

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Georgia
 COUNTY: Clarke
 FOR NPS USE ONLY
 ENTRY DATE: SEP 5 1975

1. NAME

COMMON: Dearing Street Historic District
 AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER: *Roughly* Bounded by ^{Knowlton} Dearing, ^{or Baxter St,} Finley, Waddell, Pope, Henderson Streets & Milledge Ave. *and includes north sides of Finley St. and Henderson Ave.*
 CITY OR TOWN: Athens
 CONGRESSIONAL DISTRICT: 10th - Robert G. Stephens, Jr.
 STATE: Georgia CODE: 13 COUNTY: Clarke CODE: 059

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object	<input type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input checked="" type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify)

4. OWNER OF PROPERTY

OWNER'S NAME: Multiple owners
 STREET AND NUMBER:
 CITY OR TOWN: Athens
 STATE: Georgia CODE: 13

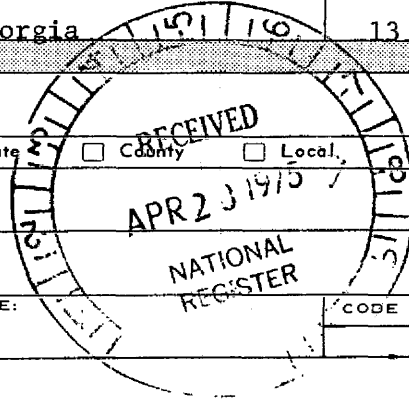
5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Office of Clerk of Court, Clarke County Courthouse
 STREET AND NUMBER: Washington Street
 CITY OR TOWN: Athens
 STATE: Georgia CODE: 13

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: None
 DATE OF SURVEY: Federal State County Local
 DEPOSITORY FOR SURVEY RECORDS:
 STREET AND NUMBER:
 CITY OR TOWN: STATE: CODE:

SEE INSTRUCTIONS



STATE: Georgia
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7. DESCRIPTION

CONDITION	(Check One)					
	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Dearing Street District is almost square, about half a mile in each direction. It is a rather level area occupying part of a broad ridge which lies west of the campus and downtown area, separated from these by the valley of Tanyard Branch. The land rises steeply from the branch to Finley Street, easternmost street of the District, and more moderately from Broad to Dearing, the northernmost street. Milledge Avenue marks the western boundary and Henderson Avenue the southern.

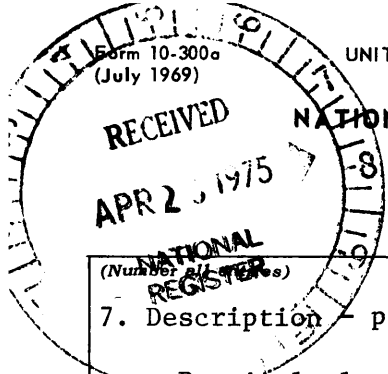
It may be noted at the outset that almost all the houses in the District, and all the old ones, are frame. The few exceptions described in the nomination are all from the early 20th century. This predominance of frame construction is typical of the Georgia Piedmont.

Several of the oldest houses in Athens are in the District. The oldest of these, the Rucker-Teague house, 328 Dearing Street, was originally a plantation plain house with two main rooms down and two up, central hall, reverse stair, and end chimneys. It had an original small room to the left rear, which survives, and perhaps one on the right, connected by the back porch or passage from which the partly enclosed stair ascends. Downstairs mantels have sunbursts; six-paneled doors have brass knobs and iron locks and some windows have been altered. The verandah, side and rear rooms are later additions. The original portion would seem to date from c.1810,20. The house, however, did not appear on its present lot, then owned by Richard J. Wilson, until 1857, as shown by study of the deeds and tax records. Since the house is much older than the 1850's, Wilson must have moved it there, but when is not known. (See Deed Books, T, p.325; V, p.303; W, p.375). The house has sometimes been given a later 18th century date, not borne out by the architectural evidence. It has also been given an Oglethorpe County origin, but no verification of this could be found, and it is more likely to have come from an older part of Athens or from elsewhere in Clarke County. Later owners included Mrs. Kate McKinley Cobb (Mrs. Howell Cobb, Jr.), who added the right wing and probably the verandah, in the 1880's, and Capt. Jephtha H. Rucker.

The earliest part of the Cobb-Ward-Erwin house, 126 Dearing, at the corner of Finley, dates from only a little later. This early part includes the fan-lighted side door and the small-paned window near it. Cobb family tradition has it that John A. Cobb built the house for his sister, Mildred, when she married William H. Jackson, son of Governor Jackson, in 1828. And in fact, the deed shows there was a house (a small one, judging from the price) on the lot when Cobb, William and Mildred Jackson sold the lot in 1832 to Malthus A. Ward. In 1834 Dr. Ward, a professor at the University, bought eight and three-fourths acres across Finley Street from his house, along Tanyard Branch, and established there the first botanical garden in Athens. Some of the exotic plants he introduced are still flourishing in the yard of the house. Since the deed to the Tanyard Branch tract describes it as lying "in front of" Ward's house, the house may have faced Finley Street. Thus Dr. Ward may have turned the house; certainly he greatly enlarged it. His ownership extended to the 1860's; his widow and executrix sold the house in 1868 to William L. Jones.

(continued)

SEE INSTRUCTIONS



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7. Description - page 2

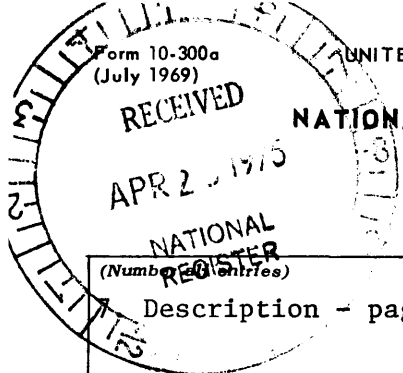
Particularly significant is the Greek Revival Lehmann-Bancroft-Land house, 392 S. Pope Street. It was built by William Lehmann, a German, educated at Bonn, who taught languages at the University 1834-42. He sold it to James Bancroft in 1845. Lehmann's tax records show he built the house in 1834. It is thus the oldest Greek Revival house left in Athens, followed by the Bishop House (1837). A. L. Hull in his Annals of Athens calls it Professor Lehmann's "little bandbox of a place" and it is indeed small: only three rooms to a floor, with the usual detached kitchen. Interior detail is very simple. The house has four slender two-story Doric columns and a gable pediment, the only one of this era in Athens. Framed by oaks, it resembles a little temple, facing eastward on its knoll.

A near contemporary of the Lehmann house, but more conservative in style, is the Crane-Harris-Coleman house, 220 Dearing Street. It had been thought to date from 1848, but research for this nomination showed that Ross Crane built it as his residence between 1834 and 1839. The house is one of a group from this period which are square, hip roofed, with central hall and four rooms to each floor, Federal in overall character but with Greek Revival doorways and other detail. (The others, not in the District, are the Old Presbyterian Manse built by Albon Chase in 1840 and the Hull-Snelling house of c.1842). In 1839 Crane sold his house, which was bought in 1843 by Young L. G. Harris, who soon acquired the rest of the block. Harris also owned other lots (blocks) in the neighborhood. The graceful verandah and the interior kitchen would have been added during Harris's tenure, which lasted until his death in 1894. Ross Crane built the house facing Pope Street, a little north and west of its present location. Harris, who was childless, left the house to his wife's nieces, Mrs. Bevelle C. Hampton and Miss Annie T. Comer, who divided the block into smaller lots. The house was moved about 1910 to its present site, either by the ladies or by C. A. Rowland, who bought it that year (Deed Books 7, p.13; 9, p.316, and 10, p.630) and who sold it in 1913 to Sarah C. Rucker (Mrs. T. W. Rucker).

The Carr-Nicholson-Galis house, 277 Henderson Avenue, was originally a two-up, two-down plantation plain house with exterior end chimneys. It stood on the lot of the Dearing-Wilkins house, 387 S. Milledge, being the house the Dearings lived in while their big house was being built. William A. Carr had bought the Dearing parcel (lots 73 and 78) in 1845 from the University, selling part of it in 1860 to Alfred L. (Alpra L.) Dearing. The deed prices show that the house appeared on the lot during that period, either built by Carr or moved there from elsewhere. In the late 19th century it was moved across Henderson Avenue to its present location and the front wing and porch added. In the 1860 deed Carr gave land for a street, which he named Southern Rights Street; it was in fact called States Rights Street and finally Henderson Avenue.

Another building of uncertain age and history is the L. G. Durham cottage, 227 S. Finley Street. Altered several times, its heavy sills and remaining original detail appear to place it in the 1840's or 1850's. The porch pillars are not original. However, deed prices show that the house did not appear on

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the lot until the period 1905-1919, while the lot was owned by D. D. Quillian. Where it was moved from is unknown.

There are three large Italianate houses in the District: the Meeker-Barrow house, the Bloomfield-Talmage house, and the Chase-Yancey house, all erected in the late 1850's or early 60's. The first two show Italianate influence only in their deep eaves and brackets, and in the round-arched panels of the front door. These houses, built in the familiar four-over-four plan, show even more markedly the invincible Southern fondness for symmetrical facades, wide central halls, big porches, and window blinds. In them, Italianate brackets and one-story verandahs replace the Greek cornices and columns of a decade earlier, with no change in floor plan.

The Meeker-Barrow house, 197 Dearing Street, was built in 1859 by Christopher Meeker. The bond for title from Malthus Ward, who had owned the lot, to Meeker is dated January 1859. The exuberant curlicues of the eave brackets are repeated in the verandah brackets. Another attractive feature is the fine texture of the window blinds, achieved through use of six small panels of louvers on each blind instead of the usual two panels. In contrast to the elaboration of the exterior, interior detail is very simple, with mantels of flat pilaster and architrave design as in earlier decades.

The Bloomfield-Talmage house, 495 Waddell Street, set far back from the street, has an air of great serenity. It was built in 1859 by Robert L. Bloomfield and bought in 1900 by Allen Talmage, whose daughter, Miss Marian Talmage, is the present owner. The original porch posts were of cast iron (one still in use as a lamp post), replaced by Mr. Talmage with the present wooden posts and railing. Cast iron is also used in some of the mantels, while others are simple wooden ones. Emerald green glass was used in the front door transom and sidelights. As in the other Italianate houses in the District, windows onto the front porch are floor length, with 4 over 6 very large panes. Two dependencies remain, making a picturesque group in the back yard.

The third of the group, the Chase-Yancey house, 243 Dearing Street, shows the most freedom in handling space and the most consistent use of Italianate elements. In addition to eaves brackets with both flourishing curves and tear drops (repeated in miniature over the bay window), the house has a double round-arched window over the front door, and the round-headed front door panels and round-arched fireplaces that were favorites in that era. The fine cast-iron grillwork of the verandah has, unusually, small geometric motifs as well as arabesques. Greek Revival influence survives, however, in the trabeated doorway and interior doorway moldings. The eave moffits and chimneys are paneled. All the mantels are of creamy marble. Instead of the usual four over four plan, this house has a large parlor to the left of the very wide central hall, a double parlor to the right, and a cross hall in the back from which the stairs ascend, and from which the dining room opens. A well house, stables, and two servants'

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7. Description - page 4

houses, all in board and batten with scalloped eaves and barge boards, are still standing behind the large house.

Albon Chase, builder of the Old Presbyterian Manse on North Hull Street, bought this lot for \$1,500 in February, 1860, from Young L. G. Harris and doubtless commenced building soon thereafter. Chase died in 1867 and the following year his executors sold the lot for \$7,000 to Lewis Deupree, whose daughter Lucy and her husband, Goodloe Yancey, lived in it for some years. Owned collectively by Deupree descendants, the house was sold in 1974 to James A. Herbert, who is restoring it. This was the last house in the District to still retain all of its original lot of nearly four acres. The west half of the lot has been sold to a developer, however, and town-house type apartments, similar to others in the neighborhood, will be built there.

A last house from just before the war is the Dearing-Wilkins house, 387 S. Milledge. Alfred L. Dearing (called Alpra L. in the first deeds), a brother of A. P. Dearing, bought the lot, about eight acres, it being the north half of lots 73 and 78, from William A. Carr in August, 1860. The tract ran east as far as Church Street. Carr had bought the lots in 1845 from the University. The legend of the house is that Dearing started the house but couldn't finish it because of the war, and that the family meanwhile lived in an older frame house just behind the big house. The older building is the Carr-Nicholson-Galis house, discussed above. It is not known just when the house was finished. It was a far different structure from what one sees today, as a later owner, John J. Wilkins, added the columns after he bought it in 1909. The house Dearing built was a high house of two frame stories above a basement of stuccoed brick, with hip roof, chimneys clustered toward the center, tall front windows, dentil moldings on window frames and vestibule. The cast-iron mantels on the upper floors are surrounded by tiles in earth tones, possibly reflecting East-lake influence in the 1870's. The house, now owned by Miss Josephine Wilkins, was nominated to the National Register in 1972.

The District has lost two significant houses, both from the last years before the war. One was the Greek Revival house on the southeast corner of Dearing and Milledge. A smaller frame replica of the monumental brick A. P. Dearing house on Milledge, it is said to have been built by Dearing for his mother, in the late 1850's. It was subsequently owned by Col. Benjamin Yancey, A. L. Hull, John A. Darwin and Mrs. Lalaye Darwin DuBose, its last owner. It first sat in the middle of the block, facing Dearing; Hull moved it to the corner and turned it to face Milledge. It was demolished in 1963 and the Medical Arts Building erected on its site.

The other notable house was the large Italianate house facing Dearing which occupied the block bounded by Dearing, Church, Waddell and Harris. It was square, with the usual brackets and a lightly gingerbreaded verandah; it was distinguished from the other Italianate houses in the neighborhood by a cupola. It was built by Samuel P. Thurmond, probably soon after he bought the lot in

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February, 1860 from John S. Linton. (There had been an earlier small house on the lot, built by Richard W. Saye who had bought the lot from the University in 1856 and sold it in 1859 to Linton.) Bought in 1943 by H. L. Cofer, the Thurmond house was sold and demolished in 1965, and Dearing Garden Apartments built on its block.

One of the charms of the District is its many cottages. Only some of them could be researched for this nomination. The Greek Revival Durham cottage has been mentioned. However, most of the cottages appear to date from the 1880's and 1890's on through the first decades of this century. Many have the high hipped roof popular late in the 19th century. Among the older ones are the Hutchins-Paddock cottage at 178 Dearing (1890), the Anderson cottage at 425 Church, and those at 195 Finley and 229 Henderson. The Descamps cottage, 376 Dearing, is thought to date from c.1910, and the Hartman cottage next door, from c.1915.

The Harris-Webster cottage, 125 S. Milledge, has a bay window, steep-gabled roof with dormers, and many fine trees. Young L. G. Harris had bought this block, lot 41 in the E. L. Thomas survey, for \$300 from the University in 1849, and sold it off in small lots years later. As early as 1875 this parcel is described, in a deed to an adjacent parcel, as belonging to Hugh N. Harris; however, the deed from Young Harris to Hugh N. Harris is dated 1881. (The two were distant cousins.) The cottage would thus date from the late 1870's or early 1880's.

Two doors south at 165 S. Milledge is the charming Taylor-Hulme cottage, built by Mrs. Katie H. Taylor between 1886 and 1891. One-story with gable roof, round gingerbreaded louvers, bay window and deep verandah, the cottage has large oaks along the street and a lovely garden in the rear.

The Barrow-Tate cottage, 436 Dearing, was built by Pope Barrow in 1879, according to family tradition. However, the deeds tell us only that Young Harris sold the eastern half of lot 41 to the Bank of the University in September, 1879, and that the Bank sold the lot to Mrs. Fannie Childs Barrow (Mrs. David Barrow) in 1888, now with a house on it. Originally a five-room cottage with a ground floor, it grew through many additions into the present rambling structure. It also had one subtraction: a second conical turret, to the left of the front porch, like the one still standing to the right, was removed. The cottage is owned by Mrs. Jewett Williams, daughter of Chancellor and Mrs. David C. Barrow. Her niece and the latter's husband, Dean and Mrs. William Tate, live with her.

The Mell-McAdams house, 398 Dearing, was built sometime during the 1880's by George A. Mell. In the 1889 City Directory he is listed at this house, and when Mrs. Kate McKinley Cobb, then owner of the Rucker-Teague house, sold him the lot in 1891, it is described as "the lot now occupied by said George A. Mell"; the deed date probably represents the year of final payment for the lot.

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Mell sold the house to D. W. McGregor in 1911 (see Deed Book 16, p.136). This is an interesting house, its strong character due to the steep gables, the relationship of volumes, and the limited ornamentation. The latter includes a panel with sunburst design above a pair of windows, semi-circular louvers, small brackets, and faintly Eastlakin circular ornaments. Porch columns and window blinds are not original. The house at 343 S. Pope, unresearched, appears to be contemporaneous with it.

The 1890's are represented by the Bond-Kelly house, 198 Dearing, built in 1893 by G. G. Bond. A large example of Late Victorian Eclectic, it has a shingled three-story turret, high roof line, multiple porches, some classical details and a good deal of interior ornamentation. The porch once had more delicate columns, before enlargement by its first owners. The house has recently been restored by Mr. and Mrs. James Kelley.

This decade saw another house moved into the neighborhood, the Morris-Miller-Kelley house, 458 Dearing. Sylvanus Morris bought this lot in 1890 from David C. Barrow and A. L. Hull. He moved onto the lot a one-story house which would seem to date from the 1860's or 70's. Family tradition says it came from near Macon. In 1912 he added the two-story front portion.

The first decade of the 20th century was most notable for grand houses along Milledge. These remain to this day and are a major ingredient in the character of the street. The ones here considered, on the east side of Milledge in the District, are all in the mode of the Neo-Classical Revival sparked by the Columbian Exposition of 1893, with the single exception of the Neo-Georgian Hardeman house.

The Sigma Phi Epsilon fraternity house, 397 S. Milledge, was built by Charles H. Phinizy, probably shortly after he bought the lot in 1903 from the Leon Charbonnier estate, then owner of the Dearing house just to the north, from which property this lot was cut. The city directories show that the Phinizys lived here a number of years, contrary to some legends. The house is a large, two-story frame building with semi-circular porch, which originally had four Corinthian pillars. The three dormers in the hip roof are framed by a scroll-like motif.

A few years later, in 1909, John J. Wilkins bought the Dearing house and added Corinthian columns and a balustrade (now gone) to make that house also Neo-Classical.

The Alpha Xi Delta sorority house, 327 S. Milledge, is distinguished by its gabled two-story portico supported by four massive Ionic columns, and by its lavish use of dentils and modillions. The builder, H. C. White, bought the lot in 1889. He lived in several houses on Milledge but did not build this house until the period 1904-09, as shown by his addresses in the City Directories. He sold the house in 1914 (Deed Book 12, p.314).

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The fine Lipscomb-McWaters house, 288 S. Milledge, also dates from the same period of 1904-09, again as shown by City Directories addresses. It was built by Frank A. Lipscomb (Jr.) for his mother, Mrs. Mary A. Lipscomb. She had bought a half interest in the lot in 1894 from A. L. Hull, at that time owner of the Dearing-DuBose house north of the lot, since demolished. When the other half-interest was acquired is not recorded. The house is of brick, with semi-circular two-story portico with Corinthian columns. A handsome feature is the double front door; both outer and inner doors have identical transoms and side-lights of leaded, faceted plate glass; the western sun casts spectrums on the interior. The ceiling in the side hall is a period piece: patterned papier mache. The house has recently been restored for the office of McWaters Realty Company.

The Phinzy, White and Lipscomb houses all have rather elaborate mantels inspired by Adams designs rather than by the plain architrave and flat pilasters of Greek Revival.

B. F. Hardeman built his handsome Neo-Georgian brick house sometime after 1907, the year in which he bought the lot. Walter A. Sams bought the house in 1932, and his descendants sold it to L. H. Christian in 1962. Mr. Christian's radio station, WRFC, now has its office there.

The physical boundary of the District begins at the intersection of Broad and Finley and runs southward to include all lots on Finley to its intersection with Waddell; then westward to include all the north side of Waddell and the south side after 387 Waddell to Pope Street; then southward along Pope to include all lots on it until the south line of the lot at 394 S. Pope; thence westward along the rear lot lines of properties facing Baxter to the south line of the lot at 433 S. Church Street; thence westward along Henderson Avenue including all lots on it to Milledge Avenue; thence north along the east side of Milledge to Broad Street; thence back to the northeast corner of Milledge and Dearing and eastward along Dearing including all lots on it until its intersection with Finley.

UTN OK Wn 929-75

10. GEOGRAPHICAL DATA:

- UTM: A. 17/279890/3759700⁶⁸⁰
- B. 17/279880/3758960⁴⁸⁰
- C. 17/279250/3758940⁴⁸⁰
- D. 17/279270/3759690¹⁰⁰



3. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- Pre-Columbian | 16th Century | 18th Century | 20th Century
 15th Century | 17th Century | 19th Century

SPECIFIC DATE(S) (If Applicable and Known) C 810-1910

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|--------------------------------------|---|---|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Phi- | <input checked="" type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | losophy | <u>History</u> |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Science | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape | <input type="checkbox"/> Sculpture | _____ |
| <input type="checkbox"/> Art | Architecture | <input type="checkbox"/> Social/Human- | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Literature | itarian | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Military | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Music | <input type="checkbox"/> Transportation | _____ |

STATEMENT OF SIGNIFICANCE

The Dearing Street Historic District was part of the 633 acres near the North Oconee river and the Cedar Shoals, bought by John Milledge in 1801 and given to the trustees of the University of Georgia for a site for the University. Milledge bought the tract for \$1,000 from Daniel Easley, who had bought it from William Few, it being part of a tract granted to Few in 1785 by the state. After 39 acres was set aside for a campus, the trustees sold the remainder over a period of half a century, to raise money for the operation of the school. The trustees therefore had surveys made and streets and lots laid off. The original surveys are lost, but the lot numbers are preserved in a composite map made in 1852 by William L. Mitchell of his own (1844) and earlier surveys.

The Dearing Street area was laid off in three successive surveys. The first, made by Major James Meriwether c.1830, platted a section west of Pulaski Street, including Finley, Pope, Church, Dearing and Waddell as far west as Church. In 1833, a survey by E. L. Thomas laid out streets and lots from Church Street as far west as Rockspring Street. The southernmost street in the District was Waddell, and the last tier of lots were those on the south side of Waddell. Then, in October, 1844, Mitchell's survey, extending to the south and southwest borders of the University's tract, completed the platting of it. He laid out no more streets but divided the remaining land into large lots of about 16 acres each. The Dearing-Wilkins house and the area south of the bend in Milledge and along Henderson Avenue were included in the Mitchell survey. To this day there are triple-long blocks between Waddell and Baxter because the orderly progression of streets 200 feet apart ceased after the Thomas survey. Eventually a little track, called Bass Street (after a landowner) on the 1852 map, became a major artery of today, Baxter Street.

The streets were platted in a north-south grid; Milledge, however, makes a bend to stay in the center of the ridge. The square or block between streets was designated a lot, each lot containing four acres less the small amount taken off the edges for streets. Any smaller lot was designated a fractional lot; these occurred where lots were subdivided after the initial sale and where the grid of the surveys met the diagonal borders of the University's tract.

A street might exist on paper for years before being actually cut through the forest. Milledge, though existing on paper from 1833, was probably not cut through till the 1850's. (This northern segment of Milledge

(continued)

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

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 Tate, Mrs. Sue Fan Barrow, consultant.

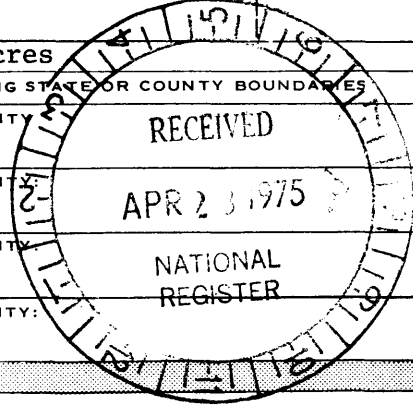
10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
NW	Degrees Minutes Seconds	Degrees Minutes Seconds	Degrees	Minutes	Seconds	
NE	SEE CONTINUATION SHEET.		°	'	"	
SE	°	'	°	'	"	
SW	°	'	°	'	"	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 62 acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY:	CODE



SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE:
Mrs. Patricia Irvin Cooper, researcher

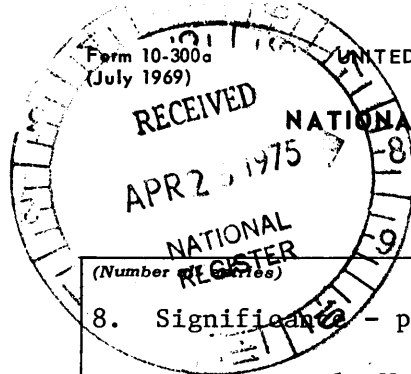
ORGANIZATION: Historic Preservation Section, Dept. of Natural Resources DATE: December, 1974

STREET AND NUMBER:
270 Washington Street, S.W. Room 703-C

CITY OR TOWN: Atlanta STATE: Georgia CODE: 13

12. STATE LIAISON OFFICER CERTIFICATION NATIONAL REGISTER VERIFICATION

<p>As the designated State Liaison 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. The recommended level of significance of this nomination is:</p> <p>National <input type="checkbox"/> State <input checked="" type="checkbox"/> Local <input type="checkbox"/></p> <p>Name: <u>Jackson O'Neal Lamb</u></p> <p>Title: <u>STATE HISTORIC PRESERVATION OFFICER</u></p> <p>Date: <u>April 7, 1975</u></p>	<p>I hereby certify that this property is included in the National Register.</p> <p><u>A. A. Mortensen</u> Director, Office of Archeology and Historic Preservation</p> <p>Date: <u>9/5/75</u></p> <p>ATTEST:</p> <p><u>W. H. [Signature]</u> Keeper of The National Register</p> <p>Date: <u>SEP 5 1975</u></p>
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Form 10-300g
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Continuation Sheet)

STATE	Georgia	
COUNTY	Clarke	
FOR NPS USE ONLY		
ENTRY NUMBER	DATE	
	SEP 5	1975

(Number of entries)

8. Significance - page 2

was not the early Watkinsville Road; that was South Lumpkins Street, as shown by Mitchell's map. Below Five Points the nomenclature is confused.) It is true that William Carr bought lots on Milledge in 1845 and put a frame house there, year not known; but that property could be approached through farm lanes, such as Bass Street. But all the big 19th century houses on Milledge date from the mid-1850's or later, as did the demolished Dearing-DuBose house. Furthermore, the lots on the west end of Dearing sold much later than those farther east; the University did not sell lot 41, bordered by Dearing, Milledge, Broad and Harris, till 1849 (to Young Harris), nor lot 36, across Harris Street from the first lot, till 1850 (to William N. White). Whether Broad Street existed before the surveys is unknown, i.e., Broad Street west of Pulaski; the earliest road westward, the Lawrenceville Road, followed what is now Oglethorpe Avenue from the Jefferson Road. Finley Street except for the block from Broad to Dearing, was probably not cut through till after 1886. In that year the John W. Nicholson home place, which extended from Hull Street to the east edge of Finley, was subdivided. Harris was not cut through to Henderson until about the same time. The latter, as noted, exists because Carr gave land for it. Pope south of Waddell was cut late in the 19th century, and Morningside, in the 20th century.

The University tract was somewhat the shape of a double-bladed ax. From a point slightly south of the intersection of Waddell and Pope, the boundaries sloped southeasterly on the one hand, and south-southwesterly on the other. Beyond these, as beyond the other boundaries, the land had been sold by the initial grantees to a number of settlers, and in the mid-century was all in forest or farms. Even as late as the 1870's, Morris says in his Strolls About Athens, the land beyond the Alfred Dearing house was all open country.

The Lehmann-Bancroft-Land house and the Bloomfield-Talmage house were both sited on large, irregular parcels assembled from purchases beyond the University tract to which fractional and whole University lots were added. In the former case it was Professor Lehmann who assembled his little farm; in the latter, Young Harris, who sold to Bloomfield.

Finally, it may be noted that these streets did not have names until 1859, when City Council appointed a committee to name the streets of Athens.

In the District lived many persons who figured in the history of Athens. John A. Cobb, who did not live there but who built a house in it, was the father of Howell and T. R. R. Cobb, both famous not only in Athens but in the history of Georgia. Malthus Ward and William Lehmann were among the handful of devoted teachers who constituted the faculty of the University in the 1830's. Ross Crane is remembered as the builder of the First Presbyterian Church and of the fine brick house on Pulaski Street, now SAE fraternity; and the firm of Carlton and Crane built several University buildings. The name of Young Harris is still well known because of the Methodist college in north Georgia, renamed in his honor following his substantial gifts to it. Young Harris was for years the

(continued)

STATE	
Georgia	
COUNTY	
Clarke	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
SEP 5	1975

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

(Number all entries)

8. Significance - page 3

secretary and principal officer of the Southern Mutual Insurance Company. He gave generously to Emory at Oxford and other Methodist enterprises and missions and helped through college young men wishing to be ministers. Young Harris Memorial Methodist Church in Athens is so named following the request of the minister, Rev. Joe Dunaway, who gave the church its first site; he was one of the young men Harris had helped.

Albon Chase was owner and editor of The Southern Banner, while Wm. L. Jones was publisher of The Southern Cultivator. Two authors whose books tell us much of what we know of 19th century Athens lived in the District: A. L. Hull, author of Annals of Athens 1801-1901, and Sylvanus Morris, who wrote Strolls About Athens During the Early Seventies.

H. C. White was professor of chemistry and head of the School of Agriculture at the University in the late 19th century. Leon Charbonnier, an owner of the Dearing-Wilkins house, was professor of engineering and the designer of Moore Hall on campus. The contractor for Moore was another owner of that house, M. B. McGinty.

R. L. Bloomfield was agent and principal owner of the Athens Factory (textiles), which after the Civil War bought the old Confederate Armory and combined the two sites on the North Oconee river into Athens Manufacturing Company. He built the old Saint Mary's Episcopal Church for the mill workers and was a founder of Emmanuel Parish. He built a little chapel on his lot (where the house at 397 S. Church is now) for Sunday School for neighborhood children.

David C. Barrow was professor of Mathematics at the University and then Chancellor (1906-25). Mrs. Mary Lipscomb was a teacher and principal at Lucy Cobb Institute. Frank A. Lipscomb, Allen Talmage, Charles A. Phinizy, John J. Wilkins, and B. F. Hardeman were all prominent businessmen.

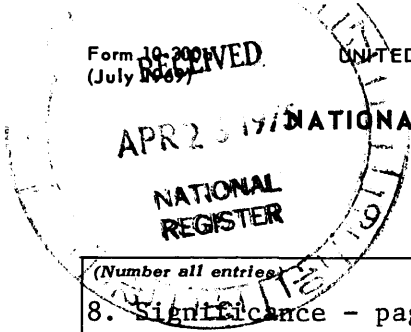
One attraction attributed to the neighborhood we will have to discard. A favorite tale in Athens is that at the corner of Dearing and Finley stands "the tree which owns itself". The present tree, a white oak, is said to have grown from an acorn from the original big tree, which crashed in 1942. The tale has it that William Jackson, who lived in the Cobb-Ward-Erwin house across Dearing from the tree, as a boy climbed in the tree, loved it, and in his old age went down to the court house and deeded to it the land on which it grew. The tree grows on Finley Street's right of way, which here narrows and squeezes by it. The story of the tree is given great play in Hull's 1906 edition of Annals of Athens. In actual fact, the story is pure fabrication, and the discrepancies between fact and legend are as entertaining as the legend. There is no deed in the Clarke County courthouse pertaining to the tree. E. M. Coulter, in an article in the Georgia Historical Quarterly, vol. XLVI, pp. 237-49 (Sept. 1962) relates both the facts and the history of the legend. In brief, William Jackson grew up in Jefferson County, not Athens; he lived in the

(continued)

STATE	Georgia	
COUNTY	Clarke	
FOR NPS USE ONLY		
ENTRY NUMBER		DATE
		SEP 5 1975

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Continuation Sheet)



(Number all entries)

8. Significance - page 4

house near the oak for only four years, as a young married man (which the history of the house also demonstrates); he subsequently lived on a farm across the North Oconee from Town; he later moved to Macon and died there, in 1875.

Where, then, did the story come from? Probably from the fertile imagination of Larry Gantt, editor of the Athens Weekly Banner, where the story first appeared in an unsigned article on 12 August 1890. Significantly, there is no mention of it in Dr. Henry Hull's Sketches of Athens either when they appeared in the newspaper in 1870 nor in collected form in 1884, nor in the 1893 edition of A. L. Hull's Annals. But the story reappears in the 1901 centennial edition of the Athens Banner, in the same paper on 21 December, 1906, and in Hull's 1906 edition of the Annals, as noted above. Hull has hood-winked generations of readers.

The present tree is a fine specimen and, legend aside, a picturesque element at that corner. It is to the city's credit that the original tree was spared when Finley was cut through.

Before taking leave of the District, it is pleasant to recall to the mind's eye its appearance in the 1870's. All the oldest houses have been built: the District is complete; but the houses have not yet been joined by a flock of cottages. On either side of dusty Dearing Street is a procession of houses, each alone on its four-acre lot; all comfortable, a few quite grand. One the rise to the south are the Lehmann-Bancroft house, now overlooking the Bancroft nursery, and the Bloomfield house. On the east side of Milledge there is only the Alfred Dearing house, and the old Carr house behind it. Behind every house are gardens, stables or little barns and servants' cabins. In this spacious setting the people live in a manner at once simple and ample. For both men and women, most of the day is taken up with necessary tasks; yet there is much sociability. Sylvanus Morris, writing nostalgically and a little ungrammatically of this period years later, says, "The stroller (the author) has gone down Dearing street in the mornings for twenty years. In all seasons it has its attractions. In spring especially, the handsome trees, the lovely flowers, the homes, so homelike, and children playing in the street, the neighborliness of the neighbors."

The distinctive character of the Dearing Street Historic District derives partly from its narrow streets, old hardwoods, middle-aged and old houses. It also derives from its consistency; while apartments have entered the District, its interior is still completely residential, offices being confined to the boundary street of Milledge Avenue. Its character is also essentially middle-class; it is homey and comfortable. While the buildings range from cottages to large houses, there are no mansions, except, again, on Milledge. The very wealthy preferred the major avenues for their show places. Within a frame of shady streets, the District offers a sampler of styles in domestic architecture from about 1820 through the early decades of this century. It offers, as well, a physical reminder of many of the families who shaped Athens in that period.

BROAD STREET

□ 125
 ■ 131 (1940's)
 □ 165
 □ 197
 458
 436

398 □
 376 □
 342 □
 328 □

294 □
 264 □
 254 □
 234 ■ (1940's)
 220 □

198 □
 178 □
 146 □
 126 □

- 175
- 185
- 195
- 227
- 259

DEARING STREET

■ MEDICAL OFFICES
 225 (1960's) □
 421
 □ 247
 □ 255
 □ 285
 620 ■

■ PEARL GARDEN APARTMENTS

□ 243

□ 197 □ 175 □ 159 □ 145 □ 125

MILLEIDGE AVENUE

HARRIS STREET

CHURCH STREET

POPE STREET

FINLEY STREET

WADDELL STREET

□ 317 □ 627 □ 617
 □ 327
 ■ 337 (OFFICES) (1960's)
 □ 357
 □ 387
 □ 397 ■ 736 (1940's) □ 228

■ CHARLESTON TOWNHOUSES 310 (1960's)
 370
 355 MORNINGSIDE
 376
 ■ 375 APARTMENTS (1940's) □ 390
 1941 ■
 196 □ 150 □ 138 □ 126

□ 495
 ■ 377 (1950's)
 ■ 385 (1950's)
 □ 395
 □ 397
 □ 425
 320 □
 323 □
 350 ■ (1960's)
 370 ■ (1940's)
 380 □
 390 □

■ 387
 315 (1960's)
 □ 343
 RED AREAS INDICATE POST-1920'S STRUCTURES
 SHADED AREAS INDICATE DISTRICT BOUNDARIES

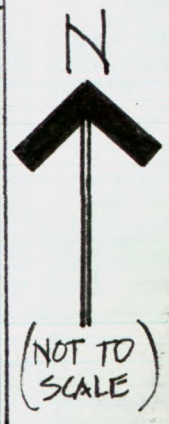
■ 260-286 APARTMENTS (1950's)

HENDERSON AVENUE

BAXTER STREET

■ 279 □ 277 □ 229 □ 225 □ 195
 419 (1960's)

□ 145 □ 127 □ 125



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM**

FOR NPS USE ONLY
RECEIVED JUN 17 1975
DATE ENTERED SEP 5 1975

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- ENCLOSE WITH MAP

1 NAME

HISTORIC Dearing Street District

AND/OR COMMON

2 LOCATION

CITY, TOWN Athens VICINITY OF COUNTY Georgia

Clarke

Georgia

3 MAP REFERENCE

SOURCE Sketch Map by Pat Cooper/John Cheek

SCALE Not to scale DATE June 1975

4 REQUIREMENTS

TO BE INCLUDED ON ALL MAPS

1. PROPERTY BOUNDARIES
2. NORTH ARROW
3. UTM REFERENCES