



# Burton Building

Earliest records for this building show that the property was bought by Mr. and Mrs. Joe Burton, residents of Toccoa, from Mr. W.R. Doyle and Mr. S.S. Carter in 1918. The earliest retail location was constructed in 1930 and served as one of the City of Toccoa's first barber shops, noted by the iconic red-and-white barber pole.

On August 5, 1960, the location was bought by Mr. Ray Trogdon. From this time forward, the Burton Building served as home to multiple businesses, including a grocery store, a restaurant, and a flower shop, with the flower shop being the longest tenured business in this location.

On October 1, 1973, the Burton Building was sold to *The Toccoa Record*, who used this location primarily for computer storage and data handling, including payroll and amortization services for *The Toccoa Record* and other local businesses. Later, *The Record* sold this building to Tugart Properties, LLC, which used the Burton Building as Thacker Hall, a classical event space for downtown gatherings and social functions.

After this, the building was occupied by Rhythm Academy, a local dance studio, before they moved to their current location a few storefronts down the street.

Most recently, the building was featured as the radio station in ReelWorks Studio's film, *When We Last Spoke*, which had its grand premiere in Toccoa at the Ritz Theatre in April 2019.



**Snapshots of Toccoa's History**



# 114–118 N. Sage Street

By 1956, the building was also home to State Farm Insurance Company, headed by agents Miles C. Davis and Robert W. Service, in addition to Teasley's company. Its primary business, Stephens Federal Savings & Loan, was still in operation out of this location in 1956 before moving to the corner of Pond Street and Doyle Street in 1958. W. Truman Blasingame was the Executive Vice President of Stephens Federal Savings & Loan while operating out of this location.

In 1959, once Stephens Federal Savings & Loan moved to its new location, the business opened up to serve as the side entrance to the Andrews/Hamby Men's Store, with Mr. James A. Andrews as the President, and Mr. Earl H. Freeman as the Vice President. In the same storefront housing Mr. Teasley's business was Gulf Life Insurance Company, and State Mutual Insurance Company. By 1962, Carolina Life Insurance Company had also opened in the same storefront housing Gulf Life Insurance.

By 1968, the Andrews/Hamby Men's Store entrance closed and Carolina Life Insurance was gone, with Georgia Finance Corporation opening in its place. In 1971, Georgia Finance was gone, replaced by Landmark Finance Company. By 1973, State Farm Insurance moved out of this location, and later moved just down the street.

The architecture of 114/118 North Sage Street is consistent with that of the early- to mid-century Commercial style that populates the majority of Historic Downtown Toccoa. Large bay windows frame a singular transom window, allowing for maximum view into the storefront's interior on the left storefront, while the right storefront is slightly modernized, featuring stylized closed transoms framing the entry space. All brickwork is original to the structure.

Presently, this building houses two downtown businesses on the first floor: Russell's Tax Service, a CPA firm, which has been operating since at least 1982 (operating previously as James Russell Income Tax & Bookkeeping), and Angel Oak Home, a design consultant and home renovation storefront. The second floor of the building is occupied by fully renovated and expansive luxury loft apartments.

**-Historical information has been provided with the invaluable assistance of Steven Gilmer and Stan Smith.**

**Snapshots of Toccoa's History**