



## CHAPTER 4

### INVENTORY: PART I

#### ATHENS-CLARKE COUNTY DISTRICTS AND LANDMARKS

#### GEORGIA REGISTER OF HISTORIC PLACES

#### NATIONAL REGISTER OF HISTORIC PLACES

*Inventory: Part I itemizes Athens-Clarke County's historic resources, recognized by: the National Register of Historic Places, the Georgia Register of Historic Places, or Athens-Clarke County. Prefacing the inventory, a foreword offers a brief description of these programs and their administration, criteria, nomination/designation process, and potential benefits. Inventory: Part I does not encompass all of Athens-Clarke County's historic properties.*

*Cumulative location maps of National Register properties, locally designated properties, and the overlap between these properties (see pages 28-30) appear between introduction and the inventory. A quick reference chart (see page 87) follows the inventory and identifies resource title, type and year of recognition, and original and current use. For further convenience, alphabetical and chronological lists of these resources are included within the appendices (see Appendix D-G). The inventory's resources are arranged alphabetically by title; however, individual properties, located within a district's boundary, appear alphabetically beneath the district's title heading. Derived primarily from National Register nominations or local designation reports, each entry is only a summary of the documentation available for a resource.*

*Each entry documents the resource's given and alternative titles and its location, which includes the street address and the tax parcel number. A brief architectural description notes style, form, defining and/or distinguishing characteristics, and relevant site information. The historic context or significance relays the date of construction, architect, chain of ownership, association with historic events or persons, and current use. District entries contain supplemental information regarding individual sites encompassed and boundary variances. Each entry cites type and date of recognition and references documentation by the Historic American Buildings Survey (see Appendix H) or acknowledgement by the Georgia Historical Marker Program (see Appendix I). A graphic image accompanies each entry.*

#### NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places is the national list of buildings, structures, sites, objects, and districts with recognized significance in architecture, history, or archaeology. In Georgia, the Historic Preservation Division of the Department of Natural Resources serves as the State Historic Preservation Office (SHPO) and administers this federal program. Properties are nominated to the National Register according to priorities and procedures established by the state's comprehensive historic preservation plan; however, nominations are generally documented by private researchers and are required to follow state and federal guidelines. Nominations, submitted to and reviewed by the Historic Preservation Division, are forwarded to the Georgia National Register Review Board for consideration. If recommended by the Review Board, the approved nominations are submitted to the Keeper of the National Register, National Park Service, U.S. Department of the Interior in Washington, D.C. for final review. The Keeper of the National Register makes the final determination regarding the level of significance (local, state, national) and the final decision regarding entry in the National Register of Historic Places.

To be listed in the National Register, a property must meet the National Register Criteria for Evaluation. Therefore, the property must be historic [or pre-historic], generally at least 50 years old, and retain its integrity. The property must also meet the following criteria: (a) an association with events, activities, or developments that were important in the past, (b) an association with the lives of people who were important in the past, (c) a significance in the areas of architectural history, landscape history, or engineering, or (d) the ability to yield information through archaeological investigation that would answer questions about the past. Properties, such as moved or reconstructed buildings or cemeteries, are generally not eligible; however, exceptions are made if these properties meet special criteria.<sup>1</sup>

<sup>1</sup>Historic Preservation Division FACT Sheet, National Register

## THE GEORGIA REGISTER OF HISTORIC PLACES

The Georgia Register of Historic Places is the state list of individual buildings, structures, sites, objects and districts with recognized significance in architecture, history, or archaeology. The Historic Preservation Division of the Department of Natural Resources, administers the state program. Properties listed in the National Register are automatically listed in the Georgia Register; however, properties in the Georgia Register are not included in the National Register unless they are separately nominated. Georgia's comprehensive historic preservation plan establishes priorities and procedures for the nomination of properties, but nominations are generally documented by private researchers and fulfill only state requirements. The State Historic Preservation Office reviews and forwards nominations to the Georgia Register Review Board, the same entity as the Georgia National Register Review Board. The approved nominations are then submitted to the Georgia State Historic Preservation Officer for final review before listing in the Georgia Register of Historic Places. To be listed in the Georgia Register, a property must meet the Georgia Register Criteria for Evaluation. These criteria are essentially the same as those of the National Register.<sup>2</sup>

## ATHENS-CLARKE COUNTY HISTORIC DISTRICTS AND LANDMARKS

Athens-Clarke County Historic Districts and Landmarks are locally designated places, districts, sites, buildings, structures, objects, and works of art having a special historical, cultural, or aesthetic interest or value to the community. The Athens-Clarke County Mayor and Chair and Commission and the Historic Preservation Commission administer this process. The Historic Preservation Commission, charged with the responsibility of identifying properties for designation, also receives applications for designation from historical societies, neighborhood associations, property owners, and the Mayor and Chair and Commission. The staff of the Athens-Clarke County Planning Department prepares the designation report, which the ordinance requires to be forwarded to and reviewed by the State Historic Preservation Officer. The designation report is subsequently submitted to the Historic Preservation Commission which holds a public hearing. The Historic Preservation Commission formulates a recommendation concerning the designation of the proposed properties and forwards it to the Mayor and Chair and Commission of Athens-Clarke County, who hold the final public hearing and vote on local designation of the property as a Historic District or Landmark. Review of demolition, construction, and alteration to historic properties allows the Historic Preservation Commission to ensure that the designated historic resources retain their integrity and value for all of the citizens of Athens-Clarke County.

To be designated as an Athens-Clarke County Historic District or Landmark, a property must meet the criteria established by the Historic Preservation Ordinance. A historic district must be a geographically definable area containing resources which: (a) possess special character, historic, or aesthetic value or interest, (b) represent one or more periods of styles of architecture typical of one or more eras in the history of the municipality, county, state, or region, and (c) constitute a visibly perceptible section of the municipality or county. A landmark is a resource, including the adjacent area necessary for the proper appreciation or use, which: (a) provides an outstanding example of a building, structure, object, or work of art representative of its era, (2) remains one of the few extant examples of past architectural style, and (c) relates with an event or a person of local, state, or regional historic significance, and (d) continues to contribute to the cultural or historical development and heritage of the municipality, county, state, or region as a site or place of natural or aesthetic interest.<sup>3</sup>

## BENEFITS OF RECOGNITION AND DESIGNATION

Although similar in their intent to recognize historic resources, there is much misinformation regarding the protection and benefits afforded by these programs. The National Register is largely honorary. Listing on the National Register, or eligibility for such listing, provides only limited protection from adverse affects by federally funded, licensed, or assisted projects. A property on the National Register may be altered, moved, or demolished with the only recourse being its removal from the Register. Owners of National Register properties are eligible for federal rehabilitation investment tax credits if the income-producing property adheres to the guidelines established by the Secretary of the Interior.<sup>4</sup> Properties listed on the National Register are automatically included in the Georgia Register, whose properties may be eligible for the tax assessment freeze if substantially rehabilitated and eligible for the transitional residential tax abatement.<sup>5</sup>

<sup>2</sup> Historic Preservation Section, FACT Sheet, Georgia Register

<sup>3</sup> Athens-Clarke County Ordinance, Sections 8-5-1 to 8-5-12 Athens Clarke County Code

<sup>4</sup> Historic Preservation Section, FACT Sheet, State Tax Incentives, 11/90

<sup>5</sup> Historic Preservation Section, FACT Sheet, Federal Tax Incentives, 4/92

Local designation affords protection from insensitive or incompatible new construction and ensures that alterations do not detract from architectural, historical and/or aesthetic qualities. Owners must obtain a Certificate of Appropriateness for alterations to the exterior of buildings, construction or demolition. The Historic Preservation Commission reviews these applications. However, interior alterations, exterior repairs, painting, or landscaping do not require review. Predictability of decisions is enhanced by the mandated level of expertise of the Historic Preservation Commissioners and publication of design guidelines briefs. Owners of locally designated properties, which are also listed either in the National Register or Georgia Register, are eligible for property tax deferment.<sup>6</sup>

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<sup>6</sup> *Athens-Clarke County Ordinance*

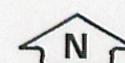


## INDIVIDUAL LISTINGS

1 NAVY SUPPLY CORPS MUSEUM  
2 UPSON HOUSE  
3 TAYLOR-GRADY HOUSE  
4 PRESIDENT'S HOUSE  
5 LUMPKIN, JOSEPH HENRY HOUSE  
6 T. R. R. COBB HOUSE (DELISTED-MOVED FROM ATHENS)  
7 FIRST A. M. E. CHURCH  
8 WARE-LYNDON HOUSE  
9 CHURCH-WADDLE-BRUMBY HOUSE  
10 PARROT INSURANCE BUILDING  
11 FRANKLIN HOUSE  
12 OLD NORTH CAMPUS  
13 BISHOP HOUSE  
14 ATHENS FACTORY  
15 GOVENOR WILSON LUMPKIN HOUSE  
16 GARDEN CLUB OF GEORGIA MUSEUM  
17 PRESBYTERIAN MANSE  
18 THE MORTON BUILDING  
19 ROSS CRANE HOUSE  
20 YWCA-COMPLEX  
21 CAMAK HOUSE  
22 CLARKE COUNTY JAIL  
23 WILKINS HOUSE  
24 COBB-TREANOR HOUSE  
25 CALVIN W. PARR HOUSE  
26 THOMAS CARITHERS HOUSE  
27 A. P. DEARING HOUSE  
28 JAMES S. HAMILTON HOUSE  
29 LUCY COBB INSTITUTE  
30 SLEDGE HOUSE  
31 CHESTNUT GROVE SCHOOL (NOT SHOWN ON MAP)  
32 WHITE HALL (NOT SHOWN ON MAP)  
33 R. P. SORRELLS HOUSE

## DISTRICTS

- A OGLETHORPE AVE. HISTORIC DISTRICT
- B BOULEVARD HISTORIC DISTRICT
- C DOWNTOWN ATHENS HISTROIC DISTRICT
- D ATHENS WAREHOUSE HISTORIC DISTRICT
- E DEARING STREET HISTORIC DISTRICT
- F BLOOMFIELD STREET HISTORIC DISTRICT
- G MILLEDGE CIRCLE HISTORIC DISTRICT
- H WOODLAWN HISTORIC DISTRICT
- I MILLEDGE AVE. HISTORIC DISTRICT
- J REESE STREET HISTORIC DISTRICT
- K COBBHAM HISTORIC DISTRICT
- L W. HANCOCK AVE. HISTORIC DISTRICT



JUNE 1996

# NATIONAL REGISTER OF HISTORIC PLACES