

# NATIONAL REGISTER OF HISTORIC PLACES -- REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in "Guidelines for Completing National Register Forms" (National Register Bulletin 16). Complete each item by marking "X" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

<b>1. Name of Property</b>	RECEIVED 2280 AUG 16 2007 NATIONAL REGISTER OF HISTORIC PLACES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE
historic name      West Cloverhurst Avenue Historic District other names/site number      N/A	

**2. Location**

**street & number**      Centered on West Cloverhurst Avenue between Springdale Street and South Milledge Avenue.

**city, town**      Athens      ( ) **vicinity of**

**county**      Clarke      **code** 059

**state** Georgia      **code** GA      **zip code** 30606

( ) not for publication

## 3. Classification

**Ownership of Property:**

- ( x ) private
- ( ) public-local
- ( ) public-state
- ( ) public-federal

**Category of Property:**

- ( ) building(s)
- ( x ) district
- ( ) site
- ( ) structure
- ( ) object

**Number of Resources within Property:**

**Contributing**

**Noncontributing**

<b>buildings</b>	100	18
<b>sites</b>	0	0
<b>structures</b>	1	0
<b>objects</b>	0	0
<b>total</b>	101	18

**Contributing resources previously listed in the National Register:** N/A.

**Name of previous listing:** N/A.

**Name of related multiple property listing:** N/A.

**4. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets the National Register criteria. ( ) See continuation sheet.

Richard Coover  
Signature of certifying official

8.13.07  
Date

W. Ray Luce  
Historic Preservation Division Director  
Deputy State Historic Preservation Officer

In my opinion, the property ( ) meets ( ) does not meet the National Register criteria. ( ) See continuation sheet.

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency or bureau

**5. National Park Service Certification**

I, hereby, certify that this property is:

entered in the National Register

Edson H. Beall 9-27-07

determined eligible for the National Register \_\_\_\_\_

determined not eligible for the National Register \_\_\_\_\_

removed from the National Register \_\_\_\_\_

other, explain: \_\_\_\_\_

see continuation sheet

for  
Keeper of the National Register Date

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## 6. Function or Use

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### Historic Functions:

Domestic: single dwelling

### Current Functions:

Domestic: single dwelling

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## 7. Description

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### Architectural Classification:

Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals: Colonial Revival, Tudor Revival

Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements: Bungalow/Craftsman

Other: Georgian-plan house, gabled-wing cottage, American Small House, and ranch house.

### Materials:

<b>foundation</b>	Concrete
<b>walls</b>	Wood: weatherboard
<b>roof</b>	Asphalt
<b>other</b>	Brick

### Description of present and historic physical appearance:

The West Cloverhurst Avenue Historic District is a residential neighborhood located adjacent to the Milledge Avenue Historic District, one mile southwest of downtown Athens. The district is organized roughly in a gridiron plan centered on West Cloverhurst Avenue, a wide boulevard east of Stanton Way. Springdale Street forms the north and west boundaries of the historic district. The historic district includes houses built at the turn of the 20<sup>th</sup> century, but most were built between 1935 and 1957. These are English Vernacular Revival-style houses, Colonial Revival-style houses, American Small Houses, and ranch houses.

In 1885, Henry Hull Carlton purchased a 200-acre farm property and built a three-story, Second Empire-style mansion in the center of the estate. A wide, axial drive (West Cloverhurst Avenue) joined the house with Milledge Avenue. (The mansion was demolished in 1934.) In 1892, Carlton produced a plat for Cloverhurst Farm that laid out several principal streets, including Springdale and Rutherford streets and Mount Vernon Place. The earliest houses in the historic district were built at the turn of the 20<sup>th</sup> century on Springdale Street on the north side of the district. The house at 258 Springdale Street was built in 1890 and is the earliest house in the historic district (photo 9). It is a large Georgian-plan house with two front-facing gables and Folk Victorian trim that covers its wraparound porch. The house at 248 Springdale Street, built in 1900, is a gabled-wing house with a projecting front-facing gable and side wing (photo 13). Gabled-wing houses were built throughout

National Register of Historic Places Registration Form **Continuation Sheet**

Section 7—Description

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Georgia from 1875 to 1915.

Between 1912 and 1920, seven Craftsman-style bungalows and larger Craftsman-style houses were built in the historic district. Located mostly on Springdale Street and West Cloverhurst Avenue, these one- and two-story houses feature low-pitched roofs with overhanging eaves supported by brackets, large porches, and a variety of siding materials, including weatherboard, stucco, stone, and half-timbering. Craftsman-style bungalows are located at 250 Springdale Street and 270 Springdale Street (photo 7). Larger Craftsman-style houses include 359 West Cloverhurst Avenue (photo 16, right), 360 West Cloverhurst Avenue (photo 17, right), 362 West Cloverhurst Avenue (photo 17, left), 365 West Cloverhurst Avenue, and 380 West Cloverhurst Avenue (photo 18). The house at 375 West Cloverhurst Avenue, built in 1916, is a rare example of English Arts and Crafts architecture in Georgia (photo 19). The English Arts and Crafts Movement, which inspired the Craftsman style in America, revived interest in English domestic architecture of the Middle Ages. The house at 375 West Cloverhurst Avenue features entrance and stair towers, half-timber construction, and whiplash curves derived from the Art Nouveau style.

By 1926, only 13 houses had been built in the historic district and none were built between 1926 and 1934. Judge Hamilton McWhorter, who had purchased the Carlton estate in 1901, prepared a plat that subdivided the entire estate into lots for single-family houses. The 1932 plat called for the demolition of the Carlton mansion so Cloverhurst Avenue could be extended west to Springdale Street. McWhorter set off a housing boom that resulted in the construction of 41 houses between 1934 and 1940. This represents roughly half of all of the houses built in the historic district.

The houses built in the historic district between 1934 and 1940 were evenly divided between the two prevailing architectural revival styles of the period: the English Vernacular Revival and the Colonial Revival styles. English Vernacular Revival-style houses are usually asymmetrical and feature steeply pitched gable roofs with a prominent front-facing gable. Some houses include a massive front chimney, patterned brickwork, half-timbering, and stone trim. Examples in the historic district include houses at 465 Springdale Street (photo 3), built in 1940, 550 West Cloverhurst Avenue, built in 1940, and 565 West Cloverhurst Street, built in 1940. Plain examples of the style are distinguished by their interlocking front-facing gables, such as the houses at 485 West Cloverhurst Avenue and 535 West Cloverhurst Avenue, and 540 West Cloverhurst Avenue (photo 22), built in 1938. Houses in the historic district continued to be built in the English Vernacular Revival style as late as 1947.

During this period from 1934 to 1940, about 15 houses were built in the Colonial Revival style. These include the one-story house types, often called Cape Cod houses, with side-gable roof and sometimes a central chimney (photos 6, 8, 11, 24, 29, and 33). Large, two-story houses in the Colonial Revival style were also built in the historic district. These feature symmetrical facades with front porches, side-gable roofs, and one-story side wings (photos 14, 16, left, 20, 22 right, 26, and 30). Houses in the Colonial Revival style were built in the historic district as late as 1953.

Few houses were built in the historic district during World War II, with only five houses constructed between 1941 and 1946. The second building boom in the West Cloverhurst neighborhood began in

**National Register of Historic Places Registration Form Continuation Sheet**

**Section 7—Description**

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1947 and tapered off by 1957. During this decade, 33 houses were built in the historic district. In the late 1940s, a few houses continued to be built in the English Vernacular Revival and the Colonial Revival styles, but new house types began to appear in the historic district. These included American Small Houses (photo 25). These small compact houses feature four or five rooms and are covered with a side-gable roof. They may include elements of the Colonial Revival style, but are more often plain with little stylistic ornamentation.

The most numerous house type built in the historic district after World War II was the ranch house, with 17 constructed between 1948 and 1956 (photo 2). These are long, low houses with their long axis oriented to the street and covered with shallow-pitched hip or gable roofs. Ranch houses, which are rectilinear in plan, have interior spaces divided into public (living room and kitchen) and private (bedrooms) zones. The neighborhood also includes a duplex in the form of a ranch house (photo 12).

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**8. Statement of Significance**

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**Certifying official has considered the significance of this property in relation to other properties:**

nationally       statewide       locally

**Applicable National Register Criteria:**

A       B       C       D

**Criteria Considerations (Exceptions):**  N/A

A  B  C  D  E  F  G

**Areas of Significance (enter categories from instructions):**

Architecture  
Community Planning and Development

**Period of Significance:**

1885-1957

**Significant Dates:**

1885 – Henry Hull Carlton purchased 200 acres south of Athens and built a three-story, Second Empire-style mansion in the center of the property with a wide, axial drive (West Cloverhurst Avenue) that joined the house with Milledge Avenue.

1932 – Judge Hamilton McWhorter prepared a plat for the complete estate that included the demolition of the Carlton mansion so Cloverhurst Avenue could be extended west to Springdale Street.

**Significant Person(s):**

N/A

**Cultural Affiliation:**

N/A

National Register of Historic Places Registration Form **Continuation Sheet**

Section 8—Statement of Significance

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**Architect(s)/Builder(s):**

N/A

**Narrative statement of significance (areas of significance)**

Athens has a large number of distinct historic neighborhoods that vary in size, period of development, and types of housing. Its dozen historic districts, such as the Milledge Avenue Historic District, represent the city's largest and most architecturally elaborate houses. Other historic districts, such as the Reese Street Historic District and the West Hancock Avenue Historic District, comprise smaller, vernacular houses. The Dearing Street Historic District and the Cobham Historic District include some of the oldest houses in Athens. The Milledge Circle Historic District and the Woodlawn Historic District contain 20<sup>th</sup>-century suburban residences. The Bloomfield Street Historic District represents the transitional development from the late 19<sup>th</sup> century to the middle of the 20<sup>th</sup> century. The West Cloverhurst Avenue Historic District is also distinguished by its 20<sup>th</sup>-century houses that were built on land associated with a late-19<sup>th</sup>-century country estate.

The West Cloverhurst Avenue Historic District is significant in the area of architecture because its houses represent architectural styles and house types popular in Georgia from 1890 through 1957. Most common are Craftsman bungalows and Craftsman-style houses, English Vernacular Revival and Colonial Revival-style houses, American Small Houses, and ranch houses. These houses, which are identified in the historic context *Georgia's Living Places: Historic Houses in their Landscaped Settings*, are typical of the types and styles of houses built in Georgia from the beginning of the 20<sup>th</sup> century through the mid-1950s.

The West Cloverhurst Avenue Historic District is significant in the area of community planning and development because it represents the rise of suburban development south of downtown Athens as the nearby University of Georgia prospered in the decades before and after World War II. As land values increased, large estates south of downtown were subdivided to form residential neighborhoods. Residents of these neighborhoods included professionals and university professors.

**National Register Criteria**

A – The West Cloverhurst Avenue Historic District is significant in the area of community planning and development because it represents the rise of suburban development south of downtown Athens as the nearby University of Georgia prospered in the decades before and after World War II.

C – The West Cloverhurst Avenue Historic District is significant in the area of architecture because its houses represent architectural styles and house types popular in Georgia from c.1890 through 1957.

National Register of Historic Places Registration Form **Continuation Sheet**

Section 8—Statement of Significance

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**Criteria Considerations (if applicable)**

N/A

**Period of Significance (justification)**

The period of significance begins in 1885, when Henry Hull Carlton purchased 200 acres south of Athens and built a three-story, Second Empire-style mansion (no longer extant) and laid out West Cloverhurst Avenue, and ends in 1957 (the 50-year end date), when houses had been built on most of the lots in the historic district.

**Contributing and Noncontributing Resources (explanation, if necessary)**

Contributing resources in the historic district are those constructed between 1885 and 1957 that are significant for the themes of architecture and community planning and development and which retain historic integrity. These are exclusively residential buildings. The contributing structure is the plan of streets and house lots that were laid out between 1885 and 1932. The noncontributing buildings were built after 1957 or have lost sufficient historic integrity so that they no longer convey their historic significance (photos 23 and 27).

**Developmental History or Historic Context (as appropriate)**

The West Cloverhurst Avenue Historic District developed from a large estate that was established in the early 1885. John Armstrong Meeker, a progressive farmer from Newark, New Jersey, purchased 200 acres of badly eroded land south of Athens in Clarke County. Meeker attempted to adapt northern agricultural innovations to southern soils. His experimental agricultural techniques to restore the fertility of the soil included the planting of clover, which gave rise to the name, "Cloverhurst." In his *Annals of Athens*, Athens historian Augustus Longstreet Hull wrote, "hardly a day passed but some old antebellum Hayseed visited Meeker's farm to admire the progressive young farmer." However, few farmers in Clarke County adopted Meeker's practices. Robert Gamble observed in his 1967 master's thesis, "Athens: the Study of a Georgia Town During Reconstruction, 1865-1872," that "those who live close to the soil are painfully slow to change" and that "most Clarke County farmers clung to the artificial remedy of fertilizer."

In 1885, Henry Hull Carlton purchased the property and built a three-story, Second Empire-style mansion in the center of the property with a wide, axial drive (West Cloverhurst Avenue) that joined the house with Milledge Avenue. Carlton was physician, lawyer, Congressman, and publisher of the Athens Banner Herald. In 1892, Carlton produced a plat for Cloverhurst Farm, in which he advertised the "most attractive and desirable suburban properties in the city of Athens." Carlton sold few lots,



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Section 8—Statement of Significance

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but his plan laid out several principal streets, including Springdale and Rutherford streets and Mount Vernon Place.

Judge Hamilton McWhorter, who purchased the Carlton estate in 1901, remodeled the mansion and sold six parcels in front of the mansion on what would become West Cloverhurst Avenue. In 1932, McWhorter prepared a plat that subdivided the entire property into small lots for single-family houses.

The plat also called for the demolition of the Carlton mansion so Cloverhurst Avenue could be extended west to Springdale Street. After McWhorter's death in 1934, the mansion was demolished and the driveway became West Cloverhurst Avenue. McWhorter's estate sold the remaining lots.

The parcels on the north side of Springdale Street were not part of John Meeker's farm, but were owned by Robert L. Bloomfield, who was president of the Athens Factory, owner of the Athens Flour Mill, part owner of the Northeastern Railroad, and an important spiritual figure in post-Civil War Athens. Bloomfield owned land throughout Athens and developed a number of residential neighborhoods, including what would become the Bloomfield Historic District on the east side of Milledge Avenue opposite West Cloverhurst Street

The West Cloverhurst Avenue Historic District developed as a middle-class suburb of Athens. Many residents were employed by the University of Georgia, maintained professional occupations, or owned businesses. Residents of the historic district included:

Duncan Burnett, 375 West Cloverhurst Street, first professionally trained librarian at the university.

Lamar Dodd, 590 Springdale Street, artist and chair of the art department.

Hugh Hodgson, 570 Springdale, chair of the music department.

Robert L. McWhorter, 294 Springdale Street, professor of law.

Ellen Rhodes McWhorter, 440 West Cloverhurst Avenue, dean of women.

Steadman V. Sanford, 359 West Cloverhurst Avenue, founded the Henry Grady School of Journalism and president of the University of Georgia from 1932 to 1935.

Alfred Scott, 238 Springdale Street, chair of the chemistry department.

Henry Shinn, 161 West Cloverhurst Avenue, dean of the law school.

D. J. Wedell, 270 West Cloverhurst Avenue, dean of the school of forestry.

H. H. Hinton, 219 West Cloverhurst Avenue, president and treasurer of Athens Brick and Tile Company and secretary-treasurer of the Athens Warehouse and Storage Company.

W. C. Jordon, 230 West Cloverhurst Avenue, vice-president of the American State Bank of Athens.

Hugh Rowe, 365 West Cloverhurst Avenue, editor of the *Athens Banner-Herald*.

**National Register of Historic Places Registration Form Continuation Sheet**

**Section 8—Statement of Significance**

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J. Weyman Davis, 405 West Cloverhurst Avenue, physician.

J. H. Elder, 273 West Cloverhurst Avenue, physician.

Residents of the West Cloverhurst Avenue neighborhood from the 1930s through the 1950s also included attorneys, bookkeepers, building contractors, dance instructors, and factory supervisors.

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## 9. Major Bibliographic References

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Boney, F. N. *A Pictorial History of The University of Georgia*. Athens: The University of Georgia Press, 1984.

Brooks, Robert Preston. *The University Under Sixteen Administrations, 1785-1955*. Athens: The University of Georgia Press, 1956.

Dyer, Thomas G. *The University of Georgia: A Bicentennial History, 1785-1985*. Athens: The University of Georgia Press, 1985.

Historic Preservation Section, Georgia Department of Natural Resources. *Georgia's Living Places: Historic Houses in their Landscaped Settings*. Atlanta: Historic Preservation Section, Georgia Department of Natural Resources, 1991.

Kissane, John A. West Cloverhurst-Springdale Historic District. National Register of Historic Places Registration Form. On file at the Georgia Department of Natural Resources, Historic Preservation Division, Atlanta, Georgia, 2004.

Thomas, Frances Taliaferro. *A Portrait of Historic Athens and Clarke County*. Athens: The University of Georgia Press, 1992.

**Previous documentation on file (NPS): ( x ) N/A**

- preliminary determination of individual listing (36 CFR 67) has been requested**
- preliminary determination of individual listing (36 CFR 67) has been issued**  
**date issued:**
- previously listed in the National Register:**
- previously determined eligible by the National Register**
- designated a National Historic Landmark**
- recorded by Historic American Buildings Survey #**
- recorded by Historic American Engineering Record #**

**Primary location of additional data:**

- State historic preservation office**
- Other State Agency**
- Federal agency**
- Local government**
- University**
- Other, Specify Repository:**

**Georgia Historic Resources Survey Number (if assigned): N/A.**

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## 10. Geographical Data

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**Acreage of Property**      Approximately 80 acres

### UTM References

Point	Zone	Easting	Northing
A)	17	278400	3758470
B)	17	278950	3758740
C)	17	279300	3758640
D)	17	279270	3758080
E)	17	278460	3758140

### Verbal Boundary Description

The historic district boundary is indicated by a heavy black line on the attached map, which is drawn to scale.

### Boundary Justification

The historic district boundary includes the intact Cloverhurst neighborhood roughly bounded by Springdale and West Rutherford streets and South Milledge Avenue.

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**11. Form Prepared By**

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**State Historic Preservation Office**

**name/title** Steven Moffson, Architectural Historian  
**organization** Historic Preservation Division, Georgia Department of Natural Resources  
**street & number** 34 Peachtree Street, N.W., Suite 1600  
**city or town** Atlanta **state** Georgia **zip code** 30303  
**telephone** (404) 656-2840 **date** July 1, 2007  
**e-mail** steven\_moffson@mail.dnr.state.ga.us

**Consulting Services/Technical Assistance (if applicable)**       not applicable

**name/title** John A. Kissane  
**organization** N/A.  
**mailing address** 310 Three Oaks Drive  
**city or town** Athens **state** Georgia **zip code** 30607  
**telephone** N/A.  
**e-mail** N/A.

- property owner
- regional preservation planner
- consultant
- other:

**Property Owner or Nomination Sponsor Name and Address**

**name (property owner or contact person)** Evelyn Reece  
**organization (if applicable)** Athens-Clarke County Historic Preservation Commission  
**mailing address** 120 Dougherty Street  
**city or town** Athens **state** Georgia **zip code** 30601  
**e-mail** N/A.

National Register of Historic Places Registration Form **Continuation Sheet**

Photographs

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**Name of Property:** West Cloverhurst Avenue Historic District  
**City or Vicinity:** Athens  
**County:** Clarke  
**State:** Georgia  
**Photographer:** James R. Lockhart  
**Negative Filed:** Georgia Department of Natural Resources  
**Date Photographed:** November 2004

**Description of Photograph(s):**

Number of Photographs: 34

1. 570 Springdale Street, photographer facing west.
2. 110 Fortson Drive, photographer facing north.
3. 365 Springdale Street (left), photographer facing south.
4. 348 Springdale Street, photographer facing northwest.
5. 395 Springdale Street, photograph facing southwest.
6. 285 Springdale Street; photographer facing southwest.
7. 270 Springdale Street, photographer facing northwest.
8. 266 Springdale Street, photographer facing northwest.
9. 258 Springdale Street, photographer facing northwest.
10. 238 Springdale Street, photographer facing north.
11. 237 Springdale Street, photographer facing northwest.
12. 217 Springdale Street, photographer facing southwest.
13. 250 (left) and 248 Springdale Street, photographer facing north.
14. 145 Mount Vernon Place, photographer facing northeast.
15. 280 (left) and 270 West Cloverhurst Drive, photographer facing north.

National Register of Historic Places Registration Form **Continuation Sheet**

Photographs

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16. 289 (left) and 359 West Cloverhurst Avenue, photographer facing southwest.
17. 362 (left) and 360 West Cloverhurst Avenue, photographer facing northwest.
18. 402 (left) and 380 West Cloverhurst Avenue, photographer facing northwest.
19. 375 West Cloverhurst Avenue, photographer facing south.
20. 484 West Cloverhurst Avenue, photographer facing north.
21. 494 West Cloverhurst Avenue (right), photographer facing northwest.
22. 540 (left) and 530 West Cloverhurst Avenue, photographer facing northeast.
23. 590 West Cloverhurst Avenue, photographer facing northeast.
24. 585 (left) and 625 West Cloverhurst Avenue, photographer facing southwest.
25. 137 McWhorter Drive, photographer facing southwest.
26. 190 McWhorter Drive, photographer facing southwest.
27. 530 (left) and 520-522 West Rutherford Street, photographer facing northeast.
28. 310 Stanton Way, photographer facing west.
29. 480 West Rutherford Street (left), photographer facing northeast.
30. 403 West Rutherford Street, photographer facing northwest.
31. 387 West Rutherford Street (right), photographer facing southeast.
32. 380 West Rutherford Street, photographer facing northwest.
33. 350 West Rutherford Street, photographer facing north.
34. 145 Stanton Way, photographer facing northeast.

(HPD WORD form version 11-03-01)