

Local Historic Districts and Landmark Properties



Athens-Clarke County, Georgia



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Athens-Clarke County Charter Sec.8-5-1. Regarding Historic Preservation

In support and furtherance of its findings and determination that the historical, cultural, and aesthetic heritage of Athens-Clarke County is among its most valued and important assets and that the preservation of this heritage is essential to the promotion of the health, prosperity, and general welfare of the people; in order to stimulate revitalization of the business districts and historic neighborhoods and to protect and enhance local historical and aesthetic attractions to tourists and thereby promote and stimulate business; to encourage the development of financial and other incentives at all levels of government and the private sector that will serve to promote the preservation of historic resources; in order to enhance the opportunities for federal tax relief of property owners under relevant provisions of the Economic Recovery Tax Act of 1981 allowing tax investment credits for rehabilitation of certified historic structures (26 U.S.C.A. section 191), the mayor and commission of Athens-Clarke County hereby declare it to be the purpose and intent of this chapter to establish a uniform procedure for use in providing for the protection, enhancement, perpetuation, and use of places, districts, sites, buildings, structures, objects, and works of art having a special historical, cultural, or aesthetic interest or value, in accordance with the provisions of the chapter.

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Overview

Overview

Protection of the historic, cultural, and aesthetic heritage of Athens-Clarke County is considered an essential aspect to the promotion of the health, prosperity, and general welfare of our citizens; the stimulation and revitalization of business districts and historic neighborhoods and to protect and enhance local historic and aesthetic attractions to tourists. Based on these goals, Athens-Clarke County has chosen to protect a number of districts and properties with a historic designation after finding them to have special character or historic value or interest, be it representative architecturally or to otherwise constitute a visibly perceptible section of the county.

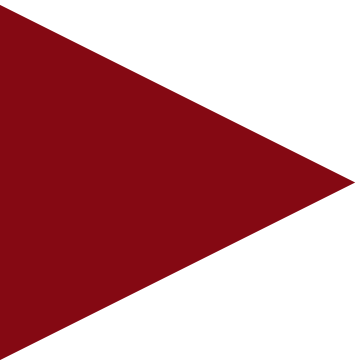
It is the intention of historic designation to preserve and protect that character for future generations while allowing the protected properties to continue their useful functions and evolution. An easy way to understand the protection is to think of a former resident from many decades ago returning to the area and recognizing the property—not because it has been without changes but because the

gradual changes over time respected the character, allowing it to remain evident.

The Athens-Clarke County Historic Preservation Commission created a set of guidelines to help residents, contractors, and others in planning any character preserving changes. It is important to make a distinction between this type of preservation and design review based on taste or a particular aesthetic. It is entirely possible to design a project that is deemed attractive yet inappropriate because it does not adequately preserve the historic character. Conversely, a project can be found appropriate in its preservation aspects that does not necessarily meet society's current aesthetic ideals. While those serving on the Historic Preservation Commission, just like everyone else, have their own views of attractive aesthetics, their role in design review is limited to the ideals of historic preservation.

The Historic Preservation Commission and Planning Staff are eager to work with property owners and applicants in the development of appropriate projects and assistance in under-

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standing the Design Guidelines and tenets of historic preservation. In almost every instance, the Historic Preservation Commission is able to successfully work with applicants to modify designs when necessary to achieve a project that embodies both the preservation of the historic character and the functional and aesthetic goals of the applicant. In so doing, Athens-Clarke County can preserve those properties and areas most reflective of our past and ensure their place in our future.

Athens-Clarke County has several publications related to the historic districts, landmark properties, and the design guidelines for specific districts. These are:

- ◆ Design Guidelines for Historic Districts and Landmark Properties
- ◆ Design Guidelines for the Milledge Avenue Historic District and Landmark Properties on Milledge Avenue
- ◆ Downtown Historic District Design Guidelines
- ◆ Overview of the Historic Districts and Landmark Properties of Athens-Clarke County



CHAPTER 1 General Information

1A

1A. Design Guidelines and COAs

Design Guidelines

Design Guidelines are general policies about alterations to existing structures, additions, new construction, and site work. The Design Guidelines are intended to provide a common understanding of the underlying principles of historic preservation, to assist property owners in developing appropriate alteration plans, to assist the Historic Preservation Commission in recognizing appropriate alteration plans, and to provide a level of assurance to the community that the changes allowed today will not dampen the rich sense of history evident in Athens-Clarke County.

The Design Guidelines are the basis for decisions regarding such changes to properties within local historic districts or those having local historic landmark status when Certificates of Appropriateness (COA) are sought from the Historic Preservation Commission (HPC) or staff. The Design Guidelines apply to all properties having a historic designation, even those considered non-contributing or of newer construction. The guidelines have

been carefully written to anticipate the most compatible alterations for protecting historic character known today. However, advances in modern building materials and treatments are expected and welcomed. Applicants seeking to take advantage of contemporary materials or novel treatment approaches not anticipated by this document should provide documentation supporting their approach as falling within the intention of the Design Guidelines as well as within the Secretary's Standards for Rehabilitation. The Secretary of the Interior's Standards for Rehabilitation are very general federal design guidelines used by Federal, State, and local agencies to review a wide array of projects. Should a proposed change at a locally designed historic property or area fall outside of the specific review criteria within the main body of the Design Guidelines, the Secretary's Standards for Rehabilitation, which are found in the appendices of this document, could be used.

It is important to note that these design guidelines do not supersede other Athens-Clarke

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County ordinances such as building setbacks, parking requirements, tree ordinance, etc. and that projects must meet all applicable ordinances along with receiving design approval.

Certificate of Appropriateness (COA)

A Certificate of Appropriateness (COA) is a document that states a particular alteration to a property has been reviewed and found to be appropriate. A Certificate of Appropriateness is not intended to be required for ordinary repair and maintenance; therefore, many projects do not require a COA. Routine care and in-kind replacement of worn features does not involve a change in design or material.

Planning Department staff may be contacted at 706-613-3515 to determine if a project is considered ordinary maintenance or if review is needed. This is recommended for all undertakings on the exterior of a structure or property.

Details regarding COAs and the application procedure for them can be found in the publications outlining the general guidelines for the historic districts. These publications are available at the Planning Department Office and online at:

www.accgov.com/208/Historic-Preservation

The Design Review Process

It is highly recommended that all projects be discussed with staff ahead of submittal to determine the correct process for a planned project and avoid unnecessary delays or confusion. The Planning Department staff will be happy to discuss the project, offer tips and suggestions, and provide the outcomes of similar applications reviewed in the past.

It is the property owner who will be held responsible for a project complying with the design review process and construction following the approved design. As many contractors may not be aware of the review procedures, it is incumbent on the property owners to see that all necessary reviews and permits are obtained. Doing so will make the project run much smoother and perhaps avoid costly consequences.

Details regarding this process can be found in the guideline publications referenced above.



The Historic Preservation Commission

1B

1B. The Historic Preservation Commission

The Historic Preservation Commission (HPC) is a seven (7) member board appointed by the Mayor and Commission to make preservation-related decisions and recommendations for Athens-Clarke County following established procedures. They are considered part of the planning functions of the Unified Government of Athens-Clarke County. Member terms are three years with the potential for a second consecutive appointment.

Qualifications for membership include residency in Athens-Clarke County with a majority of the members having a demonstrated interest, experience, or education in history, architecture, or preservation of historic resources. Members cannot be employed by Athens-Clarke County Government nor can they serve as elected officials of Athens-Clarke County while serving as a Historic Preser-

vation Commissioner. Historic Preservation Commissioners serve without compensation. The Historic Preservation Commission began in 1986 after the passage of the preservation ordinance by the City of Athens and continued after the city-county unification in 1991.

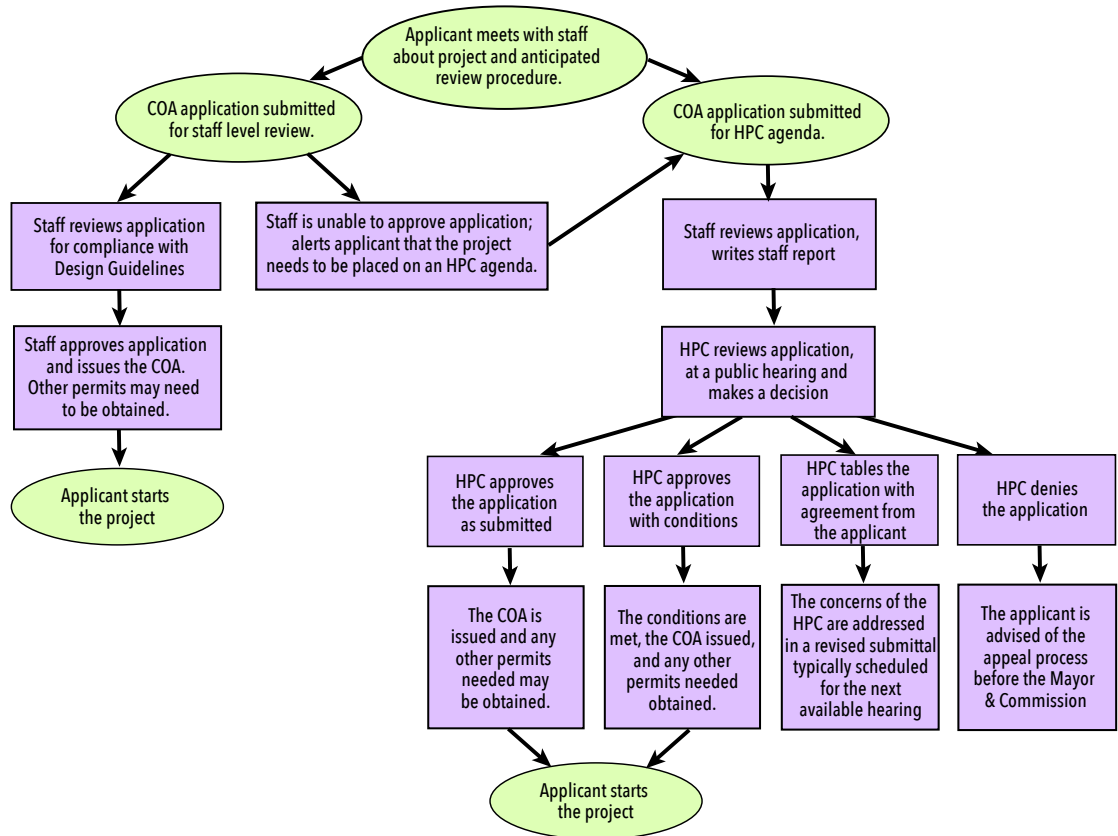
Currently, historic designations within Athens-Clarke County include fifteen (15) districts and forty-two (42) local landmarks. The Historic Preservation Commission is responsible for reviewing changes at each parcel within one of these historic districts or landmark properties.

See Athens-Clarke County Code, Chapter 8-5 Historic Preservation for the complete ordinance.

The Design Review Process

The COA Process

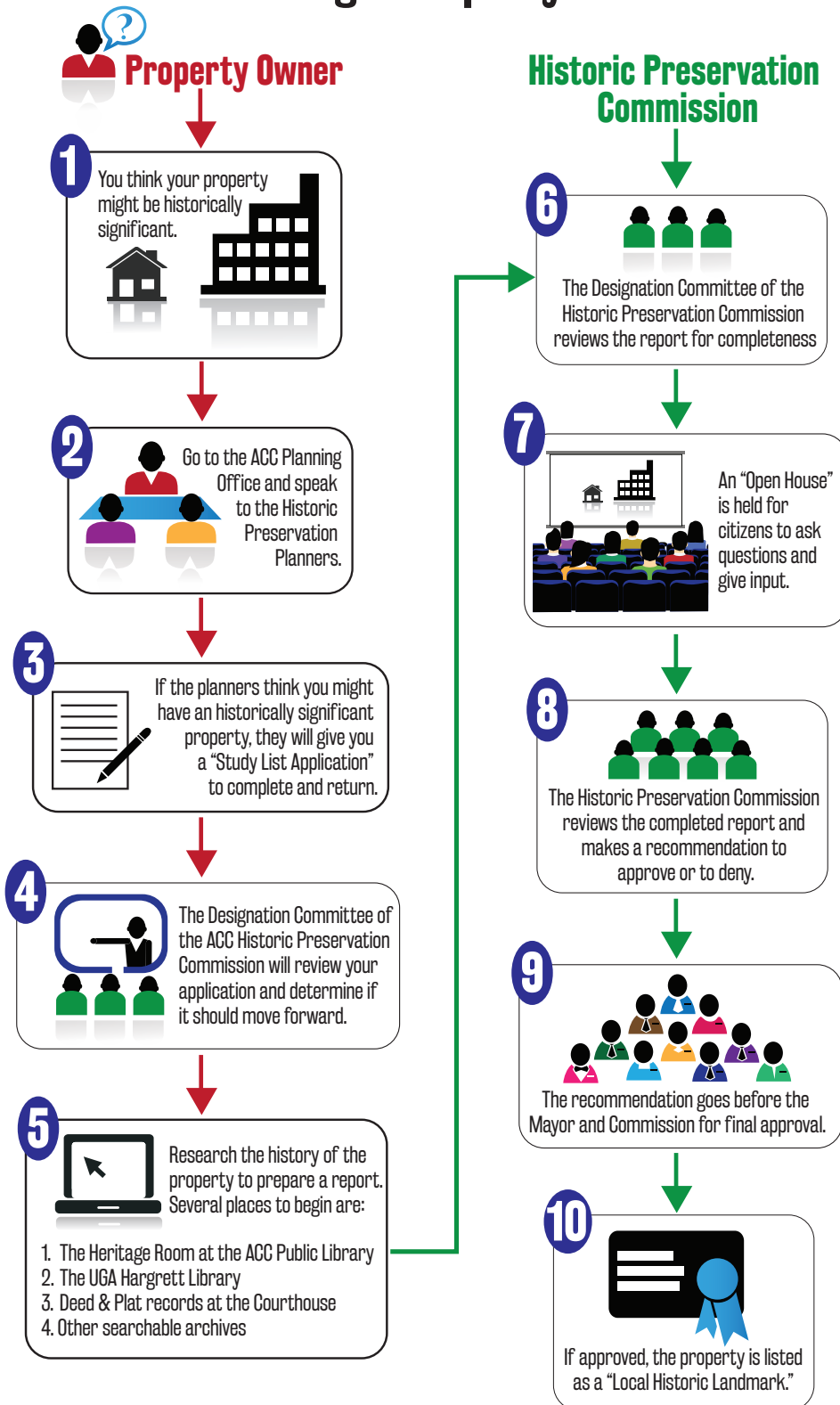
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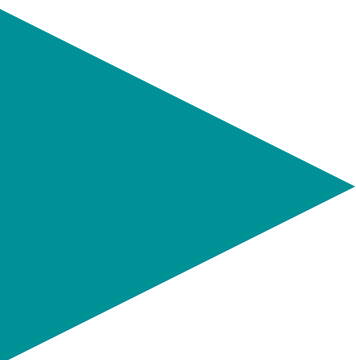


Path to Historic Landmark Designation for a Single Property in Athens

The Design Review Process

1C







2. Historic Districts

2

Historic districts are a collection of structures, sites, buildings, objects, works of art, places or a combination of these that collectively share some historic distinction. The criteria to determine eligibility for district designation are that the districts:

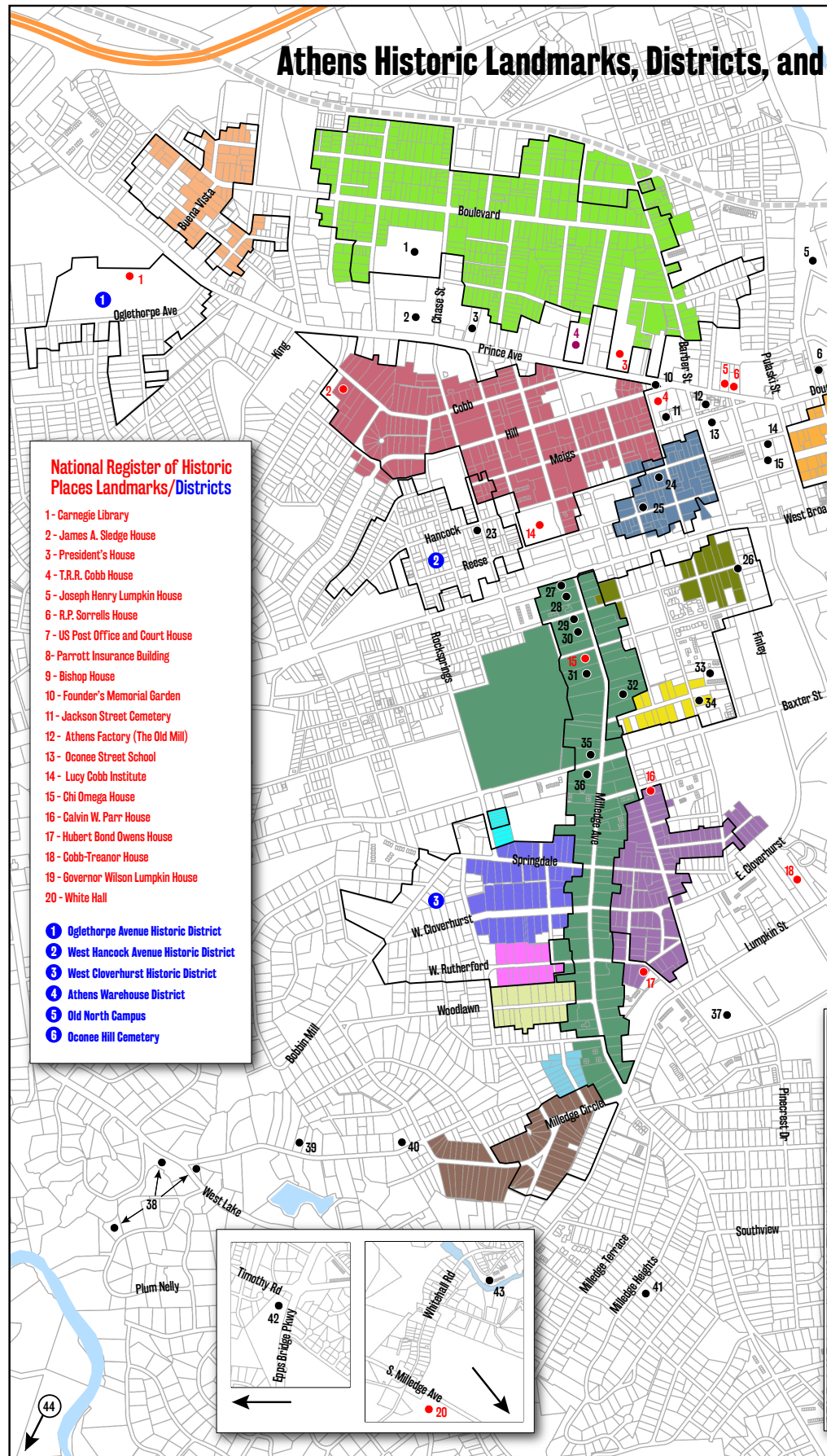
- ◆ Have special character or special historic/aesthetic value or interest;
- ◆ Represent one or more periods of styles of architecture typical of one or more eras in the history of the municipality, county, state, or region;
- ◆ Cause such area, by reason of such factors, to constitute a visibly perceptible section of the municipality or county.

Historic districts are approved by the Mayor and Commission with recommendation from the Historic Preservation Commission. Designation reports are prepared for each district and are available for review for each of the districts having received local historic district designation. Only those districts that follow these guidelines are further discussed. For more information on the Downtown Local

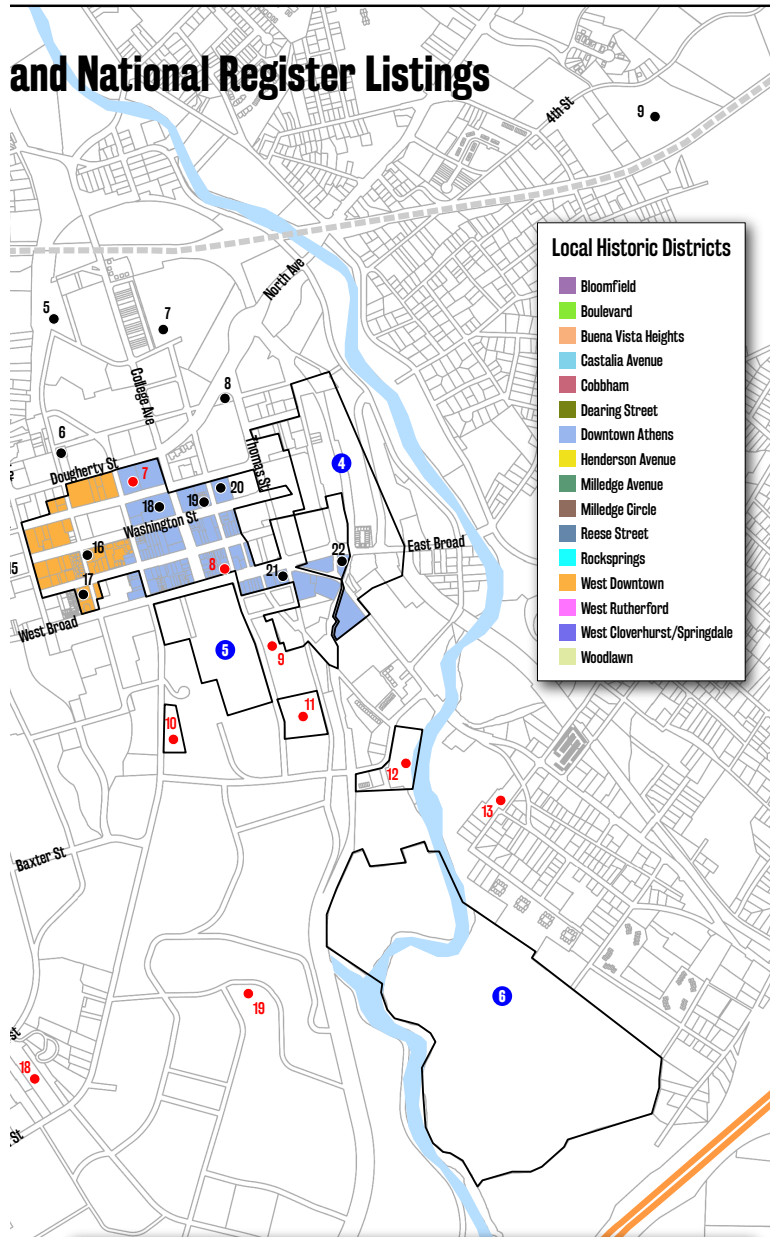
Historic District or the Milledge Avenue Local Historic District, please refer to the designation reports and guidelines adopted specifically for those districts.

Historic Districts

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and National Register Listings



Local Historic Districts

- Bloomfield
- Boulevard
- Buena Vista Heights
- Castalia Avenue
- Cobbham
- Dearing Street
- Downtown Athens
- Henderson Avenue
- Milledge Avenue
- Milledge Circle
- Reese Street
- Rocksprings
- West Downtown
- West Rutherford
- West Cloverhurst/Springdale
- Woodlawn

Local Historic Landmarks

- | | |
|-------------------------------------|---|
| 1 - Chase St School | 23 - Susan Building |
| 2 - Upson House | 24 - Hiram House |
| 3 - Newton House | 25 - Athens High and Industrial School |
| 4 - Taylor-Grady House* | 26 - The Tree That Owns Itself |
| 5 - Hoyt St Station | 27 - Hodgson House |
| 6 - First A.M.E. Church | 28 - James S. Hamilton House |
| 7 - Ware-Lyndon House | 29 - Hamilton-Williams House |
| 8 - Church-Waddell-Brumby House | 30 - Phinizy-Segrest House |
| 9 - Gospel Pilgrim Cemetery | 31 - A.P. Dearing House |
| 10 - Firehall No. 2 | 32 - Wilkins House |
| 11 - Clarke County Jail | 33 - Lehman-Bancroft House |
| 12 - The Bottleworks | 34 - Anderson Cottage |
| 13 - Camak House | 35 - Scudder-Lewis House |
| 14 - Stevens Thomas House | 36 - Thomas-Carithers House |
| 15 - Ross Crane House | 37 - David C. Barrow School |
| 16 - The Morton Building | 38 - Bobbin Mill Works |
| 17 - Presbyterian Manse | 39 - Greyside House |
| 18 - City Hall/Double Barrel Cannon | 40 - Gannon House |
| 19 - Georgian Hotel | 41 - Homewood/Alonzo Church House |
| 20 - Clarke County Court House | 42 - Chestnut Grove School |
| 21 - Franklin House | 43 - Athens Manufacturing Company (Thomas Textile Mill) |
| 22 - F. M. Coker Building | 44 - McNutts Creek Battlesite |

- Local Historic Landmarks
- Local Historic Districts
- National Register Historic Sites
- National Register Historic District boundaries

- ① National Register Historic Districts not listed as locally historic

(Local Historic Districts often have slightly different boundaries than the National Register Districts.)

*The Taylor-Grady House is the only National Historic Landmark designated property in Athens.

Athens-Clarke County
Georgia

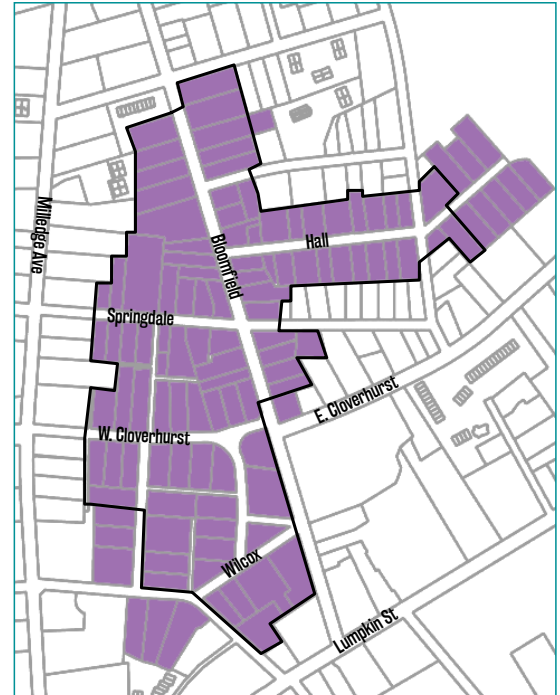
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Bloomfield Historic District

2A

Bloomfield Historic District

- Local District Properties
- National Register Historic District



Athens-Clarke County, GA
Historic Districts and
Landmark Properties



Bloomfield Historic District

2A. Bloomfield

2A

Date of Local Designation	1988
Number of Parcels	112
Date of National Reg. Designation	1985
Number of Parcels	97
Do boundaries match?.....	No
Approximate Acreage	38

Site Features such as setbacks, plantings, paving materials, etc. common to the area:

- ◆ Naturalistic landscaping representative of type popular during the late 19th/early 20th century
- ◆ Front yards informally landscaped with large shade trees, shrubs, and grass flowing together in a park-like setting
- ◆ Small lots predominantly rectangular in size with fairly uniform front setbacks

Period of Significance from designation report:

- ◆ 1880s to 1930s

Areas of Significance from designation report:

- ◆ Architecture, Community Planning, Landscape Architecture, Local History

Architectural Styles or Types Seen:

- ◆ Victorian Eclectic, American Foursquare, Bungalow, Craftsman, Tudor Revival, Neoclassical

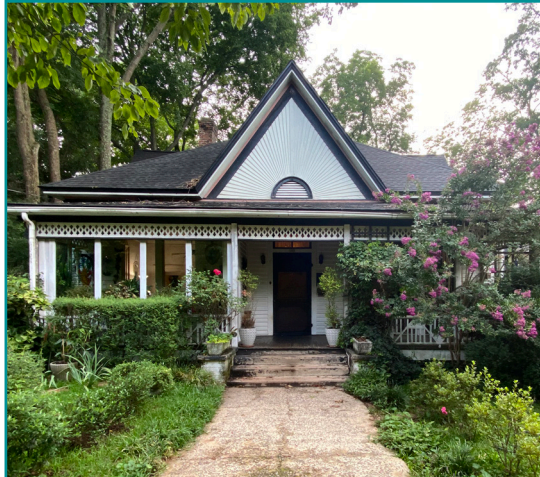
Architectural Materials, Heights, Massing, or other features common to the area:

- ◆ Wood is the principal building material, both structurally and for decorative effect.
- ◆ Brick and stucco finishes are found among the latter-built structures

Important History:

- ◆ A few structures are associated with known architects or builders
- ◆ Area developed in stages as large tracts subdivided in the late 1880s, 1912, and 1920
- ◆ Interesting mix of middle-class residents associated with the history of the area

Boulevard Historic District



2B



Boulevard Historic District

- Local District Properties
- National Register Historic District





Boulevard Historic District

2B. Boulevard

2B

Date of Local Designation	1988
Number of Parcels	457
Date of National Reg. Designation	1985
Number of Parcels	456
Do boundaries match?.....	No
Approximate acreage.....	144

Period of Significance from designation report:

- ◆ 1835-1940

Areas of Significance from designation report

- ◆ Architecture, Community Planning, Landscape Architecture, Politics/Government, and Transportation

Architectural Styles or Types Seen:

- ◆ Bungalow, American Foursquare, Mill Housing, Queen Anne/Victorian, Neoclassical, Greek Revival, Craftsman, Shingle

Architectural Materials, Heights, Massing, or other features common to the area:

- ◆ One, one and a half, and a few two story residences with more elaborate structures and pockets of worker housing
- ◆ Wood is the principal building material for primary and decorative uses

- ◆ Many of the more vernacular structures feature detailing along porches, balustrades, and in gables
- ◆ Brick and stone are rare for residences but found on institutional structures

Site Features such as setbacks, plantings, paving materials, etc. common to the area:

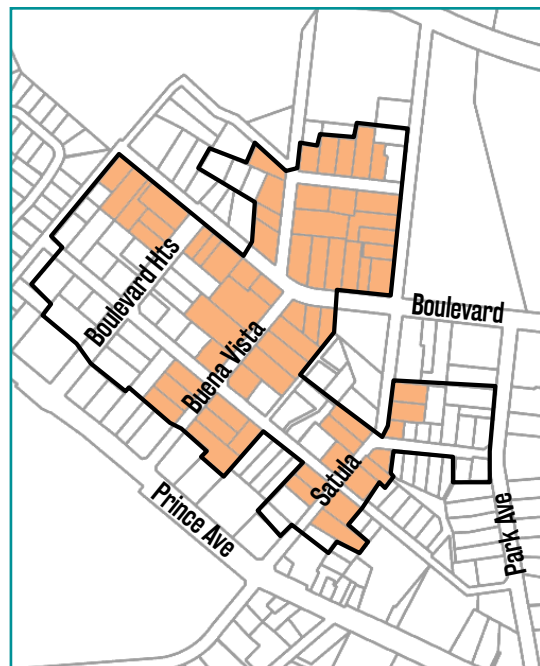
- ◆ Similar setbacks with structures situated near the front of the lots
- ◆ Greater density along side streets than on Boulevard
- ◆ Many properties have extensive landscaping, some have low walls
- ◆ Tree-lined streets in a grid pattern with rolling terrain
- ◆ Long rectangular lots of varying sizes and not necessarily bearing a relationship to the topography

Important History:

- ◆ Streetcar suburb laid out in 1890 by the Athens Park and Improvement Company
- ◆ Wide range of architectural styles reflecting national styles at the local level
- ◆ Both informal and formal landscapes with tree-lined streets
- ◆ Residences for primarily working and middle class families
- ◆ Several prominent Athenians made their homes in the area.

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2C



 Local District Properties
 National Register Historic District





Buena Vista Heights Historic District

2C. Buena Vista Heights

2C

Date of Local Designation	2013
Number of Parcels	62
Date of National Reg. Designation	1999
Number of Parcels	108
Do boundaries match?.....	No
Approximate acreage.....	20

Site Features such as setbacks, plantings, paving materials, etc. common to the area:

- ♦ Most blocks have a typical front setback that is maintained by each primary structure.
- ♦ Informal plantings

Important History:

- ♦ Area was laid out in a gridiron pattern by the Athens Park and Improvement Company in 1890 to coincide with their electric streetcar service that began in 1891 and continued until 1930.
- ♦ Southern Manufacturing Company cotton mill located to the north across the railroad tracks was a major employer of early residents in addition to workers associated with the streetcar and the railroad.
- ♦ A 1973 tornado destroyed several homes in the neighborhood

Period of Significance from designation report:

- ♦ 1890-1960

Areas of Significance from designation report

- ♦ Architecture, Community Planning, and Transportation

Architectural Styles or Types Seen:

- ♦ Central Hallway, Gabled-L Cottage, Pyramid Cottage, Queen Anne, Shotgun, Ranch, and Bungalow types

Architectural Materials, Heights, Massing, or other features common to the area:

- ♦ Primarily one or one and half story residences
- ♦ Gabled, hipped or pyramidal roofs

Castalia Historic District

Castalia Historic District

Local District
Properties





Castalia Historic District

2D. Castalia

2D

Date of Local Designation	2018
Number of Parcels	15
Date of National Reg. Designation	N/A
Number of Parcels	N/A
Do boundaries match?.....	N/A
Approximate acreage.....	3.95

Period of Significance from designation report:

- ◆ 1935-1964

Areas of Significance from designation report

- ◆ Architecture, Community Planning and Development

Architectural Styles or Types Seen:

- ◆ Tudor, Craftsman, Contemporary Ranch, English Cottage, Bungalow, Gabled-L Cottage, American Foursquare

Architectural Materials, Heights, Massing, or other features common to the area:

- ◆ Brick and asphalt roofing shingles are the primary exterior materials. Most structures 1 story.
- ◆ Gable rooflines predominate on west side of street and hipped rooflines predominate on east side of street.

Site Features such as setbacks, plantings, paving materials, etc. common to the area:

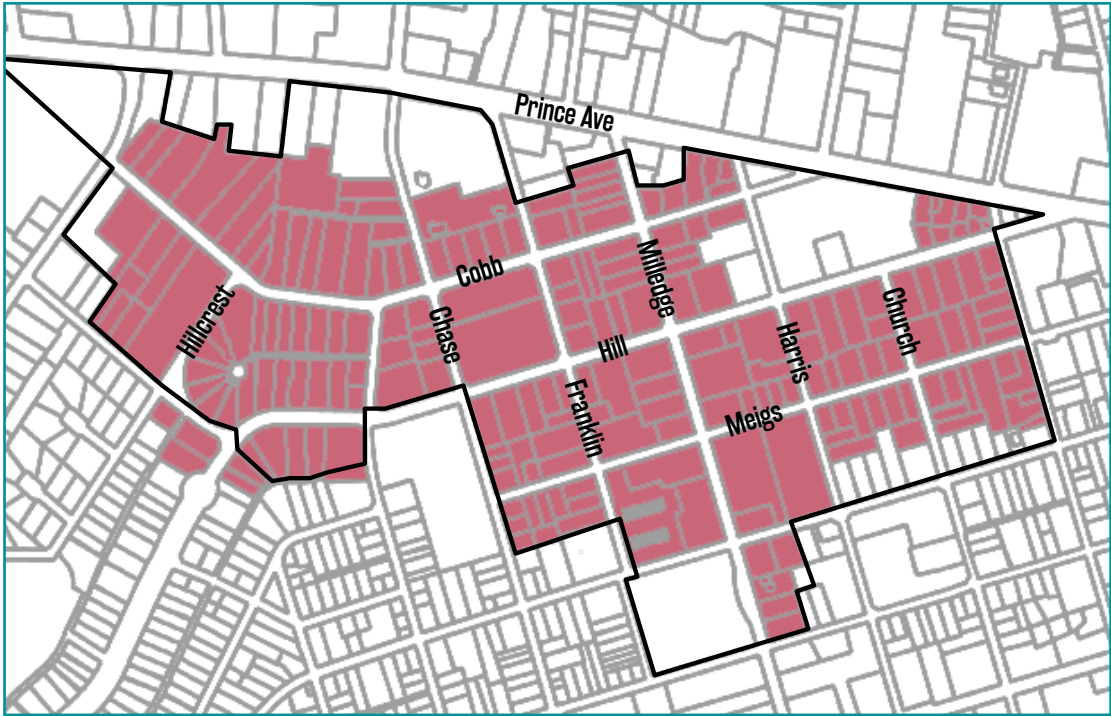
- ◆ Fairly consistent front setback that is maintained by each primary structure for each side of street.
- ◆ Informal plantings, which may help to define otherwise open front yards.

Important History

- ◆ The western side of the street was developed well before the eastern side of the street. Prior to development the eastern side of the street was part of the rear yards of properties fronting on Milledge Avenue.

Cobbham Historic District

2E



Cobbham Historic District

- Local District Properties
- National Register Historic District





Cobbham Historic District

2E. Cobbham

2E

Date of Local Designation	1988
Number of Parcels	214
Date of National Reg. Designation	1974
Number of Parcels	220
Do boundaries match?.....	No
Approximate acreage.....	87

Site Features such as setbacks, plantings, paving materials, etc. common to the area:

- ◆ Setbacks similar, buildings are closer to the front of the lots
- ◆ Long rectangular lots
- ◆ Many substantial trees.

Important History

- ◆ Originally, Cobbham consisted of 80 lots offered for sale by John A. Cobb in 1834 on both sides of what is now Prince Avenue. The northern side of that area became Boulevard and the southern side became Cobbham.
- ◆ Antebellum appearance included substantial houses and dependencies on large lots in a rural atmosphere.
- ◆ Development increased after the Civil War and into the next century. Larger lots divided up.
- ◆ Commercial development pressure increased in the 1950s.

Period of Significance from designation report:

- ◆ 1800-1937

Areas of Significance from designation report

- ◆ Architecture, Education, History

Architectural Styles or Types Seen:

- ◆ Greek Revival, Gothic Revival, Victorian/Queen Anne, Classical Revival, Italianate

Architectural Materials, Heights, Massing, or other features common to the area:

- ◆ One and two story houses
- ◆ Primary building material is wood
- ◆ Variety of styles
- ◆ Some newer construction in the district utilizes brick

Dearing Street Historic District

2F

Dearing Street Historic District

- Local District Properties
- National Register Historic District



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Dearing Street Historic District

2F. Dearing Street

2F

Date of Local Designation	1998 (Expanded in 1999)
Number of Parcels	17
Date of National Reg. Designation	1975
Number of Parcels	95
Do boundaries match?	No
Approximate acreage	10

Architectural Materials, Heights, Massing, or other features common to the area:

- ◆ Foundations: brick, stone, granite, concrete
- ◆ Siding: wood weatherboard is predominant, brick, stucco, asbestos, synthetics
- ◆ Roofing: tin, asphalt
- ◆ Range from cottages to two-story houses
- ◆ Frame construction

Site Features such as setbacks, plantings, paving materials, etc. common to the area:

- ◆ Uniform setbacks and street orientation.

Period of Significance from designation report:

- ◆ 1820-1950

Areas of Significance from designation report

- ◆ Architecture, Community Planning and Development

Architectural Styles or Types Seen:

- ◆ Includes I-House, Georgia House, Queen Anne Cottage, New South Cottage, Side-Gabled Bungalow, English Vernacular Cottage, Greek Revival, Italianate, Folk Victorian, Colonial Revival, Neoclassical, Craftsman, English Revival

Important History

- ◆ Area part of the original 633 acres set aside for UGA that was sold off to pay for the university.
- ◆ Area platted many times; an 1852 composite map shows four-acre lots on a grid pattern set in 1830.
- ◆ Additional development occurred after the Civil War as residents took advantage of the proximity of the Milledge Avenue street car line.

Downtown Historic District

Downtown Historic District

- Local District Properties
- National Register Historic District



26



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2G. Downtown

2G

Date of Local Designation	2006
Number of Parcels	116
Date of National Reg. Designation	1978,updated 1984 and 2006
Number of Parcels	176
Do boundaries match?.....	No
Approximate acreage.....	31.56 acres

Period of Significance from designation report:

- ◆ 1801-1960

Areas of Significance from designation report

- ◆ Architecture, Commerce, Community Planning and Development, Politics/Government, Ethnic Heritage-Black

Architectural Styles or Types Seen:

- ◆ Federal, Greek Revival, Romanesque Revival, Second Empire, Renaissance Revival, Gothic Revival, Beaux Arts, Commercial Style

Architectural Materials, Heights, Massing, or other features common to the area:

- ◆ Most buildings are brick with some concrete or stucco

- ◆ Most building 2-3 stories in height, a few in the 5-9 range
- ◆ Situated in typical urban downtown fashion with no setback from public sidewalk
- ◆ Primarily commercial buildings with some governmental and institutional buildings

Important History

- ◆ Development of Athens and its downtown closely tied to the history of development of the University of Georgia.
- ◆ The area included intermingled residential, commercial, and warehouse uses originally with residential uses being phased out over time especially in the southern blocks through the early 20th century as more theaters for both movies and live performance were introduced.
- ◆ The area north of Washington Street was primarily residential until urban renewal in the 1960s.
- ◆ The 1970s and 1980s were challenging for downtown due to new competition from shopping centers and the mall.
- ◆ Infrastructure updates, public transportation updates, and parking decks have spurred renewed investment in downtown in the 21st century.

The design guidelines for the Milledge Avenue Historic District and for the 2 Downtown Historic Districts differ from the general guidelines.

Please refer to those sets of guidelines for information specific to Milledge Avenue and Downtown Athens.

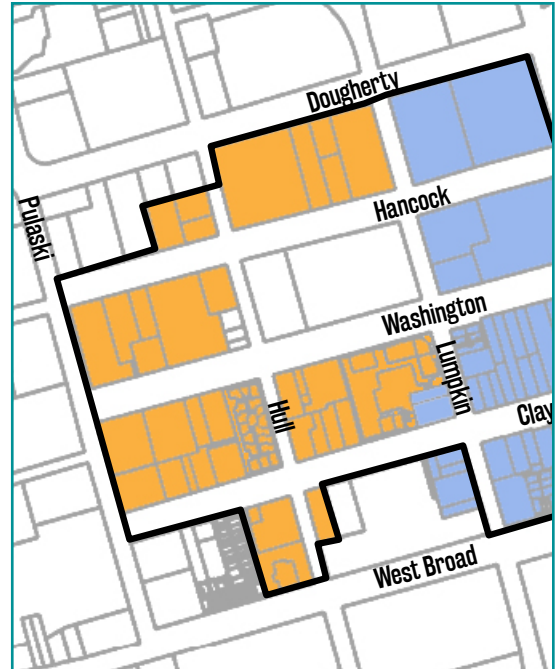
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West Downtown Historic District

2H

Downtown Historic District

- Local District Properties
- National Register Historic District



Athens-Clarke County, GA
Historic Districts and
Landmark Properties



2H. West Downtown

2H

Date of Local Designation	2020
Number of Parcels	37
Date of National Reg. Designation	1978, updated 1984 and 2006
Number of Parcels	176
Do boundaries match?	No
Approximate acreage	16.37

Period of Significance from designation report:

- ◆ 1804-1970

Areas of Significance from designation report

- ◆ Architecture, Commerce, Community Planning and Development, Ethnic Heritage-Black, Transportation, Religion, Social History

Architectural Styles or Types Seen:

- ◆ Primarily vernacular twentieth century commercial blocks with larger, institutional building having more stylistic details. Elements found relating to the following styles: Greek Revival, Gothic Revival, Romanesque Revival, International, Art Deco

Architectural Materials, Heights, Massing, or other features common to the area:

- ◆ Most buildings are brick with some concrete or stucco
- ◆ Most building 1 or 2 stories in height
- ◆ Most buildings situated in typical urban downtown fashion with no setback from public sidewalk

Important History

- ◆ Great increases in commercial development throughout the early 1900s especially in automotive oriented businesses and African American commercial development.
- ◆ Automotive uses included auto sales lots, gas stations, car repair, tire shops and auto upholstery historically, though few auto related services remain in the area.
- ◆ This area was the local African American epicenter of commercial, social, and cultural life by the early twentieth century.

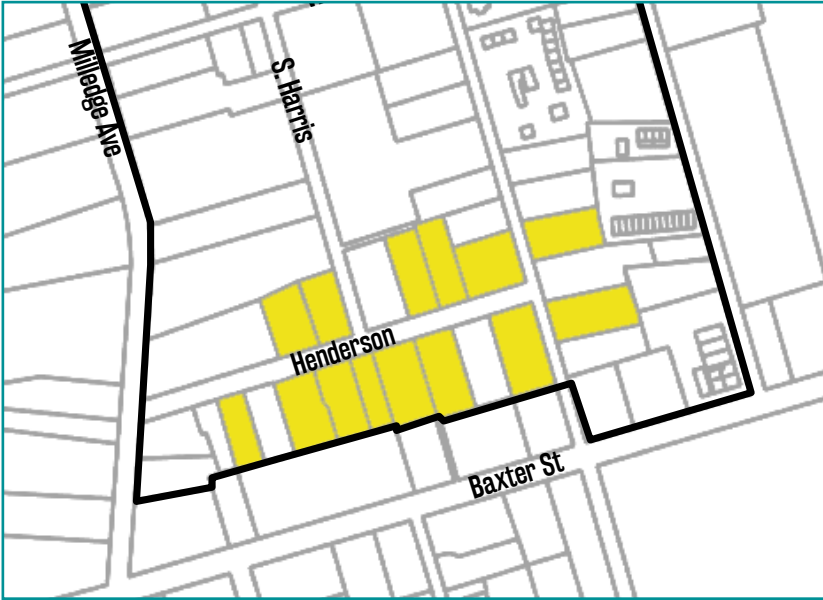
The design guidelines for the Milledge Avenue Historic District and for the 2 Downtown Historic Districts differ from the general guidelines.

Please refer to those sets of guidelines for information specific to Milledge Avenue and Downtown Athens.

Athens-Clarke County, GA
Historic Districts and
Landmark Properties

Henderson Avenue Historic District

21



Henderson Ave Historic District

- Local District Properties
- National Register Historic District





Henderson Avenue Historic District

21. Henderson Avenue

21

Date of Local Designation	1999
Number of Parcels	14
Date of National Reg. Designation	1975 (Originally part of the Dearing Street Historic District)
Number of Parcels	95
Do boundaries match?.....	No
Approximate acreage.....	6

Period of Significance from designation report:

- ◆ 1840-1950

Areas of Significance from designation report

- ◆ Architecture, Community Planning and Development

Architectural Styles or Types Seen:

- ◆ Folk Victorian, Craftsman, Colonial Revival, and Minimal Traditional

Architectural Materials, Heights, Massing, or other features common to the area:

- ◆ Commonly full-width front porches
- ◆ Commonly centered entrances with transom—a few also have sidelights
- ◆ One and one and a half story dwellings
- ◆ Hipped and gabled roofs

Site Features such as setbacks, plantings, paving materials, etc. common to the area:

- ◆ Streets platted in a grid pattern oriented north-northwest to south-southeast and east-northeast to west-southwest.

Important History

- ◆ Henderson Avenue was originally named States Rights Street. The change to Henderson Avenue occurred in the early 1900s.
- ◆ The street car line along Milledge Avenue contributed to the boon in development along Henderson Avenue in the 1880s and 1890s.

2J



Athens-Clarke County, GA
Historic Districts and
Landmark Properties



2J. Milledge Avenue

2J

Date of Local Designation	2010
Number of Parcels	94
Date of National Reg. Designation	1985
Number of Parcels	88
Do boundaries match?.....	No
Approximate acreage.....	60

Period of Significance from designation report:

- ◆ 1850-1960

Areas of Significance from designation report

- ◆ Architecture, Community Planning and Development, Transportation

Architectural Styles or Types Seen:

- ◆ Greek Revival, Victorian Eclectic, Queen Ann, Neoclassical, Colonial Revival, Tudor Revival, American Foursquare, Craftsman/Bungalow

Architectural Materials, Heights, Massing, or other features common to the area:

- ◆ Predominantly 2-story, large scale
- ◆ Wood and brick are the principal building materials

Site Features such as setbacks, plantings, paving

materials, etc. common to the area:

- ◆ Varying lot sizes with trees, shrubs, and flowers; many mature oaks
- ◆ All structures front on Milledge Ave.
- ◆ Relatively flat terrain

Important History

- ◆ Impressive collection of mid-19th through early 20th century houses
- ◆ Many homes of prominent Athens citizens, including Ferdinand Phinizy, H.C. White, Charles Scudder, D.H. Dupree, and Charles Brand.
- ◆ In the mid-1890s, Milledge Avenue became one of Athens main streetcar routes.

The design guidelines for the Milledge Avenue Historic District and for the 2 Downtown Historic Districts differ from the general guidelines.

Please refer to those sets of guidelines for information specific to Milledge Avenue and Downtown Athens.

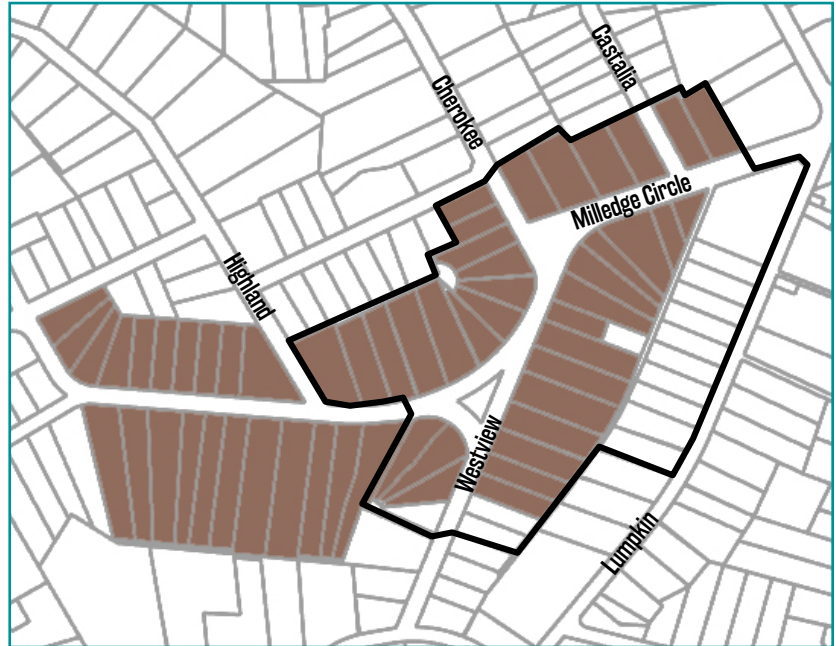
Athens-Clarke County, GA
Historic Districts and
Landmark Properties

Milledge Circle Historic District

2K

Milledge Circle Historic District

-  Local District Properties
-  National Register Historic District



Athens-Clarke County, GA
Historic Districts and
Landmark Properties



Milledge Circle Historic District

2K. Milledge Circle

2K

Date of Local Designation	2018
Number of Parcels	56
Date of National Reg. Designation	1985
Number of Parcels	51
Do boundaries match?.....	No
Approximate acreage.....	27.10

Period of Significance from designation report:

- ◆ 1913-1964

Areas of Significance from designation report

- ◆ Architecture, Community Planning and Development, Landscape Architecture

Architectural Styles or Types Seen:

- ◆ Colonial Revival, Contemporary Ranch, Craftsman, Dutch Colonial Revival, Mediterranean Revival, Mid-Century Modern, and Prairie
- ◆ 8 house types found: American Four-square, American Small, English Cottage, Gabled-L Cottage, Georgia, I-House, Ranch, Side-Gable Cottage

Architectural Materials, Heights, Massing, or other features common to the area:

- ◆ Most dwellings are one full story in height with some two-story examples found. Of

the single-story examples many include historic or modern use of attic space for an upper level and some dwellings including basement levels.

- ◆ Brick is the most common siding material though wood and stucco are also present.

Site Features such as setbacks, plantings, paving materials, etc. common to the area:

- ◆ Basically consistent setbacks close to streets and behind sidewalks, except for significant setback variation at the southern side of the 400 block of Milledge Circle.
- ◆ Low masonry retaining walls positioned near sidewalks at many properties.
- ◆ Several original accessory structures remain with a high level of architectural integrity.

Important History

- ◆ Neighborhood laid out in 1913 as Milledge Park on land formerly known as the Scott Homeplace. Home construction began in 1915 and primary structures were built over 60 years.
- ◆ Several of the homes were designed by local architect Fred Orr.

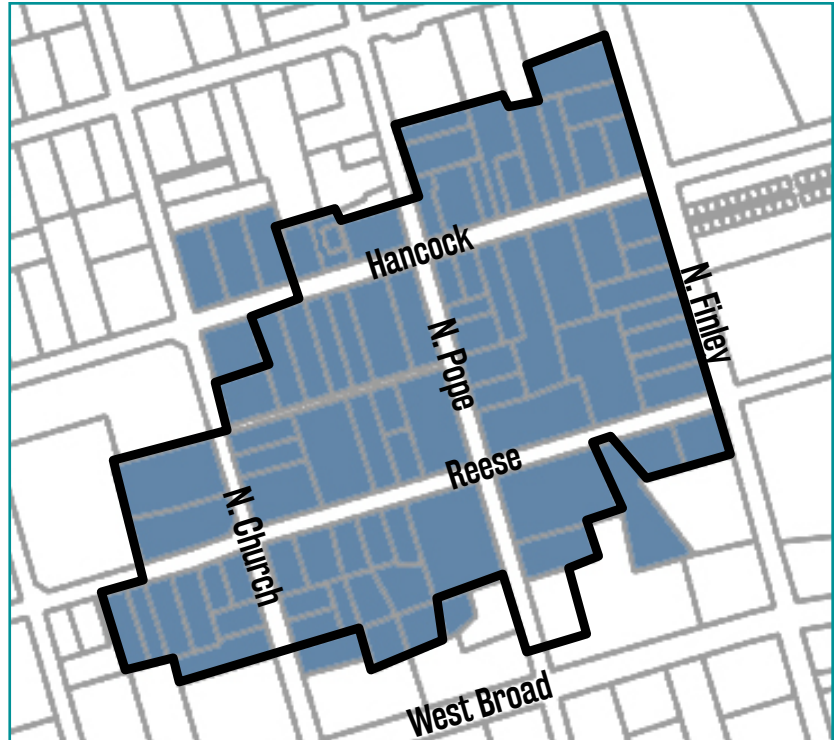
Athens-Clarke County, GA
Historic Districts and
Landmark Properties

Reese Street Historic District

2L

Reese Street Historic District

- Local District Properties
- National Register Historic District



Athens-Clarke County, GA
Historic Districts and
Landmark Properties



Reese Street Historic District

2L. Reese Street

2L

Date of Local Designation	2008
Number of Parcels	87
Date of National Reg. Designation	1985
Number of Parcels	78
Do boundaries match?.....	No
Approximate acreage.....	19

Period of Significance from designation report:

- ◆ 1868-1958

Areas of Significance from designation report

- ◆ Architecture, Community Planning and Development, Education, African-American Heritage, Religion

Architectural Styles or Types Seen:

- ◆ Not highly stylistic but exhibiting characteristics of Queen Anne, Folk Victorian, and Craftsman.
- ◆ 11 house types found: Saddlebag, Central hallway, Hall-Parlor, Georgia Cottage, Shotgun, Extended Hall-Parlor, Gabled Wing Cottage, New South Cottage, Pyramidal Cottage, Bungalow, and American Foursquare

Architectural Materials, Heights, Massing, or other features common to the area:

- ◆ Nearly all dwellings and commercial structures one story in height
- ◆ Institutional structures are larger.

Site Features such as setbacks, plantings, paving materials, etc. common to the area:

- ◆ Basically consistent setbacks close to streets and behind sidewalks
- ◆ Variety of historic landscape treatments such as low shrubbery, boxwood, and hedgerows. Hemlock and oak trees found.
- ◆ Brick sidewalks
- ◆ Low retaining walls positioned near streets

Important History

- ◆ One of the earliest African-American neighborhoods
- ◆ Knox School (Institute) was in this neighborhood, the first school for African-Americans in area, and Athens High and Industrial as the first accredited public school for African-Americans in Georgia.

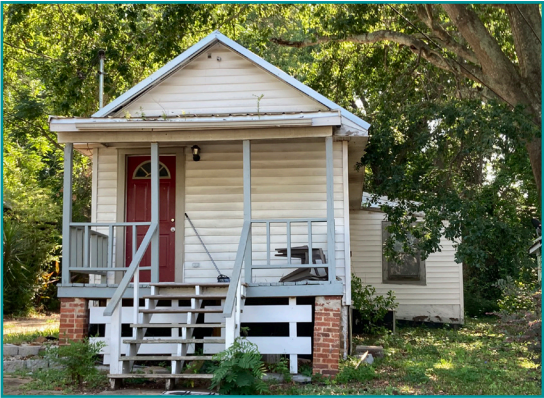
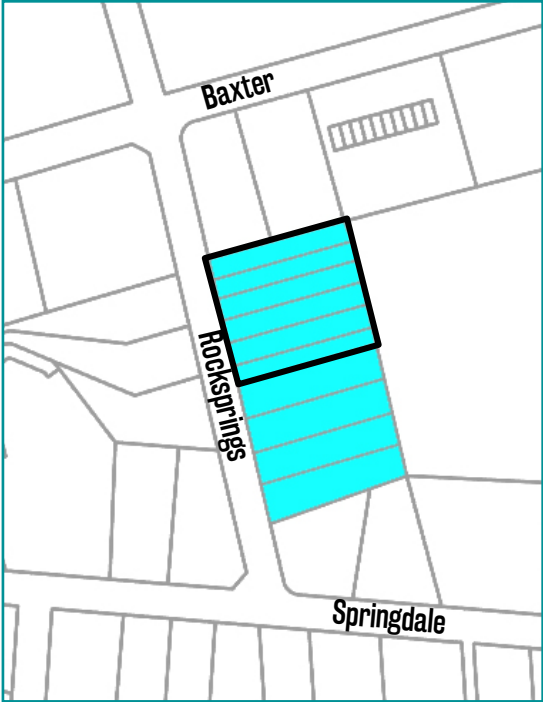
Athens-Clarke County, GA
Historic Districts and
Landmark Properties

Rocksprings Historic District

2M

Rocksprings Historic District

- Local District Properties
- National Register Historic District





Rocksprings Historic District

2M. Rocksprings

2M

Date of Local Designation	2000
Number of Parcels	10
Date of National Reg. Designation	1996
Number of Parcels	6
Do boundaries match?.....	No
Approximate acreage.....	2

Site Features such as setbacks, plantings, paving materials, etc. common to the area:

- ♦ Long rectangular lots
- ♦ Setbacks close to the street

Important History

- ♦ Recognized for its association with African-American history and as an urban grouping of worker housing including rare house types.

Period of Significance from designation report:

- ♦ 1900-1950

Areas of Significance from designation report

- ♦ Architecture, African-American Heritage

Architectural Styles or Types Seen:

- ♦ 7 of the 10 properties are Shotgun type dwellings
- ♦ Also, Saddlebag, Extended Hall-Parlor, and a turn-of-the-century Duplex.

Architectural Materials, Heights, Massing, or other features common to the area:

- ♦ Majority of houses are Shotgun type
- ♦ Modestly sized houses
- ♦ Primary material is wood

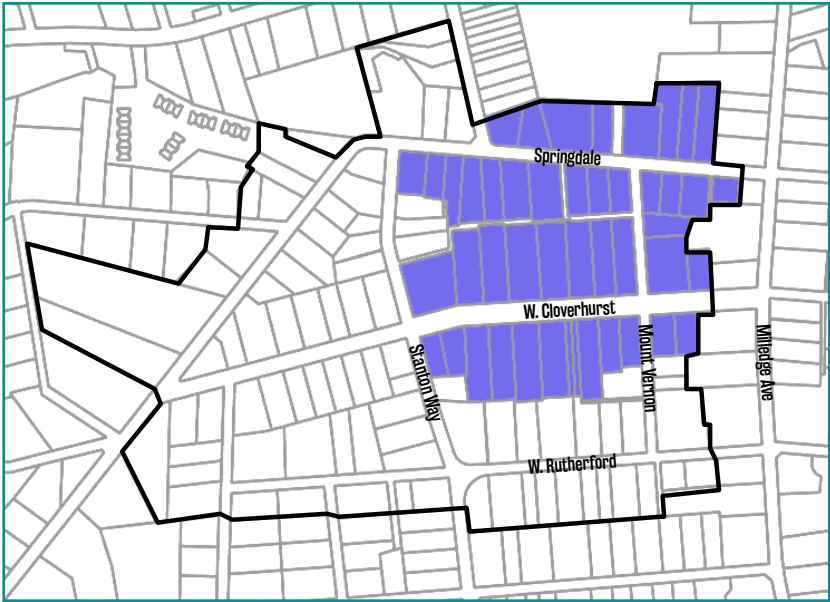
Athens-Clarke County, GA
Historic Districts and
Landmark Properties

West Cloverhurst/ Springdale Historic District

2N

W. Cloverhurst/ Springdale Historic District

- Local District Properties
- National Register Historic District





West Cloverhurst/ Springdale Historic District

2N. West Cloverhurst/ Springdale

2N

Date of Local Designation	1999
Number of Parcels	46
Date of National Reg. Designation	2007
Number of Parcels	123
Do boundaries match?	No
Approximate acreage	25

Period of Significance from designation report:

- ◆ 1890-1945

Areas of Significance from designation report

- ◆ Architecture, Community Planning and Development, Social History

Architectural Styles or Types Seen:

- ◆ Colonial Revival, Craftsman, Minimal Traditional, Neo-Colonial, Prairie, Ranch, Tudor, Folk Victorian, and Victorian

Architectural Materials, Heights, Massing, or other features common to the area:

- ◆ Primary siding is clapboard, shingle, stucco or brick
- ◆ Composition shingle roofs
- ◆ Brick, stone, or concrete slab foundation

- ◆ About half are one story and half two story
- ◆ Cloverhurst homes tend to be larger than those of Springdale

Site Features such as setbacks, plantings, paving materials, etc. common to the area:

- ◆ Some variety in lot sizes. Cloverhurst lots tend to be larger than those on Springdale
- ◆ Well-defined front and rear yards
- ◆ Variety of flower beds, shrubbery, and trees with dogwoods being the most common.

Important History

- ◆ Cloverhurst area was once part of an experimental farm of the same name that was parceled in the 1890s.
- ◆ Springdale area was part of the Bloomfield property.

Athens-Clarke County, GA
Historic Districts and
Landmark Properties

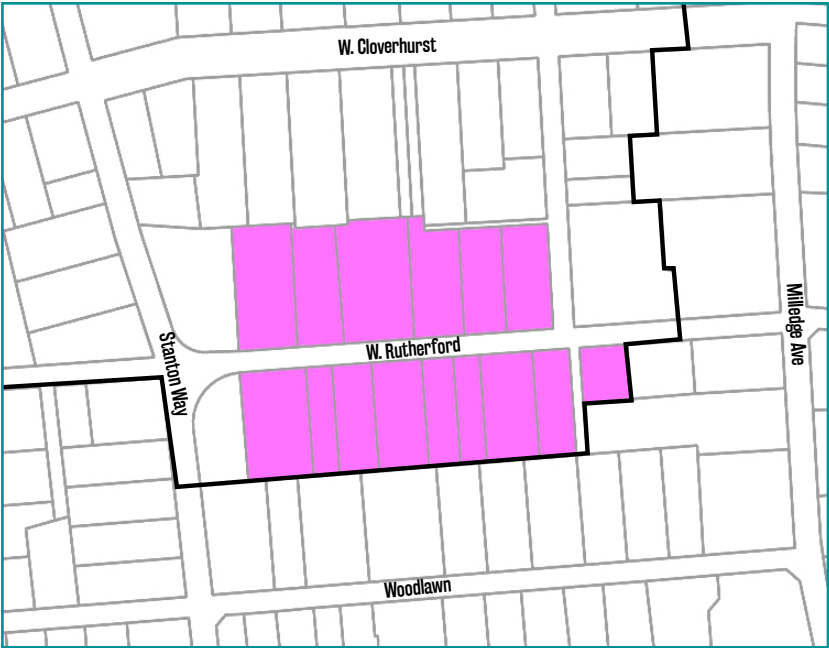
West Rutherford Street Historic District

20

Milledge Circle
Historic District

Local District
Properties

National Register
Historic District



Athens-Clarke County, GA
Historic Districts and
Landmark Properties



West Rutherford Street Historic District

20. West Rutherford

20

Date of Local Designation	2016
Number of Parcels	15
Date of National Reg. Designation	2007
Number of Parcels	123
Do boundaries match?.....	No
Approximate acreage.....	6.54

Period of Significance from designation report:

- ◆ 1930-1956

Areas of Significance from designation report

- ◆ Architecture, Community Planning and Development

Architectural Styles or Types Seen:

- ◆ English Cottage, Bungalow, Colonial Revival, Ranch

Architectural Materials, Heights, Massing, or other features common to the area:

- ◆ Primary siding material is brick.
- ◆ Composition shingle roofs with gable forms predominate; most roofs are fairly steep.

- ◆ Most of the main structures are one-story, some with dormers, and three structures are two-story.
- ◆ Dentil moldings at the cornice are the most common detail element.

Site Features such as setbacks, plantings, paving materials, etc. common to the area:

- ◆ Largely consistent front building setbacks.
- ◆ Planned, but unbuilt, north-south connecting streets have been used for residential driveway locations.
- ◆ Brick walls, both solid and pierced brick, are found at several properties with front walls being very low.

Important History

- ◆ This area is included in the West Cloverhurst/Springdale National Register Historic District but is also designated as a separate local historic district.

Woodlawn Historic District

2P

Woodlawn Historic District

- Local District Properties
- National Register Historic District



Athens-Clarke County, GA
Historic Districts and
Landmark Properties



Woodlawn Historic District

2P. Woodlawn

2P

Date of Local Designation	1988
Number of Parcels	21
Date of National Reg. Designation	1987
Number of Parcels	21
Do boundaries match?.....	Yes
Approximate acreage.....	9

Site Features such as setbacks, plantings, paving materials, etc. common to the area:

- ◆ Rectangular lots similar in size—60 to 80 feet width and approximately 200 feet depth.
- ◆ Uniform setback
- ◆ Trees, shrubs, and grassed lawns create a continuous landscape with yards blending into one another
- ◆ Granite curbing, concrete sidewalks and streets.

Period of Significance from designation report:

- ◆ 1915-1926

Areas of Significance from designation report

- ◆ Architecture, Community Planning and Development, Landscape Architecture, and Local History

Architectural Styles or Types Seen:

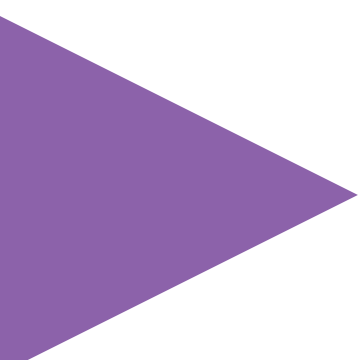
- ◆ Dominated by Craftsman style dwellings
- ◆ Neoclassical, Georgia Revival, and Bungalow details found

Architectural Materials, Heights, Massing, or other features common to the area:

- ◆ Shallow pitched roofs with wide eaves and exposed rafters
- ◆ Windows typically 9 over 1 or 12 over 1

Important History

- ◆ 187 Woodlawn Street has an association with architect Fred Orr.
- ◆ The area was created through the subdivision of larger tracts representative of the community growth in the early 20th century





Landmark Properties

3. Landmark Properties

Athens-Clarke County is lucky to have a number of properties having already received the status of local historic landmark as well as a large number of properties eligible for that distinction. Local historic landmarks are properties that have been deemed worthy of preservation individually rather than a collection of properties preserved together as found with a historic district. The following criteria are used when determining a site as eligible for local historic landmark status:

- ◆ It is an outstanding example of a building, structure, object, or work of art representative of its era;
- ◆ It is one of the few remaining examples of past architectural style;
- ◆ It is a place, building, site, object, work of art or structure associated with an event or person of historic or cultural significance to Athens-Clarke County, State of Georgia, or the region.

- ◆ It is a site or place of natural or aesthetic interest that is continuing to contribute to the cultural or historical development and heritage of the municipality, county, state or region.

Files for each of the local historic landmark properties are available at the Planning Department. Note that several of the local landmark properties are included in the Downtown Historic District and would utilize the separate Downtown Design Guidelines when planning alterations. Similarly, several properties are located within the Milledge Avenue Historic District that would follow the design guidelines created specifically for that area. However, these properties are listed here for continuity and recognition of their landmark status.

3

Landmark Properties

3



Anderson Cottage

Landmark Address

- ◆ 425 S. Church Street

Local Designation Date

- ◆ 12-6-1994

National Register Designation

- ◆ Yes, within Dearing Street District

Date of Construction

- ◆ 1898

Period of Significance from designation report:

- ◆ Victorian/1915

Areas of Significance from designation report

- ◆ Architecture and Association with Important Persons

Important History, etc.

- ◆ Vernacular Queen Anne style one-story residential structure built approximately 1898.
- ◆ The house was purchased in 1915 by Miss Ruby Anderson. Miss Anderson was an English teacher at Athens High for 52 years, a member of a national educational policy committee and the first inductee into the Georgia Teachers' Hall of Fame.



Athens High and Industrial School

Landmark Address

- ◆ 496 Reese Street

Local Designation Date

- ◆ 2-2-1988

National Register Designation

- ◆ Yes, within Reese Street District

Date of Construction

- ◆ 1913

Period of Significance from designation report:

- ◆ 1913-1955

Areas of Significance from designation report

- ◆ Architecture, Community Planning, Education, Landscape Architecture, Social, Local History

Important History, etc.

- ◆ Georgia's first four-year high school for African-Americans, becoming accredited by the state in 1922.
- ◆ In use as a school for African-American students until 1956.
- ◆ Currently owned by the Athens Masonic Association

Landmark Properties



David C. Barrow School

Landmark Address

- ◆ 100 Pinecrest Drive

Local Designation Date

- ◆ 1-8-1991

National Register Designation

- ◆ No

Date of Construction

- ◆ 1923

Period of Significance from designation report:

- ◆ 1923-1940

Areas of Significance from designation report

- ◆ Education

Important History, etc.

- ◆ School opened in 1923; named after the Chancellor of the University of Georgia.
- ◆ Still in operation as a public school.
- ◆ Underwent extensive renovations in 2013.



Bobbin Mill Works

Landmark Address

- ◆ Milledge Circle at West Lake Drive

Local Designation Date

- ◆ 3-6-1990

National Register Designation

- ◆ No

Date of Construction

- ◆ 1947

Period of Significance from designation report:

- ◆ None provided

Areas of Significance from designation report

- ◆ None provided

Important History, etc.

- ◆ 3.72 acres of land at the site of the former Bobbin Mill which operated in the late 1800's.
- ◆ The land was deeded to the Bobbin Mill Garden Club in 1947 and now serves as an arboretum and bird sanctuary. The land is not readily accessible to the public.

3

Landmark Properties

3



Bottleworks on Prince

Landmark Address

- ◆ 297 Prince Avenue

Local Designation Date

- ◆ 1-2-2002

National Register Designation

- ◆ Yes, individual

Date of Construction

- ◆ 1928 and 1940

Period of Significance from designation report:

- ◆ 1923-1950

Areas of Significance from designation report

- ◆ Architecture, Commerce, Industry, and Invention

Important History, etc.

- ◆ Walter Sams opened the Athens Coca-Cola Bottling Plant bottling facility at this location in 1928 having been designed by John William Barnett.
- ◆ Frank Fowler, an employee at the plant for 57 years is credited with numerous inventions for the bottling process and other areas.

Camak House

Landmark Address

- ◆ 279 Meigs Street

Local Designation Date

- ◆ 3-6-1990

National Register Designation

- ◆ Yes, individual

Date of Construction

- ◆ prior to 1833

Period of Significance from designation report:

- ◆ 1800-1849

Areas of Significance from designation report

- ◆ Architecture and Transportation

Important History, etc.

- ◆ First house to be built in the Prince Avenue area.
- ◆ James Camak was a UGA professor of mathematics, factory owner, a bank president and president of the Georgia Railroad.
- ◆ Historic American Building Survey documentation of structure completed in 1936.

Landmark Properties



Chase Street School

Landmark Address

- ◆ 757 North Chase Street

Local Designation Date

- ◆ 1-8-1991

National Register Designation

- ◆ Yes, within Boulevard District

Date of Construction

- ◆ 1923

Period of Significance from designation report:

- ◆ 1923-1940

Areas of Significance from designation report

- ◆ Education, Architecture

Important History, etc.

- ◆ Built in 1923 in Spanish Colonial Revival style with the original tile roof and some other decorative elements removed in 1986.
- ◆ Extensive remodeling and additions were done in 2007.



Chestnut Grove School

Landmark Address

- ◆ 610 Epps Bridge Parkway

Local Designation Date

- ◆ 5-5-1998

National Register Designation

- ◆ Yes, individual

Date of Construction

- ◆ 1896

Period of Significance from designation report:

- ◆ 1896

Areas of Significance from designation report

- ◆ Education, Religion, Social

Important History, etc.

- ◆ The school was constructed by joint funding of the County Board of Education and local sharecroppers as the first public school for African-Americans.
- ◆ One of few remaining one-room school-houses, the building was restored in the 1970's by former students.
- ◆ The school board sold the property to Chestnut Grove Baptist Church in 1956.

3

Landmark Properties

3



Church-Waddell-Brumby House

Landmark Address

- ◆ 280 East Dougherty Street

Local Designation Date

- ◆ 2-2-1988

National Register Designation

- ◆ Yes, individual

Date of Construction

- ◆ 1820

Period of Significance from designation report:

- ◆ 1800-1849 and 1850-1899

Areas of Significance from designation report

- ◆ Architecture, Education, Transportation and Local History

Important History, etc.

- ◆ Federal style house originally located on the north side of Hancock Street between Jackson Street and Thomas Street.
- ◆ The house, without its various additions, was moved to the present location in 1967 after demolition pressure from urban renewal.
- ◆ The home was restored in 1971 and opened in 1972 as the Welcome Center for Athens-Clarke County.



City Hall and Double-Barrel Cannon

Landmark Address

- ◆ 301 College Avenue

Local Designation Date

- ◆ 2-2-1988

National Register Designation

- ◆ Yes, within Downtown District

Date of Construction

- ◆ 1904 (City Hall) 1862 (cannon)

Period of Significance from designation report:

- ◆ 1800-1936

Areas of Significance from designation report

- ◆ Architecture, Military, Politics/Government

Important History, etc.

- ◆ City hall occupies the highest point in downtown Athens and was built in the Beaux Arts Classicism style based on the design of Augusta architect J.W. Barnett.
- ◆ The Double-Barrel Cannon is an important remnant of the Civil War. The cannon was designed by a local house builder and cast at the Athens Foundry and Machine Works in 1862. The design was tested but deemed unsuitable for dual firing and returned to Athens by Georgia Governor Joseph Brown. The cannon then occupied a spot near the town hall to serve as a warning signal of approaching Union troops.





Clarke County Courthouse

Landmark Address

- ◆ 325 East Washington Street

Local Designation Date

- ◆ 1-8-1991

National Register Designation

- ◆ Yes, within Downtown District

Date of Construction

- ◆ 1913

Period of Significance from designation report:

- ◆ 1913-1940

Areas of Significance from designation report

- ◆ Architecture, Politics/Government

Important History, etc.

- ◆ Yellow brick building in the Beaux Arts Classicism style design by architect Anthony Ten Eyck Brown.
- ◆ Reviewed under the Downtown Design Guidelines.



Clarke County Jail

Landmark Address

- ◆ 380 Meigs Street

Local Designation Date

- ◆ 1-8-1991

National Register Designation

- ◆ Yes, individual

Date of Construction

- ◆ 1876

Period of Significance from designation report:

- ◆ 1876-1913

Areas of Significance from designation report

- ◆ Architecture, Politics/Government

Important History, etc.

- ◆ Only remaining structure from the original courthouse square that later became Athens High School.
- ◆ The masonry design was an early example of a fireproof design. The building was used as intended until 1913 when the new courthouse was built downtown.

Landmark Properties

3



(Ross) Crane House

Landmark Address

- ◆ 247 Pulaski Street

Local Designation Date

- ◆ 1-8-1991

National Register Designation

- ◆ Yes, individual

Date of Construction

- ◆ 1842

Period of Significance from designation report:

- ◆ 1842

Areas of Significance from designation report

- ◆ Architecture

Important History, etc.

- ◆ Built by and for architect Ross Crane, who is also credited with designing several other noteworthy buildings in Athens, including the James Hamilton residence on Milledge Avenue and the First Presbyterian Church of Athens on East Hancock.
- ◆ The house is in the Greek Revival Style and was documented by the Historic American Building Survey in 1936.
- ◆ Home to Sigma Alpha Epsilon fraternity since 1929.



(Albin P.) Dearing House

Landmark Address

- ◆ 338 South Milledge Avenue

Local Designation Date

- ◆ 1-8-1991

National Register Designation

- ◆ Yes, individual and within Milledge District

Date of Construction

- ◆ 1856-1858

Period of Significance from designation report:

- ◆ 1858

Areas of Significance from designation report

- ◆ Architecture

Important History, etc.

- ◆ Brick structure of Greek Revival style with a full height portico.
- ◆ Built by A.P. Dearing, who was the son of a wealthy local textile manufacturer.
- ◆ Home of the Kappa Alpha Theta sorority since 1938.
- ◆ Documented by the Historic American Building Survey in 1936.
- ◆ Reviewed under the Milledge Avenue Design Guidelines.



Firehall No. 2

Landmark Address

- ◆ 489 Prince Avenue

Local Designation Date

- ◆ 3-6-1990

National Register Designation

- ◆ Yes, within Cobbham District

Date of Construction

- ◆ 1901

Period of Significance from designation report:

- ◆ 1900-1936

Areas of Significance from designation report

- ◆ Architecture, Local History

Important History, etc.

- ◆ Two-story brick fire house in truncated triangular form created by intersection of Prince Avenue and Hill Street.
- ◆ Featuring large windows accented with granite sills and arches of radiating voussoirs, an iron balcony, and cut brick decoration.
- ◆ The exterior is almost unchanged from its original appearance, and many interior features, including the original pole and bell, have been retained.



First AME Church

Landmark Address

- ◆ 521 North Hull Street

Local Designation Date

- ◆ 5-6-1998

National Register Designation

- ◆ Yes, individual

Date of Construction

- ◆ 1916

Period of Significance from designation report:

- ◆ 1916

Areas of Significance from designation report

- ◆ Religion, African-American Heritage, Architecture

Important History, etc.

- ◆ English Vernacular Revival architecture with a Latin cross plan designed by Louis Hudson Persley, the first registered African-American architect in Georgia and built by R.F. Walker, the first certified African-American builder in Georgia.
- ◆ The lot upon which the church was built was originally purchased by the congregation in 1880 when they were worshipping in a wooden church on Foundry St.
- ◆ Church parsonage was demolished during urban renewal in 1967.

Landmark Properties

3



F.M. Coker Building

Landmark Address

- ◆ 112 Foundry Street

Local Designation Date

- ◆ 10-6-1998

National Register Designation

- ◆ Yes, within Warehouse District

Date of Construction

- ◆ 1890

Period of Significance from designation report:

- ◆ 1890

Areas of Significance from designation report

- ◆ Architecture, Commerce/Industry

Important History, etc.

- ◆ Represents Athens' late-nineteenth and early-twentieth century development in the areas of industry, agriculture, trade, and commerce.
- ◆ One of the first large scale warehouses built in the area, it was used as a cotton warehouse.
- ◆ The designation includes the original two story brick building at the corner with Broad Street and a single story non-contributing building of which only the rear half remains with parking at the front.



Franklin House

Landmark Address

- ◆ 464-480 East Broad Street

Local Designation Date

- ◆ 3-6-1990

National Register Designation

- ◆ Yes, individual (12-11-1974)

Date of Construction

- ◆ 1845-1860

Period of Significance from designation report:

- ◆ 1800-1849 and 1850-1899

Areas of Significance from designation report

- ◆ Architecture and Commerce

Important History, etc.

- ◆ Constructed in two stages, the building exhibits both Federal and Greek Revival styles. Originally built with a cast iron front, this was replaced in 1870.
- ◆ Built with hotel rooms on upper floors and commercial uses on the first floor. However, Athens Hardware operated in the space from 1865 to 1972.
- ◆ Historic American Building Survey documentation from 1936.
- ◆ Reviewed under the Downtown Design Guidelines.

Landmark Properties



Gannon House

Landmark Address

- ◆ 540 Milledge Circle

Local Designation Date

- ◆ 12-3-2019

National Register Designation

- ◆ No

Date of Construction

- ◆ 1936

Period of Significance from designation report:

- ◆ 1936

Areas of Significance from designation report

- ◆ Community Planning and Development

Important History, etc.

- ◆ Built for Arthur F. Gannon and his wife Nell Upshaw. He was a veteran of WWI, after which he enrolled at UGA, earning a degree in Agricultural Science.
- ◆ Nell Upshaw Gannon also attended UGA and was the only woman in 1923 to receive a Masters Degree from this institution. They both taught at UGA after pursuing advanced degrees in California.
- ◆ This area was known as "lower" Milledge Circle" and was developed after the "upper" portion from Lumpkin to McWhorter which was developed in the early 1900s.



Georgian Hotel

Landmark Address

- ◆ 247 East Washington Street

Local Designation Date

- ◆ 1-8-1991

National Register Designation

- ◆ Yes, within Downtown District

Date of Construction

- ◆ 1909

Period of Significance from designation report:

- ◆ 1909-1940

Areas of Significance from designation report

- ◆ Architecture and Social History

Important History, etc.

- ◆ Opened as the "Hotel Georgian" in 1909 with 100 hotel rooms and an grand ball-room.
- ◆ Designed by Anthony Ten Eyck Brown.
- ◆ Converted to condos in the 1980s.
- ◆ The Grand Ballroom was restored in 2016 and is available for use by local community functions.
- ◆ Reviewed under the Downtown Design Guidelines.

3

Landmark Properties

3



Gospel Pilgrim Cemetery

Landmark Address

- ◆ 580 Fourth Street

Local Designation Date

- ◆ 2-2-1988

National Register Designation

- ◆ Yes, individual

Date of Construction

- ◆ 1882

Period of Significance from designation report:

- ◆ 1882-1956

Areas of Significance from designation report

- ◆ Religion, Social, Local History

Important History, etc.

- ◆ Resting place for many prominent African-Americans in Athens' history. The cemetery was associated with the Gospel Pilgrim Lodge, a membership insurance program in which members paid a weekly fee to be guaranteed a big funeral upon passing.
- ◆ The cemetery may contain as many as 3,000 graves.
- ◆ Prominent Athens citizens interred here include: "Pink" Morton (businessman), Madison Davis (legislator), Samuel Harris (educator), and Annie Derricotte (educator).

Greyside House

Landmark Address

- ◆ 638 Milledge Circle

Local Designation Date

- ◆ 12-3-2019

National Register Designation

- ◆ No

Date of Construction

- ◆ 1923

Period of Significance from designation report:

- ◆ 1923

Areas of Significance from designation report

- ◆ Architecture, Community Planning and Development

Important History, etc.

- ◆ Designed by local renowned architect Frederick J. Orr.
- ◆ One of the first properties developed on "lower" Milledge Circle.
- ◆ Built for Dr. Corbin Decker, an Athens physician, who owned it until 1973 when it was purchased by John Waters, the founder of the Master of Historic Preservation degree program at UGA.

Landmark Properties



(James S.) Hamilton House

Landmark Address

- ◆ 150 South Milledge

Local Designation Date

- ◆ 3-6-1990

National Register Designation

- ◆ Yes, within Milledge Avenue District

Date of Construction

- ◆ between 1856 and 1861

Period of Significance from designation report:

- ◆ 1856-1861

Areas of Significance from designation report

- ◆ Architecture and Community Planning

Important History, etc.

- ◆ Designed by architect Ross Crane, the structure has influences of the Federal, Greek Revival, and Italianate styles with the cast iron porch and balustrade.
- ◆ Hamilton obtained a medical degree in 1839. He was later a director of numerous railroads, a trustee of the university, and the president of the Princeton Manufacturing Company.
- ◆ Home to the Alpha Delta Pi sorority since the late 1930s.
- ◆ Reviewed under the Milledge Avenue Design Guidelines.



Hamilton-Williams House

Landmark Address

- ◆ 224 South Milledge Avenue

Local Designation Date

- ◆ 5-5-1998

National Register Designation

- ◆ Yes, within Milledge Avenue District

Date of Construction

- ◆ 1904

Period of Significance from designation report:

- ◆ 1904

Areas of Significance from designation report

- ◆ Architecture and Community Planning

Important History, etc.

- ◆ Representative of early twentieth century development along Milledge Avenue, the structure was built in the Colonial Revival style.
- ◆ Property was initially sold to sisters Sarah and Anna Hamilton in 1903. In 1920, widow Sarah willed her half interest to her daughters, Edwina and Alice Williams. This family and their descendants resided here until 1964.
- ◆ Home to Beta Theta Pi fraternity since 1999.
- ◆ Reviewed under the Milledge Avenue Design Guidelines.

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Hiram House

Landmark Address

- ◆ 635 West Hancock Avenue

Local Designation Date

- ◆ 5-5-1998

National Register Designation

- ◆ Yes, within Reese Street District

Date of Construction

- ◆ 1910

Period of Significance from designation report:

- ◆ 1900-1930

Areas of Significance from designation report

- ◆ African-American Heritage, Health/Medicine, Architecture, and Community Planning/Development

Important History, etc.

- ◆ Home of Dr. Ida Mae Hiram, the first female African-American Dentist in Georgia from 1918 until her death in 1979.



Hodgson House

Landmark Address

- ◆ 126 South Milledge Avenue

Local Designation Date

- ◆ 1-8-1991

National Register Designation

- ◆ Yes, within Milledge Avenue District

Date of Construction

- ◆ 1910

Period of Significance from designation report:

- ◆ 1910

Areas of Significance from designation report

- ◆ Architecture

Important History, etc.

- ◆ Craftsman style dwelling with green pantile tile roof as a distinctive feature.
- ◆ Reviewed under the Milledge Avenue Design Guidelines.

Landmark Properties



Homewood

Landmark Address

- ♦ 255 Milledge Heights

Local Designation Date

- ♦ 2-2-1988

National Register Designation

- ♦ No

Date of Construction

- ♦ 1830

Period of Significance from designation report:

- ♦ 1830

Areas of Significance from designation report

- ♦ Architecture, Community Planning, Education, and Local History

Important History, etc.

- ♦ Built by then UGA President Alonzo Church as a summer residence. The home served as a hospital and morgue during the Civil War prior to the surrounding land being subdivided into neighborhoods.



Hoyt Street Station

Landmark Address

- ♦ 135 Hoyt Street

Local Designation Date

- ♦ 11-1-1988

National Register Designation

- ♦ No

Date of Construction

- ♦ Freight warehouse-1875, Passenger Depot-1909

Period of Significance from designation report:

- ♦ 1875-1909

Areas of Significance from designation report

- ♦ Architecture and Commerce

Important History, etc.

- ♦ Freight warehouse constructed by the North East Railroad Company with the passenger depot added in 1909 after the passenger line was established. The passenger line stopped service in the 1930s, however the warehouse continued to operate until 1956.

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Landmark Properties

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Lehmann-Bancroft House

Landmark Address

- ◆ 392 South Pope Street

Local Designation Date

- ◆ 2-6-2018

National Register Designation

- ◆ Yes, within Dearing Street District

Date of Construction

- ◆ 1834

Period of Significance from designation report:

- ◆ 1832-1920

Areas of Significance from designation report

- ◆ Architecture

Important History, etc.

- ◆ Thought to be the oldest Greek Revival home in Athens. Became part of the Tanyard Condominium Development in the 1980s.



McNutt Creek Battlesite (a.k.a. Barber Creek)

Landmark Address

- ◆ 190 Puritan Road

Local Designation Date

- ◆ 7-6-1999

National Register Designation

- ◆ No

Date of Construction

- ◆ 1864

Period of Significance from designation report:

- ◆ 1864

Areas of Significance from designation report

- ◆ Military History

Important History, etc.

- ◆ The site of the only armed conflict during the Civil War in Clarke County.
- ◆ The site includes battery emplacements and infantry trenches remaining from the Civil War. Specifically, the site was involved in a raid in the summer of 1864.

Landmark Properties



Morton Building

Landmark Address

- ◆ 195 West Washington Street

Local Designation Date

- ◆ 2-2-1988

National Register Designation

- ◆ Yes, individual

Date of Construction

- ◆ 1910

Period of Significance from designation report:

- ◆ 1900-1936, 1937-1988

Areas of Significance from designation report

- ◆ Architecture, Commerce, Theater, and Local History

Important History, etc.

- ◆ Four story brick building at the core of what was once the center of downtown African-American businesses in an area known as "Hot Corner." It was built by M. B. "Pink" Morton, a successful businessman. The building included not only a theater but professional office space in which many prominent African-American professionals worked.



Newton House

Landmark Address

- ◆ 892 Prince Avenue

Local Designation Date

- ◆ 5-5-1998

National Register Designation

- ◆ Yes, individual

Date of Construction

- ◆ 1897

Period of Significance from designation report:

- ◆ 1897-1951

Areas of Significance from designation report

- ◆ Architecture and Women's History

Important History, etc.

- ◆ Queen Anne Style and association with Catherine Newton, the second female faculty member at the University of Georgia.

3

Landmark Properties



Phinizy-Segrest House

Landmark Address

- ◆ 250 South Milledge Avenue

Local Designation Date

- ◆ 1-8-1991

National Register Designation

- ◆ Yes, within Milledge Avenue District

Date of Construction

- ◆ 1858

Period of Significance from designation report:

- ◆ 1857

Areas of Significance from designation report

- ◆ Architecture

Important History, etc.

- ◆ Built by Thomas N. Hamilton in the Greek Revival Style and renovated with elaborate Victorian details around 1890 by Mrs. Ferdinand Phinizy.
- ◆ Reviewed under the Milledge Avenue Design Guidelines.



Presbyterian Manse (a.k.a. Albon Chase House)

Landmark Address

- ◆ 185 North Hull Street

Local Designation Date

- ◆ 2-2-1988

National Register Designation

- ◆ Yes, individual

Date of Construction

- ◆ 1840-1841

Period of Significance from designation report:

- ◆ 1800-1849

Areas of Significance from designation report

- ◆ Architecture, Communications, History

Important History, etc.

- ◆ Built by local newspaper owner and editor, Albon Chase, and used as the manse to the First Presbyterian Church on Hancock Avenue from 1888 to 1906. Noteworthy simplicity of classical design.

Landmark Properties



Scudder-Lewis House

Landmark Address

- ◆ 490 South Milledge Avenue

Local Designation Date

- ◆ 12-6-1994

National Register Designation

- ◆ Yes, within Milledge Avenue District

Date of Construction

- ◆ pre-1892

Period of Significance from designation report:

- ◆ 1892

Areas of Significance from designation report

- ◆ Architecture

Important History, etc.

- ◆ Major additions and renovations in 1892 converted a one and a half room cottage into a two-story Queen Anne home with a diamond motif. Also includes a historic accessory structure.
- ◆ Reviewed under the Milledge Avenue Design Guidelines.



Susan Building

Landmark Address

- ◆ 1127 West Hancock Avenue

Local Designation Date

- ◆ 2-2-1988

National Register Designation

- ◆ Yes, within West Hancock District

Date of Construction

- ◆ 1946

Period of Significance from designation report:

- ◆ 1946

Areas of Significance from designation report

- ◆ Science and Social

Important History, etc.

- ◆ Built as Athens' first African-American maternity hospital. The facility founder, Dr. Andrew Jones, named the building after his grandmother.

3

Landmark Properties

3



Taylor-Grady House

Landmark Address

- ◆ 634 Prince Avenue

Local Designation Date

- ◆ 2-2-1988

National Register Designation

- ◆ Yes, National Landmark (only one in Athens as of 2022)

Date of Construction

- ◆ about 1845

Period of Significance from designation report:

- ◆ 1850-1899

Areas of Significance from designation report

- ◆ Communications and Politics/ Government

Important History, etc.

- ◆ Greek Revival structure with several historic accessory buildings. The property is associated with Henry Grady who is remembered for his role in reconciliation between the North and South after the close of the Civil War and as a journalist. Historic American Building Survey documentation from 1936.



(Stevens) Thomas House

Landmark Address

- ◆ 347 West Hancock Avenue

Local Designation Date

- ◆ 1-8-1991

National Register Designation

- ◆ Yes, individual

Date of Construction

- ◆ 1849

Period of Significance from designation report:

- ◆ 1849-1980

Areas of Significance from designation report

- ◆ Architecture and Social History

Important History, etc.

- ◆ Greek Revival structure designed by Ross Crane. Originally faced Pulaski Street but was relocated around 1911 to allow for construction of the YWCO. A servants' house was also relocated at this same time. Historic American Building Survey documentation from 1936.

Landmark Properties



Thomas-Carithers House

Landmark Address

- ◆ 530 South Milledge Avenue

Local Designation Date

- ◆ 1-8-1991

National Register Designation

- ◆ Yes, individual

Date of Construction

- ◆ 1896

Period of Significance from designation report:

- ◆ 1896

Areas of Significance from designation report

- ◆ Architecture

Important History, etc.

- ◆ Beaux Arts Classicism style dwelling built by and for William Winstead Thomas, a local civil engineer, architect, and businessman. Historic American Building Survey documentation from 1936.
- ◆ Reviewed under the Milledge Avenue Design Guidelines.



The Tree That Owns Itself

Landmark Address

- ◆ Dearing and Finley Streets

Local Designation Date

- ◆ 2-2-1988

National Register Designation

- ◆ Yes, within Dearing Street District

Date of Construction

- ◆ unknown

Period of Significance from designation report:

- ◆ 1800-1988

Areas of Significance from designation report

- ◆ Agriculture and Local History

Important History, etc.

- ◆ Large oak tree within the intersection is the subject of a legend that professor William Jackson deeded the tree the land on which it grew. There is no evidence to the truth of the legend that first gained popularity in the 1890's.

3

Landmark Properties



Upson House

Landmark Address

- ◆ 1022 Prince Avenue

Local Designation Date

- ◆ 11-1-1988

National Register Designation

- ◆ Yes, individual

Date of Construction

- ◆ 1847

Period of Significance from designation report:

- ◆ 1847-1885

Areas of Significance from designation report

- ◆ Architecture and Local History

Important History, etc.

- ◆ Greek Revival style dwelling built for Dr. Marcus A. Franklin and later home to Stephen Upson after his retirement from the Georgia Supreme Court in 1885. Historic American Building Survey documentation from 1934.

Ware-Lyndon House

Landmark Address

- ◆ 293 Hoyt Street

Local Designation Date

- ◆ 2-2-1988

National Register Designation

- ◆ Yes, individual

Date of Construction

- ◆ 1850

Period of Significance from designation report:

- ◆ 1850

Areas of Significance from designation report

- ◆ Community Planning, Conservation, and Local History

Important History, etc.

- ◆ Greek Revival style building with Italianate style influences was built as a home for prominent local physician Edward R. Ware and later home to a local druggist and millwork company. Purchased by the City of Athens in 1939 for recreational purposes, the property has continued to be developed as the Lyndon House Arts Center with additional structures and recreation fields.

Landmark Properties



Whitehall Mill (Athens Factory)

Landmark Address

- ◆ 585 White Circle

Local Designation Date

- ◆ 8-2-2002

National Register Designation

- ◆ Yes, individual

Date of Construction

- ◆ 1893

Period of Significance from designation report:

- ◆ 1829-1988

Areas of Significance from designation report

- ◆ Archeology, Architecture, Engineering, Exploration/Settlement and Industry

Important History, etc.

- ◆ The oldest of the remaining mill buildings dates to 1893 with the property first used for a textile mill in 1829. The industrial use of the area allowed the area to gain population with the town of Whitehall incorporated in 1891.



Dearing-Wilkins House

Landmark Address

- ◆ 387 South Milledge Avenue

Local Designation Date

- ◆ 1-8-1991

National Register Designation

- ◆ Yes, within Milledge Avenue District

Date of Construction

- ◆ 1860

Period of Significance from designation report:

- ◆ 1860

Areas of Significance from designation report

- ◆ Architecture

Important History, etc.

- ◆ Greek Revival structure originally built as a home for Alfred L. Dearing and later owned by John Julian Wilkins, a prominent banker. This was the first National Register listed property in Athens.
- ◆ Reviewed under the Milledge Avenue Design Guidelines.

3

A. The Secretary of the Interior's Standards for Rehabilitation

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The Secretary of the Interior is responsible for establishing standards for all national preservation programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed or eligible for listing in the National Register of Historic Places. The Standards for Rehabilitation, a section of the Secretary's Standards for Historic Preservation Projects, address the most prevalent preservation treatment today: rehabilitation. Rehabilitation is defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

The Standards were originally published in 1977 and revised in 1990 as part of Department of the Interior regulations (36 CFR Part 67, Historic Preservation Certifications). They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time. Those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

A

B. Local Tax Freeze Application Process

The tax freeze program, started in 1995, allows for properties meeting certain conditions to have their property tax assessments frozen for eight years with a 50% increase toward the difference (in the former and then current values) for the ninth year and a return to the then current assessment the tenth year. The conditions of eligibility are:

- ◆ Properties within residential zoning districts must conform to the zoning classification. Land use is not a determining factor for properties not zoned residential.
- ◆ Properties must be considered contributing at the National or State level, as well as at the local level. Contributing means that the property contains enough historic details or character to add historic value to the area.
- ◆ Properties cannot receive this local tax freeze simultaneously with any benefits through the State Rehabilitation Act. Sequential benefits are allowed.

Some important notes about the tax freeze program:

- ◆ The property will continue to receive assessments during an approved freeze. While the tax bill will still reflect the frozen assessment, any dispute about assessments should be made when notified of the change rather than when the freeze has ended.
- ◆ While the property assessment on which the taxes are based will be frozen, the millage rate will not. Therefore, the actual amount paid may fluctuate.
- ◆ The freeze runs with the property and transfers to new owners.
- ◆ The freeze can only be received once. Applicants can contact the tax assessor if unsure of a past approval.

Applications for the Tax Freeze may be printed from the Planning Department website at <https://www.accgov.com/808/Applications-Forms> or picked up at the Planning Department.

B

Appendices **C. The National Register and What It Means To You**

Historic property designation is possible on the National, State, and Local levels. Property may be designated at only one level or all three. Each level offers its own incentives, rewards, and challenges.

National designation means that a property, site, or district is listed in the National Register of Historic Places. This is a listing maintained by the federal government through the National Park Service. Being listed in the National Register provides formal recognition of a property's historical, architectural, or archaeological significance based on national standards. National Register designation identifies significant historic properties that can be taken into account in a broad range of preservation and development activities. It also ensures that these properties will be considered in the planning of state or federally assisted projects. National Register listing does not place obligations on private property owners to rehab structures, nor does it require any review of renovation or new construction on the property. Various grants or tax incentives may be possible for projects at listed sites depending on the project and available monies at that time.

State level designation means that a property is listed in the Georgia Register of Historic Places. The Georgia Register uses the same criteria and documentation procedures as the National Register of Historic Places. 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. The Georgia Register is the state designation referenced by state laws and regulations regarding state grants, property tax abatements, the Georgia Environmental Policy Act, the State-owned Historic Properties Act, and other state preservation and environmental programs.

Local designation has different meanings for different communities. For properties in Athens-Clarke County, local designation means that protective measures are in place to review changes for their appropriateness and compatibility. This is the Certificate of Appropriateness process. Another aspect of local designation is the potential to qualify for the Historic Property Tax Freeze.

C

D. How to Get Started Researching a Property's History

Relatively few historic properties in Athens-Clarke County have received comprehensive documentation of their history. However, some research materials are available online or can be found at several area libraries and record rooms.

Sanborn Maps

One of the most informative and interesting collections for research are the Sanborn Maps. These maps were produced for a national insurance company starting in the late 19th Century and continued to the middle of the 20th Century. These maps were produced every few years and show all structures at that time in the areas covered. The maps are coded to identify the number of stories a building had, the roofing material and sometimes information about windows and accessory building's use. The original maps are also color coded to indicate the type of construction. These maps help determine the date range of construction or whether the structure pre-dates the earliest map for the area and how the building and its surroundings changed throughout the years. The maps are available online for the years of 1885 to 1918 at <http://dlg.galileo.usg.edu/sanborn/>. For the later maps, black and white copies are available on microfilm at the Heritage Room at the Athens-Clarke County Library.

City Directories

Another great resource is the collection of City Directories. These directories are the telephone books of the early days and include a reverse directory, where a property address can be searched rather than a name. Tracking tenancy of a property can tell you who lived at that location, often if the person owned

the property, and sometimes how long they had owned the property or their occupation. Tracking the tenancy back until there is no listing for the property can be a big clue to the age of a structure. The best way to use these directories is to start in more recent times and work backwards. City directories for Athens date back to the 1880's and are available at both the Heritage Room of the Athens-Clarke County Library and the Georgia Room at the Hargrett Rare Book and Manuscript Library on the University of Georgia campus.

Property Deeds

Learning the names of previous owners of a property enables one to best research property deed records. These records from the past 50 years or so are still located at the Clarke County Courthouse. Older records dating back to 1801, tax digests for the first half of the 19th Century, estate records and other court documents and census information prior to 1930 are available at the Heritage Room of the Athens-Clarke County Library.

Local Newspapers

While past issues of the local newspapers are available on microfilm at the Athens-Clarke County Library as well, they have not been indexed and therefore can prove difficult to search without specific dates of interest. For properties that have a past association with the University of Georgia, the Red and Black newspaper, which began in 1893 as a student publication, is now archived and indexed online at www.redandblack.libs.uga.edu.

Vertical Files at UGA

Other potential resources are the vertical files located in the Georgia Room at the Hargrett

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Rare Book and Manuscript Library on the University of Georgia campus. These files are indexed by biographies, city and county, and university topics and include primarily newspaper clippings. The index for these files is available online at <http://www.libs.uga.edu/hargrett/garoom/vert.html>.

Additional resources at this location include the 1967 Athens-Clarke Heritage Foundation House Survey forms which include some written documentation and a photograph for each

of the approximately 800 properties surveyed. Other historic photographs might be included in various manuscript collections or within the limited photograph specific collections but these small collections will not contain photographs for the majority of the historic properties in Athens-Clarke County. An index for the manuscript collection can be accessed online through the website for the Hargrett Rare Book and Manuscript Library on the University of Georgia campus.



D

E: Glossary Of Terms

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- ♦ **Architectural style:** A categorization based on the external ornaments or decoration of a building.
- ♦ **Architectural type:** A categorization based on the unadorned, overall core form of a building such as its shape and floor plan.
- ♦ **Balustrade:** A railing supported by a row of balusters and posts usually along the open edge of a porch.
- ♦ **Battered Columns:** A column that is wider at its bottom sloping to a smaller width at the top. Often associated with the Craftsman style of architecture.
- ♦ **Brackets:** Decorative or structural units found at right angles such as where a wall and roof eave intersect.
- ♦ **Certificate of Appropriateness (COA):** A document certifying that a specified project has been found appropriate for a property and/or a historic district.
- ♦ **Chamfered:** A beveled edge often seen on the corners of square porch columns for decorative effect.
- ♦ **Contributing Status:** Refers to a building or property that adds to the aesthetic qualities or historic values for which a district is significant because it possesses integrity reflecting the district's character or independently meets design criteria.
- ♦ **Cornice:** A horizontal projection that crowns or completes a wall or building with differing degrees of ornamentation possible.
- ♦ **Curb Cut:** A designed location for access between street and properties usually associated with driveway locations.
- ♦ **Dentils:** A series of small rectangular blocks below a cornice resembling a row of teeth.
- ♦ **Eave:** Projecting overhang at the lower edge of a roof.
- ♦ **Exposed Rafters:** The revealed end of a rafter or sloped beam supporting a roof which is not obscured by the roof.
- ♦ **Façade:** The face of a building, especially the principal face.
- ♦ **Fascia:** A flat horizontal band between moldings, especially in a classical entablature.
- ♦ **Fluted Columns:** A long rounded groove incised on the shaft of a column for decorative effect.
- ♦ **Glazing:** Glass set in frames such as that found at windows and doors.
- ♦ **Historic Preservation Commission (HPC):** The board appointed to make decisions about appropriate changes to historic properties and districts and recommend historic designation of properties among other tasks.
- ♦ **Historic or Expansive Canopy Tree:** Any tree reasonably thought to have been purposefully planted as part of a designed landscape 50 years ago or more or any tree that has grown to include a canopy diameter of over 40 feet.
- ♦ **In-Kind:** Without change to design or materials
- ♦ **Light Configuration:** Refers to the number of panes a window is divided into for each sash.
- ♦ **Muntin/Mullion:** The member supporting each glass pane in a window.
- ♦ **Mortar:** A mixture of bonding materials, such as cement, lime, sand and water, used to bind together bricks or stones.
- ♦ **Non-Contributing In-Character Status:** Refers to a property or building that does not add to the historic values for which

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a district is significant because of its age or alteration of historic integrity but that contains significant aesthetic qualities reflective of the district's character.

- ◆ **Non-Contributing Out-of-Character**

Status: Refers to a property or building that does not add to the historic values for which the district is significant due to its age or alteration and is lacking significant aesthetic qualities reflecting of the district's character.

- ◆ **Parapet:** A low protective wall around and along the edge of a roof, often found on flat roofs.
- ◆ **Pediment:** A triangular element often used to accent a gable form or over an entrance to reference Greek architecture.
- ◆ **Pilaster:** A rectangular column set into a wall, usually for decorative effect.

- ◆ **Porte Cochere:** From the French for "coach door," this is a protected underpass along a drive to allow passengers coverage between vehicle and building.
- ◆ **Portico:** A roofed porch supported by columns and providing covered entrance to a building
- ◆ **Roof Pitch:** The angle of a roof slope.
- ◆ **Sanborn Map:** Historic insurance map often used to help understand the historic development of an area or property.
- ◆ **Sash, Window:** A frame in which the panes of a window are set.
- ◆ **Secretary of the Interior's Standards for Rehabilitation:** Federally created design guidelines. See Appendix A.
- ◆ **Sidelight(s):** Vertical glazing located on one or both sides of a door sometimes with paneling at the lower half.
- ◆ **Soffit:** The underside of the overhang on a roof.
- ◆ **Transom:** A window above a door.
- ◆ **Truss:** A framework of beams designed to support a roof.

F. Architectural Styles and Types Referenced for Athens-Clarke County Districts and Landmarks

Both style and type refer to sets of characteristics that make a structure identifiable. Style is generally the adornment or arrangement of detailing while type is generally the unadorned form of a structure and arrangement of spaces. Note that the following definitions and time periods represent the purest form of the style or type and the height of its popularity generally in this country. Some structures found locally may be high-style, pure examples but many will not be and will have elements of the style or several styles. This is often indicative of the transition from one style to another in popularity or a selective update in style elements from an early renovation. Some structures will lack adornment and be more utilitarian. These may have a building type without a style, these are referred to as vernacular architecture and are equally important in telling the story of the history of Athens-Clarke County.

American Foursquare (1915-1930)

A cubical mass capped by a pyramidal roof; four principal rooms on each floor; one of the front two rooms typically serves as the entry and stair hall. Simple box shape; two-and-a-half stories high; low-hipped roof with a deep overhang; large central dormer; full-width porch with wide stairs; brick, stone, stucco, concrete block, or wood siding.

American Small (1930s-1960s)

A small, detached, single-family house; compact, nearly square although sometimes rectangular in plan; one story high; usually gable

roofed; simply and tightly massed; simply detailed; a minimum three and a maximum of five rooms; always just two rooms across the front in the main mass of the house, under the main roof, although additional rooms or porches under smaller roofs often extended the house at either end; hallways are non-existent or very small; the front door is often but not always centered; windows tend to be traditional in form and placement, but innovative corner windows or the occasional picture window may be present, especially in later examples.

Bungalow (1880s - 1930)¹

Narrow, rectangular one-and-a-half story house; originated in California as a reaction to the elaborate decoration of Victorian homes; low-pitched gabled or hipped roofs and small covered porches at the entry. (See footnote.)

Central Hallway (1830-1930)

A central hallway or passageway between two rooms; only one room deep; most frequently has a gabled roof and exterior end chimneys on both ends.

Classical Revival (1895-1950)

May be one or two stories tall; symmetrical in form; two rooms deep with the long side commonly facing the street; a gabled entrance portico dominating the front façade and usually equaling it in height, supported by four or more simple Roman Doric or Tuscan type columns. Smaller porches may be present on rear and side facades. Some examples have recessed porticos. A semi-circular or elliptical fan light is usually present above a paneled front door, employing classical elements, but that is less severe in appearance than Neo-Classical architecture.

Colonial Revival (1880 to 1955)

Large entryway and surround; symmetrical façade; centered door with decorative ped-

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iment supported by pilasters or extended forward and supported by slender columns to form entry porch; double-hung, aligned, 6-over-6 windows (often paired); fanlights and sidelights common; palladian windows common; side gable, hipped, or gambrel roof. One-story wings, usually with a flat roof and commonly embellished with a balustrade; dormers, often with exaggerated, eclectic pediments.

Craftsman (Arts and Crafts) (1905 to 1930)

Low-pitched gable roof with deep, bracketed overhangs and exposed rafters; wide front porches framed by pedestal-like tapered columns, massive piers, and unadorned square posts; windows and doors with long vertical panes; low, broad proportions; lack of ornamentation; overhanging eaves; a low-slung gabled roof. Material often includes stone, rough-hewn wood, and stucco.

Craftsman Bungalow (1910-1940)²

Regular rectangular; gable facing street (or gable over gable); full width front porch with dominant oversized, tapered, or square columns on massive piers; exposed rafter ends (often decoratively shaped); large lattice covered gable vents; low sloped roof; brick piers or continuous brick or concrete block foundation; mostly one or one-and-a-half stories. Drop siding, wooden shingles, or weatherboard with corner boards. Brick chimney with or without metal caps, sometimes finished with stucco. Roof is composition shingles, asbestos or composition diamond pattern shingles, or metal v-crimp.

Duplex (1890 - present)

Two residential units stacked or joined side-by-side where they share a common center wall; separate entrances. Typically, if side-by-side, each unit has two floors connected by a staircase. Materials and decoration vary widely.

English Cottage (1930s-1940s)

A picturesque house type, most distinctive for its cross-gabled massing; compact square or rectangular block; front gable projects slightly, if at all; front chimney. A secondary gable-front or recessed opening may mark the entry near the center of the façade. Occasionally one of the front corners of the house contains a recessed porch.

English Revival (1895-1945) (Tudor style)

Steep pitched roofs with front and side gables; half timbering; elaborate brickwork; terra cotta detailing; tall chimneys and grouped casement windows; stucco or brick veneer; mixed late-medieval details derived from thatched cottages and stone manors.

English Vernacular Cottage (1915-1940s) (Tudor or Tudor-Influenced)

Steeply pitched, cross-gabled roof of compositeingles, often in a diamond pattern; stucco walls; multi-lite wood casement windows; recessed arched entrances; tall, wide, and prominent brick or brick with stone detailing chimneys (often near main entrance) which is typically tall, wide, decorative and prominently featured on the façade; continuous brick foundation; one or two stories; brick veneer with stone detailing or wood siding.

Extended Hall Parlor (1920s-1930s)

A long, rectangular shape with the façade in the narrow end but no recessed front porch. Three or more rooms deep; roof may be hipped or gabled. May closely resemble several of the bungalow 1 subtypes.

Folk Victorian (1870 to 1910)

As the industrial age made machine-cut wood details affordable and available to the average American, homeowners added mass-produced decorative trim including elaborate decorative trim called gingerbread to their

small, simple folk cottages to dress them up in the style of the day. Gable front and wing; varied roof pitches, gabled or hipped; porches with spindle work detailing, simple folk style form with Queen Anne or Italianate influences. Brick piers or continuous brick foundations, one or two stories; drop siding or weatherboard exterior; unadorned brick chimney; composite or asbestos diamond pattern or metal v-crimp roofing.

Gabled Wing Cottage (1875-1915)

T-or L-shaped, usually has a gabled roof; gable-front at one end of a recessed wing that is parallel to the façade; front door located in the recessed wing.

Gabled-L Cottage (1875-1915)

Same as the Gabled Wing Cottage but always L-shaped plan.

Georgian Cottage (primarily 1850-1890)

Possibly the single most popular and long-lived house type in Georgia, named not for the state but for its floor plan, associated with 18th century English Georgian architecture. Central hallway with two rooms on either side, square or nearly square; roof is usually hipped but sometimes gabled; chimneys are sometimes in the exterior walls but usually in the interior of the house, between each pair of rooms.

Georgian House (1850-1930)

Except for its two-story height, the Georgian house has all the characteristics of the Georgian cottage. The two-story house is less numerous than the one-story cottage, particularly in rural settings.

Gothic Revival (1840 to 1920)

These picturesque structures are marked by "Gothic" windows with distinctive pointed arches; exposed framing timbers; steep, vaulted roofs with cross-gables. Extravagant

features may include towers and verandas. Ornate wooden detailing is generously applied as gable, window, and door trim. Steeply pitched roof with decorated bargeboard and cross-gables; open eaves, arched gothic windows and doors with arched panels; first-floor porch. Varied window treatments including lancet, cantilevered oriels, and double hung sash windows, often with diamond pattern glazing. Brick pier foundations; one-and-a-half to two-and-a-half stories. Exterior wooden board and batten, shingles, or weatherboard; brick chimney with decorative detailing (arched recesses common) Roofing is wooden shingles (original), ornamental metal and composition shingles (later).

Greek Revival (1825 to 1860)

Regular rectangle, full-height entry or full building-width porches or portico with round or square classical columns; entryway columns sized in scale to the porch type; pedimented gable ends; 6-over-6 windows with pediments; symmetrical classical entrance detailing including sidelights and transom; cornices extending fully across gable or simple, but pronounced, returns; low pitched gable or hipped roof; wide cornices representing classic entablature; brick pier foundation; One to two-and-a-half stories; unadorned brick chimney; clapboard and matched flatboards, designed to resemble stone; roofing is wooden shingles (original), v-crimp metal and composition shingles (later).

Hall Parlor (1850s-1930s in Georgia)

Named after two old-fashioned uses for two unequal rooms. Entry is into the larger of the two rooms, the hall (not hallway), which served multiple functions. Typically gabled, heated with one or two flues or exterior end-chimneys. Adaptable and expandable, popular for farm owners, tenant farmers and mill workers.

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I-House (1840s-1915)

Name coined by cultural geographer Fred Kniffen, because of its common occurrence in Indiana, Illinois, and Iowa, however the name did not imply that this house type originated in, or was restricted to, those three states. The I-House is two story, one room deep and at least two rooms wide with a side facing gable roof. Typically, the façade is symmetrical with a central entry in a three or five bay configuration, brick and stone or log, but the overwhelming number are constructed of timber frame, surfaced with horizontal clapboards. Chimneys may be inside end, outside end, and/or either single or paired on the center of the roof ridge. The various floor plans of I-houses determine the subtype: central hallway, hall-parlor, double-pen, and saddlebag.

Italianate (1840 to 1885)

Can be quite ornate despite their solid square shape; symmetrical bay windows in front; small chimneys set in irregular locations; tall, narrow, windows; towers, in some cases. The elaborate window designs reappear in the supports, columns, and door frames. Hip roof with deep, bracketed eaves; arched 1-over-1 or 2-over-2 windows with elaborate crowns; paired-door entryway with glass in the doors.

Mill House (1900-1930s)

One-story, four-rooms, lit by kerosene lamps and heated by open fireplaces. Mill villages, built primarily by manufacturers near their factories or mills; modest in scale; simple massing defined by a one-room deep “L”-shaped plan; gable roof; generous front porch; moderate roof overhangs; symmetry in the gable ends and front; vertical windows placed singly in the wall plane. The exterior details generally consist of a false dormer; clapboard siding; 4” trim and corner boards; diamond gable vents; plain square porch posts with simple brackets, and simple pickets in porch

rails. Garages were single-car gable-roofed buildings set behind the house.

Minimal Traditional (1930s-1950s)

Incorporates influences from earlier styles such as American Colonial, Colonial Revival, Spanish Revival, Tudor Revival, and American Craftsman while adhering to modern architecture's avoidance of ornament. A dominant style in domestic architecture until the Ranch-style house emerged in the early 1950s. Descending in part from the bungalows,¹ cottages, and foursquare houses of the early 20th century, Minimal Traditional houses represent a “stripped-down version of the historic-eclectic styles popular in the 1920s.” They are usually detached single-family houses that are on the smaller side and retain simplified versions of the built-in cabinets that were popular features of the Craftsman era. Typical features include hipped or gabled roofs without much in the way of eaves; cladding in locally popular materials such as wood, brick or stone; small porches; an asymmetrical design with the front door set off center. Used by the Federal Housing Administration as a prototype for a “minimum house that the majority of American wage earners could afford.” Minimal Traditional houses have been tagged with some other names: FHA house, Depression-era cottage, Victory cottage, and American small house.

Neo-Colonial (1960s-present)

Freely combines an assortment of historic styles using modern materials like vinyl and simulated stone. Garages were incorporated into the design—unlike the barns and storage structures of colonial days. Symmetry is hinted at in Neo-Colonial homes, but not adhered to. Rectangular shape; two to three stories; center entry-hall floor plan; siding made with vinyl, faux stone, faux brick, or other composite materials; palladian and semicircular fanlights; double-hung windows, sometimes

with shutters; temple-like entrance: portico topped by a pediment; dentil moldings.

Neoclassical (1895 to 1950)

Full-height porch with massive columns, Ionic, Corinthian or Composite capitals, and large pediment; symmetrical façade, closely related to Colonial Revival; elaborate, decorative designs above and around doorways, and roof-line balustrades (low parapet walls).

New South Cottage (1890s-1920s)

Resembles the Queen Anne cottage in that it has a central square mass, usually with a hipped roof, and gabled projections; emphasis on symmetry, the key element of which is the central hallway flanked by pairs of rooms, one or both of which might project forward. A pair of gables in the façade, either over projecting rooms or flush with the wall of the main mass, frequently provided additional symmetry.

Prairie (1890s-1920)

Frank Lloyd Wright designed the first Prairie-style house which come in two styles—boxy and symmetrical or low-slung and asymmetrical. Roofs are low-pitched, with wide eaves. Brick and clapboard; rows of casement windows; one-story porches with massive square supports; stylized floral and circular geometric terra-cotta or masonry ornamentation around doors, windows, and cornices.

Pyramid Cottage (1910-1930)

A square main mass, typically with four principal rooms and no hallway; steeply-pitched pyramidal roof.

Queen Anne (1880 to 1910)³

Varied, asymmetrical, two or three-storied, multifaceted form; medieval-inspired half timbering; use of varied wall planes and forms using bays, towers, overhangs, wall projections, and multiple wall materials and textures

to avoid any flat or plain expanses; mostly wood; Multitude of applied decoration on gables, porches, balconies, and overhanging walls including wooden "gingerbread" trim in scrolled and rounded "fish-scale" patterns, spindle work, or gingerbread ornamentation. Some have classical columns as porch supports; Palladian windows and cornice-line dentils. Complex intersecting steep cross-gabled or hipped roofs, projecting upper floors; bay windows, often cut away from upper stories; towers or turrets; multiple ornamental chimneys; textured wall patterns including decorative shingles typical. Large 1:1 windows; upper panes often edged with leaded or colored glass, projecting wings. Massive cut stone foundations.

This house type is the two-story version of the Queen Anne cottage, and except for the height, the traits of the two types are identical. Both house types were popular in the 1880s and 1890s, although far fewer Queen Anne houses were built. While the Queen Anne cottage appeared in both rural and urban areas, the two-story version was almost limited to residential neighborhoods of Georgia's towns and cities.

Queen Anne Cottage (1880s-1900)³

Although the name of the Queen Anne cottage derives from the architectural style with which it is frequently linked, the house type also occurs with elements from other styles or no style at all. It is characterized by a square main mass with projecting gables on the front and side. The rooms are arranged asymmetrically, and there is no central hallway--two traits that distinguish the Queen Anne cottage from another similar house type, the New South cottage. The roof is either pyramidal or hipped, and chimneys are usually found in the interior.

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Ranch (1940s to 1980s)

Sprawling single story, wide, asymmetrical façade; long, narrow, rectangular shape, with or without projections built in; front-facing garage, low-pitched roof, wood or brick exterior walls, sliding and picture windows; sliding doors leading to patios; principal entry and living spaces near the center; garage or carport at the other end.

Saddlebag (1830s-1930s)

One of the most distinctive and easily recognizable house types in Georgia, the saddlebag house derives its name from a central chimney flanked by two rooms, which seem to hang suspended on either side of the chimney. The rooms are usually square, and the roof is usually gabled. There are two subtypes, one with an exterior door into each room and one with a single, central door into a vestibule beside the chimney.

Shingle (1880 to 1900)³

Two or three-storied; asymmetrical façade, often organic to the landscape around it; irregular hipped, gable, or gambrel steeply pitched roof line; intersecting cross-gables and multi-level eaves common; wall cladding and roofing of continuous wood shingles; masonry first story with shingles above also common; extensive porches and verandas often with Romanesque Syrian arches; porch posts simple wood elements or massive piers of stone or clad in shingles; no corner boards; Palladian windows and simple classical columns most common details; large simply adorned windows with small panes; bands of windows and bay windows common; multiple window arches common; rounded turrets and towers; often partial or half-towers integrated into the main volume of the house; prominent corbelled chimneys; eyebrow dormers; unadorned doors, windows, porches, and cornices.

Shotgun (1866-1940)

Single story with a gabled roof, usually only one room wide, with each room leading directly into the next; no hallway. Regular rectangle; vent on the front gable; full front porch trimmed with decorative gingerbread millwork ornamentation; all doors typically line up front to back, aligned with exterior entrances; large over-sized windows; brick or concrete block piers foundation; weatherboard or drop siding, simple small cross section unadorned brick chimney; v-crimp metal or composition shingles roofing.

Side-gabled Bungalow (1900-1920s)¹

Low-pitched, gabled roof; wide overhanging eaves; exposed rafters (rafter tails) under eaves; decorative brackets (knee braces or corbels); front or corner porch under the roofline; tapered or square columns supporting roof or porch; 4-over-1, or 6-over-1 sash windows, often with Frank Lloyd Wright design motifs; hand-crafted stone or woodwork, often mixed materials throughout structure. Bungalows can either be front-gabled, side-gabled, or cross-gabled.

Side-gabled Cottage (1895-1930)

Like the pyramid cottage, the side-gabled cottage has a compact square mass consisting of four rooms without a hallway, and, like the pyramid cottage, it was economical to build. It has a more traditional appearance, however, because it has a broad gabled roof with its gable-ends at the sides. Only rarely does it have a hipped roof. The floor plan has two variants: a hall-parlor plan with a central doorway and a foursquare plan with equal sized rooms, indicated by two front doors. The side-gabled cottage was a popular workers' house type in mill villages and in small towns, although high-style examples for the well-to-do can be found.

Tudor Revival (1890 to 1940)

Steep-pitch side gable roof with cross gable and half timbering; double-hung or narrow, multi-light casement windows, some with diamond panes; semi-hexagonal bay windows; walls of stucco or stone (later examples). More Medieval than Tudor, the style's details loosely harken back to an early English form.

Tudor (1920s-1930s)

Half-timbering on bay windows and upper floors, A lighter-colored stucco or stone fills the gaps between the timbers to create a two-toned exterior; façades dominated by one or more steeply pitched cross-gables. Patterned brick or stone walls are common, as are rounded doorways, multi-paned casement windows, and large stone chimneys. The brick detailing is generally very ornate around windows, chimneys, and entryways; several front-facing gables that are often in intricate, asymmetrical patterns. Each gable has steep roof lines that sometimes extend from the highest elevation of the house to just 10 or so feet from the ground; Long, rectangular windows often positioned in clusters; sometimes oriel or bay windows with several panes of glass on either story of the home; prominent front door that's not at the center of the home. Doors might have arches or decorative concrete detailing to make it stand out from the rest of the home's façade.

Turn-of-the-Century Duplex (1900-1920)

See "Duplex."

Victorian (1860s-1900s)³

The name represents the British and French custom of naming architectural styles for a reigning monarch Queen Victoria (1837–1901). Advancements in machine technology meant that Victorian-era builders could easily incorporate mass-produced ornamentation such as brackets, spindles, decorative gables,

eaves, and rooftop finials and patterned shingles; two to three stories; commonly painted in a variety of pastels, jewel tones, and earthy colors. Some feature a monochromatic color scheme while others feature several contrasting colors. Stained glass windows, bay windows, steeply pitched rooflines, and large, wraparound porches.

Victorian Eclectic (1870s-1900s)³

The last true Victorians were constructed in the early 1900s, but contemporary builders often borrow Victorian ideas, designing eclectic "neo-Victorians." These homes combine modern materials with 19th century details, such as curved towers and spindled porches.

Victorian Eclectic buildings typically include characteristics of multiple styles popular during the Victorian period, including Second Empire, Queen Anne, Shingle, and Richardsonian Romanesque. They also often have significant elements of earlier styles, such as Gothic Revival, Romanesque Revival, or Italianate, and may exhibit the early development of more modern styles as well.

FOOTNOTES:

¹The name "bungalow" had its origins in India, where it indicated a small, thatched home. The term "bungalow" is derived from the Bengali noun *bangla*, referring to a low house with galleries (porches) all around it, also identical with the Hindi adjective, *bangla*, translated as "belonging to Bengal." Sometimes mistakenly referred to as a style, bungalow house forms are long and low with irregular floor plans within an overall rectangular shape. Integral porches are common, as are low-pitched roofs with wide overhangs. The bungalow type is divided into four subtypes based on roof forms and roof orientation: front gable, side gable, hip, and cross gable. The front- and side- gabled versions of the bungalow greatly outnumber hipped bungalows, while cross-gable bungalows are rare.

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²The terms “craftsman” and “bungalow” are often used interchangeably, though there is a fundamental distinction. “Craftsman” refers generally to the Arts and Crafts movement and is considered an architectural or interior style, whereas “bungalow” is a particular form of house or building. Thus, a bungalow can exhibit a craftsman style, and many of them indeed did so. Generally, the Arts and Crafts movement was a reaction to the extravagant, machined, and mass-produced Victorian styles that in turn represented the Industrial Revolution. The bungalow form became the common builder’s house between 1910–1920. The type, with many variants, included: low, gabled, one or one-and-a-half storied house; front pitch of roof extended to shelter a large porch (incised porch). By the 1990s the craftsman style and its associated bungalow form was enjoying a revival across the United States which has yet to ebb. More Americans are either restoring older bungalows or purchasing newer “neo-craftsman” bungalows constructed now by the larger “production” builders or as specially designed custom homes.

³In the United States, ‘Victorian’ architecture generally describes styles that were most popular between 1860 and 1900. A list of these styles most commonly includes Italianate, Second Empire (1855–85), Stick-Eastlake (1860–ca. 1890), Folk Victorian (1870–1910), Queen Anne (1880–1910), Richardsonian Romanesque (1880–1900), and Shingle (1880–1900).

Sources:

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<https://www.accgov.com/9917/Historic-Preservation-Studies>

<https://npgallery.nps.gov/GetAsset/00ffe8df-accf-497d-8040-2098b441a8f8>

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<https://athensclarke.maps.arcgis.com/apps/MapTour/index.html?appid=2e8d045a34e4486f8c5c20ae816e4955>

https://gadnr.org/sites/default/files/hpd/pdf/AmericanSmallHouse_0.pdf

G: Additional Resources and Contacts

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Local Level

Athens-Clarke Public Library Heritage Room

2025 Baxter Street
Athens, Georgia 30606
Phone: 706-613-3650
www.athenslibrary.org/athens/departments/heritage

Athens Historical Society

PO Box 7745
www.athenshistorical.org
Athens, Georgia 30604-7745

Clarke-Oconee Genealogical Society

PO Box 6403
www.cogsgenealogy.org
Athens, Georgia 30604

Hargrett Rare Book and Manuscript Library

Russell Special Collections Building at UGA
300 S. Hull St.
Athens, GA 30602
Phone: 706-542-7123
www.libs.uga.edu/hargrett/#

Historic Athens

Fire Hall No.2
489 Prince Avenue
Athens, Georgia 30601
Phone: 706-353-1801
www.historicathens.com

State Level

Georgia Alliance of Preservation Commissions

P.O. Box 1453
Flowery Branch, Georgia 30542
www.georgiahpcs.org

Georgia Historic Preservation Division

Department of Community Affairs
60 Executive Park South, NE
Atlanta, GA 30329
404-679-4840
www.dca.ga.gov/georgia-historic-preservation-division

Georgia Trust for Historic Preservation

1516 Peachtree Street, NW
Atlanta, Georgia 30309
Phone: 404-881-9980
www.georgiatruster.org

National Level

National Alliance of Preservation Commissions

P.O. Box 1011
Virginia Beach, VA 23451
Phone: 757-802-4141
www.napcommissions.org

National Building Museum

401 F Street NW
Washington, DC 20001
Phone: 202-272-2448
www.nbm.org

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National Park Service

www.nps.gov/subjects/historicpreservation/index.htm

For some excellent training materials visit:
www.nps.gov/subjects/historicpreservation/education.htm

National Trust for Historic Preservation

2600 Virginia Avenue, NW

Suite 1100

Washington, DC 20037

Phone: 202.588.6000 or 800.944.6847

www.savingplaces.org

Preservation Action

2020 Pennsylvania Ave, NW #313

Washington, DC 20006

202-463-0970

www.preservationaction.org



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Athens-Clarke County Unified Government

Athens, Georgia

Kelly Girtz
Mayor

Blaine Williams
Manager

Brad Griffin
Planning Director

Bruce Lonnee
Asst. Planning Director

Amber Eskew
Historic Preservation Planner

accgov.com/208/Historic-Preservation

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