

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received MAR 21 1985

date entered APR 18 1985

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic Milledge Avenue Historic District

and or common

2. Location

street & number Milledge Avenue from Broad Street to Five Points N/A not for publication

city, town Athens N/A vicinity of

state Georgia code 013 county Clarke code 059

3. Classification

|                                              |                                             |                                                       |                                                 |
|----------------------------------------------|---------------------------------------------|-------------------------------------------------------|-------------------------------------------------|
| <b>Category</b>                              | <b>Ownership</b>                            | <b>Status</b>                                         | <b>Present Use</b>                              |
| <input checked="" type="checkbox"/> district | <input type="checkbox"/> public             | <input checked="" type="checkbox"/> occupied          | <input type="checkbox"/> agriculture            |
| <input type="checkbox"/> building(s)         | <input checked="" type="checkbox"/> private | <input type="checkbox"/> unoccupied                   | <input type="checkbox"/> museum                 |
| <input type="checkbox"/> structure           | <input type="checkbox"/> both               | <input type="checkbox"/> work in progress             | <input checked="" type="checkbox"/> commercial  |
| <input type="checkbox"/> site                | <b>Public Acquisition</b>                   | <b>Accessible</b>                                     | <input checked="" type="checkbox"/> educational |
| <input type="checkbox"/> object              | N/A in process                              | <input type="checkbox"/> yes: restricted              | <input type="checkbox"/> entertainment          |
|                                              | <input type="checkbox"/> being considered   | <input checked="" type="checkbox"/> yes: unrestricted | <input type="checkbox"/> government             |
|                                              |                                             | <input type="checkbox"/> no                           | <input type="checkbox"/> industrial             |
|                                              |                                             |                                                       | <input type="checkbox"/> military               |
|                                              |                                             |                                                       | <input type="checkbox"/> other:                 |

4. Owner of Property

name Multiple Owners

street & number

city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ state \_\_\_\_\_

5. Location of Legal Description

courthouse, registry of deeds, etc. Superior Court

street & number Clarke County Courthouse

city, town Athens state Georgia

6. Representation in Existing Surveys

title Historic Structures Field Survey has this property been determined eligible?  yes  no  
Clarke County

date 1975  federal  state  county  local

depository for survey records Georgia Department of Natural Resources

city, town Atlanta state Georgia

## 7. Description

|                                          |                                       |                                             |                                                   |
|------------------------------------------|---------------------------------------|---------------------------------------------|---------------------------------------------------|
| <b>Condition</b>                         |                                       | <b>Check one</b>                            | <b>Check one</b>                                  |
| <input type="checkbox"/> excellent       | <input type="checkbox"/> deteriorated | <input type="checkbox"/> unaltered          | <input checked="" type="checkbox"/> original site |
| <input checked="" type="checkbox"/> good | <input type="checkbox"/> ruins        | <input checked="" type="checkbox"/> altered | <input type="checkbox"/> moved date _____         |
| <input type="checkbox"/> fair            | <input type="checkbox"/> unexposed    |                                             |                                                   |

### Describe the present and original (if known) physical appearance

The Milledge Avenue Historic District consists of the intact historic residential portion of Milledge Avenue, a principal street in Athens since the early 1830s. The district is located along both sides of Milledge Avenue south of Broad Street and north of Five Points. Houses in the district are predominantly two-story in height and large in scale. Wood and brick are the principal building materials. Architectural styles represented include Greek Revival, Victorian Eclectic, Queen Anne, Neoclassical, Colonial Revival, Tudor Revival, American Foursquare, and Craftsman/Bungalow.

Notable antebellum structures within the district are the A.P. Dearing House at 338 S. Milledge Avenue, a well preserved Greek Revival home built in 1856, and the Hamilton-Phinizy-Segrest House at 250 S. Milledge Avenue, a two-story, wood-framed structure with horseshoe entrance steps and double facade porch with elaborate Victorian ironwork, constructed in 1857. Neoclassical and Colonial Revival homes include the H.C. White House at 327 S. Milledge, as well as the homes at 677, 224, and 997 S. Milledge Avenue. The Fleming-Wilkins House at 398 S. Milledge, constructed in 1895, and the Charles A. Scudder House at 490 S. Milledge, constructed around 1900, are Queen Anne style residences. The Thomas-Carithers House at 530 S. Milledge is a fine example of the Beaux-Art style, constructed in 1896. Early 20th-century structures include large English Tudor Revival homes with half-timbering in the gables, a Spanish Colonial Revival structure, and several large two-story homes in the American Foursquare style with low-pitched hipped roofs and one-story porches.

The Milledge Avenue Historic District is laid out with all structures fronting on Milledge Avenue on lots that vary considerably in size. The terrain is relatively flat. Landscaping features consist of many large mature oak trees (which include the water, white, willow, pin, and southern red variety), pecan, pine, elm, dogwood, and ginko trees, as well as numerous deciduous shrubs and privet hedges.

The district contains several non-contributing structures, dating from the 1950s to the present, including fraternity houses, apartment buildings, and office buildings, and several non-historic buildings dating from the late 1930s and 1940s.

A portion of the Milledge Avenue Historic District is included in the Dearing Street National Register Historic District, and is comprised of the east side of Milledge Avenue between Broad Street and just south of Henderson Avenue.

Most of the area surrounding the district is residential, with the Dearing Street Historic District located to the northeast and the Milledge Circle Historic District located to the southwest. To the south of the district is commercial development, and the area north of Broad Street has commercial development, residences, and vacant land.

(Continued)

# 8. Significance

| Period                                        | Areas of Significance—Check and justify below    |                                                        |                                                            |                                                     |
|-----------------------------------------------|--------------------------------------------------|--------------------------------------------------------|------------------------------------------------------------|-----------------------------------------------------|
| <input type="checkbox"/> prehistoric          | <input type="checkbox"/> archeology-prehistoric  | <input checked="" type="checkbox"/> community planning | <input checked="" type="checkbox"/> landscape architecture | <input type="checkbox"/> religion                   |
| <input type="checkbox"/> 1400–1499            | <input type="checkbox"/> archeology-historic     | <input type="checkbox"/> conservation                  | <input type="checkbox"/> law                               | <input type="checkbox"/> science                    |
| <input type="checkbox"/> 1500–1599            | <input type="checkbox"/> agriculture             | <input type="checkbox"/> economics                     | <input type="checkbox"/> literature                        | <input type="checkbox"/> sculpture                  |
| <input type="checkbox"/> 1600–1699            | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education                     | <input type="checkbox"/> military                          | <input type="checkbox"/> social/<br>humanitarian    |
| <input type="checkbox"/> 1700–1799            | <input type="checkbox"/> art                     | <input type="checkbox"/> engineering                   | <input type="checkbox"/> music                             | <input type="checkbox"/> theater                    |
| <input checked="" type="checkbox"/> 1800–1899 | <input type="checkbox"/> commerce                | <input type="checkbox"/> exploration/settlement        | <input type="checkbox"/> philosophy                        | <input type="checkbox"/> transportation             |
| <input checked="" type="checkbox"/> 1900–     | <input type="checkbox"/> communications          | <input type="checkbox"/> industry                      | <input type="checkbox"/> politics/government               | <input checked="" type="checkbox"/> other (specify) |
|                                               |                                                  | <input type="checkbox"/> invention                     |                                                            | Local history                                       |

**Specific dates** 1850s - 1930s      **Builder/Architect** Several

**Statement of Significance (in one paragraph)**

The Milledge Avenue Historic District is significant in the areas of architecture, Community planning and development, transportation, and local history.

In terms of architecture, the district is significant for its impressive collection of mid-19th- through early 20th-century houses which document many styles popular in Athens and nationwide during that time period. Representative styles include Greek Revival, Victorian Eclectic, Queen Anne, Neoclassical, Colonial Revival, Tudor Revival, American Foursquare, and Craftsman/Bungalow. The Albin P. Dearing House at 338 S. Milledge Avenue, constructed in 1856, is a fine example of a two-story brick Greek Revival house with peripteral colonnade. The Scudder House at 490 S. Milledge and the Fleming-Wilkins House at 387 S. Milledge, both constructed in 1895, are fine examples of large wood-framed Queen Anne style structures. Representative examples of the Neoclassical include the structures at 327, 397, 530, 645, and 846 S. Milledge Avenue. The district is important for its association with W. W. Thomas who designed the homes at 398 and 530 S. Milledge.

In the areas of community planning and development and transportation, the district comprises a notable residential area that developed incrementally following the subdivision of large estates along a principal historic city street in the early 19th century. It is associated with Governor John Milledge, for whom Milledge Avenue was named, who donated land to the state for the University of Georgia in the late 18th century that became part of the City of Athens when it was incorporated in 1806. In the early 1800s Milledge Avenue was a major thoroughfare on the outskirts of town and was sparsely developed with large lots landscaped with trees, shrubs, and flowers. With the arrival in Athens of the Georgia Railroad in the 1840s, Milledge Avenue grew, and several monumental Greek Revival homes were constructed. After the Civil War, large Victorian homes were built between the antebellum residences. Beginning in the mid-1890s, Milledge Avenue became one of Athens main streetcar routes, and the construction of large residences continued in the early 20th century. In the 1920s and 1930s more modest and vernacular type houses were constructed.

In the area of local history, the district is significant for containing the homes of a number of prominent Athens citizens who contributed to the social, economical, political, and religious life of the community. Some of these citizens included Ferdinand Phinzy, a cotton factor, H. C. White, a professor, Charles A. Scudder, a jeweler, Dr. D. H. Dupree, a physician, and Charles H. Brand, a lawyer who served as a judge of the Superior Court and as a member of Congress.

## 9. Major Bibliographical References

Brown, David J. "Milledge Avenue Historic District Information Form",  
July 1983, on file in the Historic Preservation Section, Georgia Department  
of Natural Resources.

## 10. Geographical Data

Acree of nominated property 60 acres approximately

Quadrangle name Athens West, Georgia

Quadrangle scale 1:24000

### UTM References

|   |                   |                                                       |                                                                |   |                   |                                                       |                                                                |
|---|-------------------|-------------------------------------------------------|----------------------------------------------------------------|---|-------------------|-------------------------------------------------------|----------------------------------------------------------------|
| A | <u>1</u> <u>7</u> | <u>2</u> <u>7</u> <u>9</u> <u>5</u> <u>3</u> <u>0</u> | <u>3</u> <u>7</u> <u>5</u> <u>9</u> <u>3</u> <u>6</u> <u>0</u> | B | <u>1</u> <u>7</u> | <u>2</u> <u>7</u> <u>9</u> <u>5</u> <u>1</u> <u>0</u> | <u>3</u> <u>7</u> <u>5</u> <u>7</u> <u>7</u> <u>2</u> <u>0</u> |
|   | Zone              | Easting                                               | Northing                                                       |   | Zone              | Easting                                               | Northing                                                       |
| C | <u>1</u> <u>7</u> | <u>2</u> <u>7</u> <u>9</u> <u>2</u> <u>2</u> <u>0</u> | <u>3</u> <u>7</u> <u>5</u> <u>7</u> <u>9</u> <u>2</u> <u>0</u> | D | <u>1</u> <u>7</u> | <u>2</u> <u>7</u> <u>9</u> <u>1</u> <u>1</u> <u>0</u> | <u>3</u> <u>7</u> <u>5</u> <u>9</u> <u>7</u> <u>2</u> <u>0</u> |
| E | <u> </u> <u> </u> | <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> | <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>          | F | <u> </u> <u> </u> | <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> | <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>          |
| G | <u> </u> <u> </u> | <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> | <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>          | H | <u> </u> <u> </u> | <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> | <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>          |

### Verbal boundary description and justification

See description in Section 7.

### List all states and counties for properties overlapping state or county boundaries

|       |            |      |        |      |
|-------|------------|------|--------|------|
| state | <u>N/A</u> | code | county | code |
|-------|------------|------|--------|------|

|       |  |      |        |      |
|-------|--|------|--------|------|
| state |  | code | county | code |
|-------|--|------|--------|------|

## 11. Form Prepared By

name/title Andrea Niles, Survey and Research Specialist

organization Georgia Department of Natural Resources date February 26, 1985

street & number 270 Washington Street, SW telephone (404) 656-2840

city or town Atlanta, state Georgia 30334

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

*Elizabeth A. Lyon*  
Elizabeth A. Lyon

title Deputy State Historic Preservation Officer

date 3/7/85

For NPS use only

I hereby certify that this property is included in the National Register

*for Helores Lyon*  
Entered in the  
National Register

date

4-18-85

Keeper of the National Register

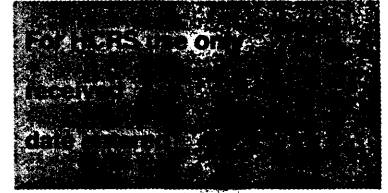
Attest:

date

Chief of Registration

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet    Description    Item number    7    Page    2

7. Description

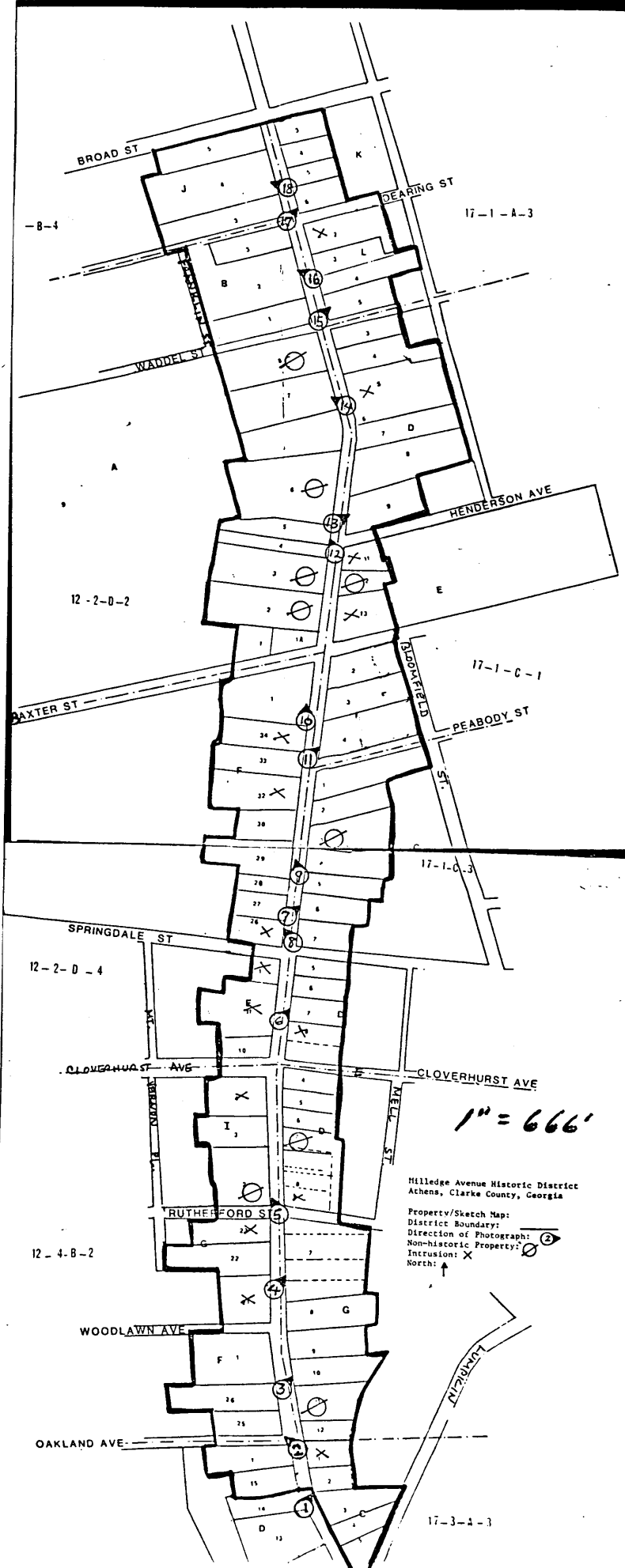
The following properties within the Milledge Avenue Historic District are individually listed in the National Register:

- A. P. Dearing House (Kappa Alpha Theta Sorority)  
338 S. Milledge Avenue
- James Hamilton House (Alpha Delta Pi Sorority)  
150 S. Milledge Avenue
- Thomas-Carithers House (Alpha Gamma Delta Sorority)  
530 S. Milledge Avenue
- Charles Phinizy House  
397 S. Milledge Avenue
- Dearing-Fleming-Wilkins House  
387 S. Milledge Avenue

Properties within the district that have been documented in the Historic American Buildings Survey include:

|                        |                        |
|------------------------|------------------------|
| A. P. Dearing House    | 338 S. Milledge Avenue |
| Thomas-Carithers House | 530 S. Milledge Avenue |
| H. C. White House      | 327 S. Milledge Avenue |

Several of the houses in the district are associated with the University of Georgia and serve as the residences of sororities and fraternities.



1" = 66'

Hilledge Avenue Historic District  
 Achen, Clarke County, Georgia

Property/Sketch Map:  
 District Boundary:  
 Direction of Photograph:  
 Non-historic Property:  
 Intrusion: X  
 North: ↑