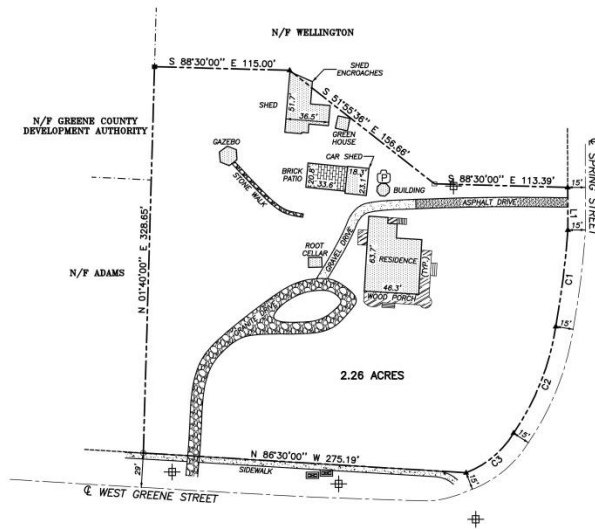
Mr. Ed Higdon, a lumberman and his wife Mary purchased the house in 1946 and moved in with their five sons, Willie, Lonnie, Ronnie, Jim (retired Atlanta commissioner), and Lynn. Lonnie Higdon bought the house from the estate of his mother and lived there with his wife Kay until 2001, when the present owners, Jack Rallo and Jeff Hough purchased the house from the Higdon family.

"The house chose us" Jack says when he tells of how he and Jeff came to the area in search of an historic home. They had looked at several other homes in the surrounding area but had not found what they were looking for. Their real estate agent persuaded them to "just take a look" at the property. Jack and Jeff, upon touring the manor, knew instantly that the Higdon House was the "ONE." As soon as the purchase was completed they immediately set about the task of restoring the property to the elegance of the 1890 renovation. It was during this renovation and restoration that the new owners found the brick foundation of the original separate kitchen from 1810.

The current owners began construction in 2008 of a 6,000 square foot event pavilion (called the Stables at Highgate) with a centrally located and elevated dance floor. The Stables replicates the classical "Parisian Renaissance" style of architecture where traditionally a "cross like" layout of halls, equipped with gabled roofs were utilized not only for symbolic reasons, but also for optimal functionality (the layout provides for optimal acoustic efficacy). Keeping with the classical style, the Stables consists of two symmetrical halls that culminate and meet at the focal point of the elegantly designed Ballroom; a fully equipped and elevated dance floor.

In 2017, major changes were made to the Stables, including the addition of a caterer's kitchen, a judge's panel bar, an expanded dance floor with new lighting and sound system, and the addition of a dividing wall in the left wing which allows a portion of the Stables to be closed off for use as an indoor wedding chapel or for smaller events. A new terrace was added behind the Stables and along with a two-story Grooms' cabin. For more information, please see www.highgateestate.com

PLAT REFERENCES	
•	PLAT BOOK 2, PAGE 71.
•	PLAT CABINET 1, SLIDE 416, PAGE 4.



LEGEND	
■	- #3 REBAR FOUND
⊙	- 1/2" PIPE FOUND
□	- 1-1/2" FLAT IRON FOUND
▲	- #4 REBAR SET
⊞	- WATER METER
⊕	- POWER POLE
⊞	- PROPANE TANK



- ** GENERAL NOTES ****
1. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PRONE AREA ACCORDING TO FEMA COMMUNITY PANEL #170220 000 A.
 2. THIS PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD.
 3. ALL UTILITIES ARE NOT LOCATED ON THIS PLAT.
 4. FENCES ARE NOT LOCATED ON THIS PLAT.

LINE	DIRECTION	DISTANCE
LT	S 06°13'37" E	36.26'

CURVE	DIRECTION	RAD °	ARC	CHORD °
C1	S 07°08'41" W	802.14	82.72	82.68
C2	S 21°35'01" W	218.48	98.38	97.55
C3	S 50°12'44" W	82.08	53.64	52.69

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THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,192 FEET AND THE PRESENT ERROR OF ADJUSTMENT PER ANGLE POINT WAS ADJUSTED USING LEAST SQUARES. ANGLES TURNED BY A TOPCON GTS-211 AND DISTANCES MEASURED WITH A TOPCON GTS-211.

PLAT FOR:
JACOMO RALLO & JEFFREY G. HOUGH
 CITY OF GREENSBORO
 143th G.M.D.; GREENE COUNTY, GEORGIA

SURVEY DATE	OCTOBER 22, 2001
DATE DRAWN	OCTOBER 30, 2001
MAP CLOSURE	1/164,033
DRAWN BY	J.T.A.
JOB NO.	G1450
FILE PATH	D:\EPDATA\01\G1450\G1450.DWG
REVISIONS	

