

United States Department of the Interior  
National Park Service

RECEIVED 2291

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

### 1. Name of Property

historic name Chi Omega House

other names/site number N/A

### 2. Location

street & number 324 South Milledge Avenue

N/A  
N/A

not for publication

vicinity

city or town Athens

state Georgia code GA county Athens-Clarke code 059 zip code 30605

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this  nomination \_\_\_ request for determination of eligibility 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 \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national  statewide  local

*Dr. David C. Crass*  
Signature of certifying official

28 JAN 2019  
Date

Historic Preservation Division, Georgia Dept. of Natural Resources  
State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register

other (explain:)

*David ...*  
Signature of the Keeper

7/11/19  
Date of Action

Chi Omega House  
Name of Property

Clarke County, Georgia  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

**Category of Property**  
(Check only **one** box.)

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

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

Contributing	Noncontributing	
1	1	buildings
1	0	sites
0	0	structures
0	0	objects
2	1	<b>Total</b>

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing)

**Number of contributing resources previously listed in the National Register**

N/A

N/A

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

EDUCATION: education-related (women' fraternity house)

SOCIAL: clubhouse

**Current Functions**  
(Enter categories from instructions.)

EDUCATION: education-related (women's fraternity house)

SOCIAL: clubhouse

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

LATE 19<sup>th</sup> AND 20<sup>th</sup> CENTURY REVIVALS:

Colonial Revival

**Materials**  
(Enter categories from instructions.)

foundation: CONCRETE

walls: BRICK

roof: ASPHALT

other:

Chi Omega House  
Name of Property

Clarke County, Georgia  
County and State

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### **Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

#### **Summary Paragraph**

The Chi Omega House is a large, east-facing building located on South Milledge Avenue, south of its intersection with Waddell Street and west of the University of Georgia campus. It sits within a row of architecturally significant houses that date from the 1850s to the 1930s and now function as fraternity and sorority houses. The I-shaped Chi Omega House, which was built for the Mu Beta Chapter of Chi Omega in 1961, has three zones corresponding to three main uses: living/recreation, administration, and dormitory. Reflecting the Colonial Revival style, the concrete-framed building is clad in brick veneer, has a symmetrical front façade, and features a decorative front entry with sidelights and a fanlight. The central portion of the front façade has a side-gabled roof with narrow eaves, while matching side wings project slightly from the north and south and have front-gabled roofs with a fanlight in each gable. Double-hung, multi-light windows and a simple belt course are additional expressions of the Colonial Revival style. The interior of the living/recreation zone is comprised of a narrow gallery that opens to the large, central chapter room, a dining room, and a parlor. The kitchen, bathrooms, and several administrative rooms make up the administration zone and line a one-story corridor extending from the rear of the dining room and connecting to the third portion of the building – the dormitory zone. Finishes in the three-story dormitory are utilitarian with concrete-block interior walls, drop ceilings, and simple metal window and door surrounds. In this zone of the building, historic windows have been replaced with modern, one-over-one windows, and a third floor was added c.1968.

The grounds of the Chi Omega House retain much of their original designed landscape and plantings, as planned by the landscape architect, Hubert Bond Owens. The front yard is mainly an open area with a variety of shrubs planted close to the house and a few trees planted near the street. A wide, brick-lined walkway leads from the street to the front entrance, and a private courtyard is tucked into the south side of the building and contains a mix of hardscape, lawn, trees, and shrubs. An “auto court” along Waddell Street and a parking lot in the rear also have designed hardscapes and planting areas.

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### **Narrative Description**

*(The following description is taken from the October 30, 2012 “Chi Omega Sorority House” Historic Property Information Form that was prepared by John Kissane, consultant, and edited by Olivia Head, Historic Preservation Division. It is on file at the Historic Preservation Division, Georgia Department of Natural Resources, Stockbridge, Georgia.)*

The Chi Omega House, its designed landscape, and parking lot fully occupy the 1.5-acre lot fronting on South Milledge Avenue, one of Athens’ most significant thoroughfares. The lot is located just south of Milledge Avenue’s intersection with Waddell Street and west of the University of Georgia’s North Campus. Located in (but not contributing to) the Milledge Avenue Historic District, which was listed in the National Register of Historic Places in 1985, the Chi Omega House is surrounded by architecturally significant houses of various styles dating from the 1850s to the 1930s. Like the Chi Omega House, these surrounding houses also largely function as sorority and fraternity houses. While some houses further south of the Chi Omega House have elevated lots relative to the Chi Omega House’s flat lot, the majority of houses surrounding and including the Chi Omega House on South Milledge Avenue have a deep uniform setback, allowing for expansive front yards.

#### Landscape

As is true of most of the lots facing South Milledge Avenue from West Broad Street south to Five Points, the lot occupied by the Chi Omega House is long and narrow. It measures approximately 151 feet at its widest point, which is the front property line, and approximately 373 feet deep. The grounds of the Chi Omega House still retain much of the character of the original landscape design created by influential landscape architect Hubert Bond Owens. Three of four original scarlet

Chi Omega House

Name of Property

Clarke County, Georgia

County and State

oaks, now very large, are still situated an equal distance apart at the front of the lot (photograph 2). A wide, brick and concrete walkway leads directly from the sidewalk along South Milledge Avenue to the front door, passing through a broad expanse of turf before splitting to enclose a circular planting bed directly in front of the entry. An area featuring a wide variety of foundation plantings occupies the space just in front and to either side of the house (photographs 1, 3, 4). These plantings include more than a dozen different evergreen shrubs (including four different hollies, Japanese cleyera, winter jasmine, and true dwarf boxwood); seven varieties of flowering deciduous shrubs (including flowering quince, beauty bush, and winter honeysuckle); and four varieties of groundcover (including English ivy and common periwinkle). Additions to the property's front grounds include two magnolia trees, placed about two-thirds of the way between South Milledge Avenue and the front elevation, at the two sides of the lot, in 1968 (photograph 3). Stepping stones lead from either side of the circular walk to a courtyard south of the house and to an auto court north of the house (photograph 4).

Owens' plan extends to an irregularly-shaped courtyard on the south side of the Chi Omega House, which is enclosed on three sides by the house and on the fourth by an original brick screen wall. The courtyard is a juxtaposition of the gridded pattern of brick on a concrete patio occupying its southeast corner and the curvilinear forms of the planting beds and stretch of Zoysia grass in its northwest corner (photographs 15, 16, 22). A wide variety of plantings fill the geometric beds, including English boxwood, tea olive trees, dwarf gardenias, and blue hydrangeas. A small, pre-existing brick building believed to date to c.1890, which served as the office for the neighboring Dearing House, stands in the southwest corner of the courtyard (photograph 17). To the west of the c.1890 building, a path bordered by mondo grass leads under an arch in a brick wall towards the rear of the dormitory.

On the north side of the Chi Omega House, a small parking lot off of Waddell Street identified as an "auto court" on Owens' plan remains mostly intact, although oral history conjectures that it was altered slightly in the 1970s. The auto court consists of three parking spaces abutting a sidewalk running east to west (photograph 21). A brick and concrete walk connects two points of the sidewalk to a side entrance into the connecting wing and creates a nearly hexagonal bed in its center. Plantings in this bed and flanking the walk and entrance include winter jasmine and heavenly bamboo (photograph 22).

A small drive runs from the Auto Court to a larger parking lot at the rear of the dormitory. Several parking spaces front a north to south sidewalk bordering a strip of turf that slopes up to the foundation of the dormitory. An entrance accessible by steps from the sidewalk is located at the north end of one of the center bays of the dormitory, and a brick screen wall constructed in 1996 spans the remainder of the two center bays. Foundation shrubs include showy border forsythia and scarlet firethorn (photograph 18).

Exterior

The Chi Omega House is I-shaped in plan and is composed of three zones corresponding to three distinct uses: living/recreation (east portion), administration (central portion), and dormitory (west portion). The east (front) portion of the building (photographs 1-5) is one story in height and exhibits elements of the Colonial Revival style. It contains the living/recreation spaces and presents a symmetrical elevation to South Milledge Avenue. A one-story connecting wing (photographs 16, 20, 21) extends from the rear of the front portion to a three-story rear/dormitory portion (photograph 18). Located immediately southwest of the front portion of the building is a very small, one-room brick structure (photograph 17) believed to date from c.1890.

The Chi Omega House rests on a concrete slab foundation and has a brick veneer exterior laid in running bond over concrete framing. The bricks utilized for visible exterior surfaces are, according to the architects' specifications, "second hand brick." It is believed that these bricks were salvaged from a 19<sup>th</sup> century house. The roof is currently clad in asphalt shingles, which replaced the original Johns Manville "American Colonial" asbestos shingles. These shingles were rigid and came from the supplier with nail holes pre-punched.

The one-story east (front) portion of the Chi Omega House consists of a symmetrical front façade facing South Milledge Avenue (photographs 1 and 3). Composed of a side-gabled main mass flanked by two front-gabled wings, this primary portion of the building is a good, late example of the Colonial Revival style. Characteristic features of the Colonial Revival style seen on the house include the symmetrical façade, medium pitch side-gabled roof with narrow eaves, simple belt course, accentuated front entrance with fanlight and sidelights, multi-pane (eight-over-twelve and eight-over-eight) double-hung windows, projecting front-gabled side wings, and brick exterior and corbelled chimneys (photographs 1,3, 4).

The north elevation fronting on Waddell Street reveals all three zones of the Chi Omega House (photograph 21). Serving as the beginning of the administration zone, the kitchen projects from the north portion of the eastern living/recreation

Chi Omega House

Name of Property

Clarke County, Georgia

County and State

zone. It features a simple, recessed central entry in its gable end and small six-over-six double hung windows (photograph 21). Projecting back from the kitchen and constituting the remaining portion of the administration zone, the connecting wing also contains a central entryway that is more ornate than that of the kitchen, consisting of sidelights and a small, hipped canopy supported by decorative iron brackets. The entryway is flanked by two larger six-over-six windows, and just above the dentilled cornice, three small dormers are centered over the windows and entrance (photographs 20 and 21). The connecting wing attaches to the three-story dormitory. Its simple north gable end consists of paired one-over-one windows in the central bay and single one-over-one windows on the first two floors of the side bays (photograph 21).

The west elevation of the Chi Omega House showcases the side-gabled, three-story dormitory. Once two stories, a third story was added c.1968. The dormitory is less ornate than the other portions of the building and features paired and single one-over-one windows that replaced original windows, three gabled dormers spaced evenly throughout the elevation, a rear recessed entryway, a simple belt course spanning across the top of the second-story windows, and a dentilled cornice (photographs 18 and 19).

Mirroring the north elevation, the south elevation showcases all zones of the building, which enclose the south courtyard on three sides. The three-story dormitory with its replacement one-over-one windows, dormers, simple belt course, and dentilled cornice stands to the west; the connecting wing with six-over-six windows, dormers, and dentilled cornice occupies the center; and the eastern living/recreation portion with six-over-six windows, corbelled chimneys, and gable vents stands to the east (photographs 15, 16, 22). Additionally, each zone has at least one entry into the courtyard. The eastern zone has two double door entries onto the patio centered in the rear of the parlor and the south side of the chapter room, while the connecting wing and dormitory each have one simple entry connected by the brick and concrete walks. Also visible in this elevation is the small, pre-existing, side-gabled brick building believed to date to c.1890 (photograph 17).

Interior

The eastern living/recreation zone of the Chi Omega House contains four primary spaces: a gallery and chapter room in the main mass, a parlor in the south wing, and a dining room in the north wing. The entrance opens into a long gallery, which provides access to all other rooms in this zone. The gallery consists of original terrazzo floors, plaster walls and ceiling, crown molding, baseboards, a chair rail, and recessed centered dome highlighting the chandelier (photograph 12). Many of these interior finishes extend to the remaining rooms in the eastern zone differentiating it from the more private areas of the building.

Double doors centered along the back wall of the gallery open into the large chapter room (photographs 9 and 10) to the west. Like the gallery, the chapter room has original terrazzo floors and a plaster ceiling. Drywall replaced the original wood paneling on the walls in 2003, and a chair rail, baseboards, and crown molding were added to match the other rooms in this zone. Additionally a once simple fireplace centered on the south wall was widened, and a mantel with full entablature was added to create a more classical appearance (photograph 9). Emphasizing the symmetry valued in the Colonial Revival style, a built-in "trophy case" occupies a projecting portion of the north wall, mirroring the fireplace projection on the south wall (photograph 10). Double doors flank both the fireplace and trophy case leading to the other primary spaces in this zone and the south courtyard (photograph 9).

To either side of the chapter room are identically-sized spaces: the parlor (photograph 11) to the left (south) and the dining room (photograph 13) to the right (north). Both rooms originally had cement floors covered in carpet, but the carpet has recently been replaced with hardwood in the parlor and terrazzo in the dining room. Each room has plaster walls and ceilings, baseboards, and crown molding, although the dining room has wainscoting, while the parlor only has a chair rail. The parlor has a fireplace with a marble surround and classically-inspired mantel on its south wall (photograph 11), while the dining room has a projecting window bay on its north wall (photographs 13).

A door on the west wall of the dining room leads into the kitchen, which serves as the beginning of the administrative zone composed of the kitchen and connecting wing. The utilitarian kitchen is composed of two main rooms and two auxiliary rooms, all of which feature original vinyl tile floors and plaster walls and ceilings (photograph 14). The connecting wing is accessed by a door in the kitchen's south wall, the dining room's west wall, and the chapter room's north wall. It consists of a corridor running its length on the north side and administrative rooms and the house mother's living quarters on the south side (photograph 8). The baseboards, chair rail, and crown molding extend into the corridor on original plaster walls and ceiling. Original vinyl tiles throughout the connecting wing have since been replaced with hardwood floors.

Chi Omega House

Name of Property

Clarke County, Georgia

County and State

The west end of the corridor connects to the three-story dormitory, which houses approximately 69 women's fraternity members. As a more private space, the dormitory is much more utilitarian than the other zones. The first and second floors have identical floor plans with fifteen dorm rooms lining either side of a north-south corridor and a communal bathroom on the west side. Interior materials and finishes are simple and consist of painted concrete block walls, dropped acoustical tile ceilings, and carpeted floors (photographs 5, 6, 7). The third floor, added c.1968, contains several dorm rooms and large study areas with similar finishes.

The property has changed very little since the 1961 construction of the Chi Omega House. Excluding the c.1968 third story addition to the dormitory, the 1968 addition of two magnolia trees to the front lawn, and slight alterations to some interior finishes, there have been few significant alterations to the Chi Omega House and its designed landscape, leading to retention of integrity of location, design, setting, materials, workmanship, feeling, and association.

Chi Omega House  
Name of Property

Clarke County, Georgia  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Areas of Significance**

(Enter categories from instructions.)

Architecture

Landscape Architecture

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

1961

\_\_\_\_\_

**Significant Dates**

1961 – date of construction

\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

\_\_\_\_\_

**Architect/Builder**

Hubert Bond Owens, Landscape Architect

Kuhlke and Wade Architectural Firm, Architects,

Edward Kilby, Interior Designer

Pardue Construction Company, Builders

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Period of Significance (justification)**

The period of significance for the Chi Omega House is 1961, the date of construction.

**Criteria Considerations (explanation, if necessary)**

N/A

Chi Omega House  
Name of Property

Clarke County, Georgia  
County and State

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance and applicable criteria.)

Founded in 1922, the Mu Beta chapter of Chi Omega was the second women's fraternity established at the University of Georgia in Athens. The members moved through several chapter houses as they grew steadily over the years, until they determined in the 1950s that it was necessary to hire the Augusta architectural firm Kuhlke and Wade to design a new building with additional dormitory space and parking. The result of these efforts is the Colonial Revival-style building at 324 South Milledge Avenue. The Chi Omega House is significant in the area of architecture because it is a good example of a late, more restrained interpretation of the Colonial Revival style, which was a popular style throughout Georgia and the United States from the end of the 19th century through the mid-20th century. The building's symmetrical façade, medium-pitched side-gabled roof with narrow eaves, front entrance accentuated by a fanlight and sidelights, multi-pane double-hung windows, and a brick exterior are indicative of its style. With minimal ornamentation relative to earlier versions of the style, however, the Chi Omega House is representative of a stripped variation of the Colonial Revival style popular in the 1950s and 1960s when more modern styles were prominent and practiced by the building's architects, Kuhlke and Wade. The Chi Omega House is also significant in the area of landscape architecture for its designed landscape representing the work of prolific landscape architect – Hubert Bond Owens. Owens, who created the first professional landscape program in the South at the University of Georgia in 1928, practiced landscape design locally and nationally and was influential in the landscape architecture profession, serving as president of the American Society of Landscape Architects (ASLA) and receiving many honors. At the Chi Omega House, Owens used designed hardscapes; a wide variety of plant materials; and a spatial arrangement characteristic of mid-20th century design with a mainly open front yard, a scattering of trees near the street, and a variety of shrubs around the house, which is representative of his typical design approach that often employed elements of Colonial Revival-style landscape architecture.

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

The Chi Omega House is significant in the area of architecture at the local level of significance as a good example of the Colonial Revival style as applied to a building utilized as a women's fraternity house. The building's construction date of 1961 establishes it as a late example of the style, which according to statewide context *Georgia's Living Places: Historic Houses in Their Landscaped Settings* was popular in Georgia from the 1890s through the post-World War II years and beyond. As documented in *Georgia's Living Places*, hallmarks of the Colonial Revival style include symmetry, an elaborate central entryway, the use of fanlights and sidelights, classical cornices with dentils, double-hung windows, and side-gabled roofs with dormers, all of which are present at the Chi Omega House. The house demonstrates a later phase in the Colonial Revival style's evolution as it departs from the popular early 20th century practice of duplicating more ornate Georgian and Federal period architecture. Instead, the Chi Omega House reflects the trend during the 1950s and early 1960s noted in *A Field Guide to American Houses* of a shift in taste towards less elaborate Colonial Revival designs favored by the building's architects.

The Chi Omega House was designed by the well-known architectural firm of Kuhlke and Wade Architects of Augusta, Georgia. Both natives of Augusta, Edwin Jerome Wade (1907-1996) received his architectural degree from Yale University in 1931 while Edmund Hill Kuhlke (1906-1989) graduated from the Georgia Institute of Technology with a degree in architecture in 1928. Prior to his partnership with Kuhlke, Wade had worked with Chi Omega House landscape architect Hubert Bond Owens (who will be discussed in depth later), designing Owens' own Colonial Revival-style house constructed in 1941 at 215 West Rutherford Street in Athens. The two also collaborated on other residential projects, including a property known as Honeysuckle Hill in Athens in 1941 and Parkview Homes, the first public housing project in Athens, built from 1940 to 1941. Following his collaborations with Owens, Wade entered into a partnership with Kuhlke to form the firm of Kuhlke and Wade Architects in 1943. The firm of Kuhlke and Wade designed several buildings in Augusta, including multiple buildings on the campus of Paine College (1952-1977), the International Style Augusta-Richmond County Municipal Building (1956-1957), the Bush Field Municipal Airport, St. Joseph's Hospital, and Lucy Laney High School. The documented work of Wade and of Kuhlke and Wade together further explored below demonstrates an evolution towards a simpler, more modern Colonial Revival style.

Chi Omega House

Name of Property

Clarke County, Georgia

County and State

Wade's earlier 1941 design of the Hubert Bond Owens House is reminiscent of, but slightly more elaborate than his firm's later design of the Chi Omega House. The Hubert Bond Owens House also consists of a central, side-gabled mass with two shorter, projecting wings. Additionally, like the Chi Omega House, the entrance to the Hubert Bond Owens House is adorned with sidelights and a fanlight, and fenestration includes symmetrical and evenly spaced, multi-light, double-hung windows. More ornamented elements of the house include the repetitive use of stylized Greek-fret motifs featured in lintels over every window, in a belt course on the central mass, and in three large grilles above the belt course, along with two prominent interior end chimneys in the central mass and another in the west wing. Wade's designs with the firm of Kuhlke and Wade trended towards a more stripped version of Colonial Revival style as the architects simultaneously added the International Style to their oeuvre.

Following the creation of their firm in 1943, Kuhlke and Wade's most prolific collection of documented work in Georgia occupies the campus of Paine College in Augusta, which was listed in the National Register of Historic Places in 2012. At Paine College, the firm, in various iterations, designed nine buildings between 1952 and 1977 that ranged from dormitories to educational buildings to a chapel. Of these buildings, five exhibit the same kind of restrained Colonial Revival style present at the Chi Omega House: Walker Science Hall (1956), Gray Hall (1962), Belle-Bennett Hall (1962), Gilbert-Lambuth Memorial Chapel and Music Building (1968), and Paine House (1968); three are the only International Style buildings on the campus: Randall A. Carter Auditorium and Physical Education Building (1952 – extensively altered), Peters Campus Center (1969), and Graham Hall (1969-1971); and their last design, the more elaborate Colonial Revival-style administration and academic building, Haygood-Holsey Hall (1977).

Built in 1956, Walker Science Hall, the firm's second building on the campus, along with the Gilbert-Lambuth Memorial Chapel and Music Building and the Paine House, both built over 10 years later in 1968, contain some of the more formal elements of the Colonial Revival style seen in the Chi Omega House's main, living/entertainment zone. Each of these buildings possesses an elaborate central entry: Walker Science Hall features a slightly-projecting, pedimented, central bay containing a recessed entry flanked by pilasters, while columned porticos house the entries of the chapel and Paine House. With the exception of the tower and steeple on the chapel, the buildings' designs still reveal a relatively restrained interpretation of the Colonial Revival style, as the elaborate central entryways and symmetrical nature of the buildings are the main hallmarks of the style displayed, with little embellishment elsewhere. Walker Science Hall even contains ribbon windows, showing the early influence of the International Style on Kuhlke and Wade's designs. Kuhlke and Wade's last building at Paine College, the 4-story Haygood-Holsey Hall completed in 1977, was more ornamented than their other buildings on the campus to reflect its more monumental nature and central role as the college's administration building, showing the architects' ability to adapt the style to different functions and levels of campus building hierarchy.

Gray Hall and Belle-Bennett Hall, identical dormitories built in 1962, bear a striking resemblance to the dormitory zone of the Chi Omega House, built in 1961 with a third floor added in 1967. Gray and Belle-Bennett halls are relatively simple side-gabled, two-story brick buildings with parapets at the gable ends. They feature evenly-spaced coupled windows in the central bays flanked by single windows in the end bays. A concrete belt course is the building's only ornamentation and runs above the second-floor windows forming their lintels. Simple entrances are not centered, but are instead located near the outermost bays. The dormitory zone of the Chi Omega House contains many of these same features including its simple, side-gabled form; mixture of coupled and single windows; non-centered entrance; and a belt course, albeit brick, that forms the lintels of the second-floor windows. When compared to the main living/recreation zone of the Chi Omega House, the Walker Science Hall, and Paine House, these dormitory buildings display Kuhlke and Wade's even more stripped and functional Colonial Revival approach to dormitory buildings than to more institutional buildings.

Kuhlke and Wade's first (Randall A. Carter Auditorium and Physical Education Building, 1952 - substantially altered since) and two of their latest buildings (Peters Campus Center, 1969, and Graham Hall, 1969-1971) on the Paine College campus were designed in the International Style. As documented in *What Style Is It: A Guide to American Architecture* by John C. Poppeliers and S. Allen Chambers, Jr., the International Style was a conscious departure from historic precedent. Character-defining features include the "rejection of nonessential decoration," ribbon windows, horizontality, an emphasis on "modern structural principles and materials," and the use of concrete, glass, and steel. All three of Kuhlke and Wade's International Style buildings lack ornamentation, have steel frames and flat roofs, and reflect an emphasis on horizontality. The Randall A. Carter Auditorium and Physical Education Building and Graham Hall are clad in brick veneer with ribbon windows in the former and horizontal groupings of windows in the latter. The Peters Campus Center walls consist of tinted glass, furthering the emphasis on the use of new structural principles and materials.

Chi Omega House

Name of Property

Clarke County, Georgia

County and State

Throughout their time on the Paine College campus, Kuhlke and Wade consistently employed two styles that were seemingly opposed—the Colonial Revival style that relied on architectural principles and ideas of the past, and the International Style that aimed to discard those principals in favor of modern ideas and materials. Rather than keep these different styles completely separate, Kuhlke and Wade tended to infuse International Style sensibilities into the Colonial Revival style, creating their own brand of a restrained or stripped version of the style. With their design of the Chi Omega House, Kuhlke and Wade mimicked the earlier central mass with side wings form of Wade’s Colonial Revival-style Hubert Bond Owens House, and then incorporated some of the stylistic choices they made as a collaborative effort on the Paine College Campus. This mixture of style elements resulted in a symmetrical façade with a detailed central entryway and characteristic double-hung, multi-light windows, but with minimal ornamentation across the remainder of the building, aligning not only with Kuhlke and Wade’s preferences but also with the less elaborate version of the Colonial Revival style that is representative of the 1950s and 1960s when more modern styles had grown in popularity.

The Chi Omega House is significant in the area of landscape architecture at the local level as a representative work of master landscape architect, Hubert Bond Owens, who was credited with creating the landscape architecture program at the University of Georgia (UGA) in the late 1920s. The program moved in 1969 into UGA’s newly-created School of Environmental Design and became one of the largest programs of its kind in the United States. In addition to his roles at the University of Georgia and several national and international landscape architecture organizations and events, Owens was the landscape architect for many private properties including his own and many others in Athens. Several of these designs, including Owens’ house, the UGA Founders Memorial Garden, and the rear garden of the UGA President’s House, reveal Owens’ affinity for Colonial Revival-style landscape architecture and would later influence his design of the Chi Omega House landscape.

The Colonial Revival style was one of the most popular styles in the 20<sup>th</sup> century. Inspired by an interest in American colonial-era history sparked by the 1876 Centennial International Exhibition in Philadelphia and simultaneously a rejection of industrialization, the Colonial Revival style heavily influenced the fields of architecture and landscape architecture. In their book *Seeking Eden: A Collection of Georgia’s Historic Gardens*, authors Staci Catron and Mary Ann Eaddy define Colonial Revival-style gardens as a departure from the:

“outlandish bedding-out schemes of Victorian-era gardens and from the large estate gardens of the Country Place era. Most prevalent in the eastern United States, the style featured well-ordered symmetrical gardens containing boxwood and old-fashioned perennials and roses. Colonial Revival gardens encompassed both formal and informal landscapes. Formal rooms, such as a walled-parterre garden, a sunken garden, or terrace garden, were placed close to the house and linked by a strong axial plan. Informal landscapes, located farther from the house, were naturalistic: groupings of canopy trees and flowering shrubs with ground cover and bulbs beneath them. Other common elements found in Colonial Revival gardens include arbors, clipped boxwood hedges, fountains, pergolas, stone walls, sundials, and brick walkways.” (322)

One of Owens’ best-known works is the University of Georgia (UGA) Founders Memorial Garden (1939-1950), designed in the Colonial Revival style. The UGA Founders Memorial Garden was conceived and designed by Owens as a memorial to the founders of the Ladies’ Garden Club of Athens. Designed around a Greek Revival-style, antebellum house, the Founders Memorial Garden consists of a courtyard garden of cut stone and brick with white azaleas, mondo grass, Carolina jessamine, and clematis vines; a circular parterre boxwood garden; a terrace garden with ground cover of river gravel flanked by brick-edged, free-form beds containing crape myrtles, boxwoods, and a dogwood; a perennial garden consisting of an oval pool with limestone coping situated on an axis with iron gates, with an expansive lawn in the center flanked by flower beds containing, among others, irises, peonies, and chrysanthemums, and a brick serpentine wall; and an arboretum featuring a large collection of camellias under mature oak trees. These more formal spaces were balanced by informal areas to the north and south. The mixture of these informal spaces with a variety of formal rooms, the axial and symmetrical nature of the formal rooms, and the variety of plantings and incorporation of arbors, sundials, and brick walkways were all hallmarks of Colonial Revival-style landscape architecture.

Owens also designed the landscape around his own Edwin Jerome Wade-designed, Colonial Revival-style house in 1941 fittingly in the Colonial Revival style. As a more private, residential space, the landscape of the Hubert Bond Owens House, listed in the National Register in 2008, historically had much in common with the landscape of the Chi Omega House. The sloping front yard of the Hubert Bond Owens House consists of a mondo grass lawn planted with specimen trees including a plena dogwood and an American smoke tree all boxed in by a yaupon hedge. The bank of the elevated front yard was planted with hellebores, ferns, and vinca and contains more informally placed trees close to the street. Although slightly

Chi Omega House

Name of Property

Clarke County, Georgia

County and State

changed with the loss of some plantings and a large water oak, the house's long, narrow backyard was historically divided into three distinct sections: the mondo grass lawn closest to the house with foxgloves and hellebores; the middle section, once defined by the since-removed water oak and extant free form stone terrace, along with ivy underplanted by spring bulbs and shrubs; and the farthest section, which is occupied by a utilitarian vegetable and cutting garden.

Following the majority of his work at the Founders Memorial Garden, Owens was tasked with redesigning the landscape behind an 1855 Greek Revival-style house in Athens after it was purchased by UGA to serve as the home of the university president in 1949. The redesign was meant to accommodate the house and garden's new function as an entertaining space for students, parents, faculty, and others. To accomplish this goal and to design the landscape in a style that was complementary to the house, Owens again created a mixture of informal and formal features with an expansive lawn extending from the rear of the house bordered by a rose garden to the east, a vegetable and fruit garden to the north, and an azalea walk replete with evergreens and flowering shrubs to the west. Throughout these gardens and at the rear of the house, Owens incorporated a brick paver courtyard and paths. Although some alterations have occurred over time such as the replacement of the roses with herbaceous perennials, the President's House rear garden again displays Owens penchant for Colonial Revival-style landscape architecture along with certain plant and hardscape materials.

Although the footprint of the Chi Omega House gave Owens less land to design than his own house, and the building called for a design less formal than that of the UGA Founders Memorial Garden and President's House rear garden, the landscape of the Chi Omega House exhibits many of the same design choices and plantings as his earlier works. Moreover, the relatively less elaborate landscape of the Chi Omega House reveals Owens' ability to adapt his design philosophy to the site and to the more stripped-down Colonial Revival style of the building. With its expansive lawn, geometric planting beds, and courtyard terrace, among other elements, the landscape of the Chi Omega House possesses the mix of formal and informal and the interspersions of hardscape that is representative of Colonial Revival-style landscape architecture and evident in Owens' other work. Additionally Owens used building materials including brick and stone and a large variety of plant materials characteristic of the style and of his earlier work such as mondo grass, yaupon holly, a variety of boxwoods, periwinkle, dogwoods, and crape myrtles. The Chi Omega landscape is a highly intact example of a Colonial Revival-style landscape that demonstrates the continuation and evolution of the work of prolific landscape architect, Hubert Bond Owens.

Hubert Bond Owens

Hubert Bond Owens was born on August 23, 1905 in the small northeast Georgia town of Canon, in Franklin County, and graduated from the University of Georgia in 1926 with a Bachelor of Science degree in agriculture. After teaching briefly at Berry Junior College, now Berry College, in Mount Berry, Georgia, just outside of Rome, UGA hired Owens in 1928 as an adjunct professor of landscape architecture. Charged with establishing and developing the first professional landscape architecture program in the state, Owens successfully built one of the leading landscape architecture programs in the United States, which he directed until his retirement as dean emeritus in 1973. In addition to a bachelor's degree, Owens also completed a Master of Arts degree in education/art history at UGA in 1933 and participated in summer courses in landscape architecture at Cornell University (1928) and Harvard University (1929, 1932, 1935, and 1940).

Along with his responsibilities at the University of Georgia, Owens also developed a private practice in landscape architecture. During a design career that spanned almost half a century, Owens was responsible for the design of residential landscapes, subdivisions, public housing projects, school grounds, industrial sites, hospital grounds, parks, college campus sites, and roadside development projects throughout the Southeast. Owens worked as a landscape architect for the Georgia Highway Commission from 1936 to 1938; was involved with early planning and design work for Callaway Gardens in Pine Mountain, Georgia; helped design college campuses including the University of Georgia (Athens, Georgia), Berry College (Rome, Georgia), Wesleyan College (Macon, Georgia), and The University of the South (Sewanee, Tennessee); was involved with the landscape design at the Oak Ridge National Laboratory (Oak Ridge, Tennessee) from 1943 to 1964; and conceived of and designed the Athens Founders' Memorial Garden from 1939 to 1946, among other endeavors. Owens retired from his position with the University of Georgia in 1973, but continued to serve as dean emeritus of the School of Environmental Design (now the College of Environment and Design) until his death in Athens on March 13, 1989.

Chi Omega House  
Name of Property

Clarke County, Georgia  
County and State

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**Developmental history/additional historic context information** (if appropriate)

*(The following historic context is taken from the October 30, 2012 "Chi Omega Sorority House" Historic Property Information Form that was prepared by John Kissane, consultant, and edited by Olivia Head, Historic Preservation Division. It is on file at the Historic Preservation Division, Georgia Department of Natural Resources, Stockbridge, Georgia.)*

Development of Athens and the University of Georgia

The area of northeast Georgia that eventually became the site of the city of Athens was settled in the late eighteenth century and in 1785 was chosen as the future location of the nation's first chartered state university. Classes were first held at Franklin College (later known as the University of Georgia) in 1801. Athens was incorporated in 1806, at which time it was still a very small settlement consisting of seventeen families, ten frame dwellings and four stores. The town and college grew next to each other, on opposite sides of Broad Street which today remains the main street through the business district, separating it from UGA's historic North Campus.

Although the University of Georgia has always been of primary importance to Athens, industries and businesses gradually located in the town and helped it prosper as a center of textile manufacturing and a commercial hub for much of Northeast Georgia. By the 1820s wealthy merchants and planters began building fine homes along several of Athens' primary streets. Today many fine Antebellum and late nineteenth century residences are found along Hill Street, Prince Avenue and South Milledge Avenue.

Three hundred Athenians lost their lives during the Civil War, but the town escaped physical destruction. The local economy rebounded relatively quickly due to smart investing (in northern and overseas banks) on the part of wealthy locals, wartime profits from the production of armaments and Confederate uniforms, and a large supply of cotton that had accumulated during the war years. The university had been closed for several years during the war and reopened in January of 1866 with a record enrollment of 299 students. In 1872 UGA became a land-grant institution and began receiving federal financial support. The university opened the College of Agriculture and Mechanical Arts and experienced significant growth as it transitioned into a large institution serving all of Georgia.

Also in 1872, Athens became the governmental seat of Clarke County, moving from the much smaller town of Watkinsville located several miles to the south. Three years later, in 1875, residents of Watkinsville and the surrounding area were successful in establishing Oconee County from a portion of southern Clarke County.

The final two decades of the nineteenth century saw Athens nearly double its population (from 6,099 in 1880 to 10,245 in 1900), due in part to the introduction of passenger streetcars and development of the town's first streetcar suburbs (primarily in the Boulevard neighborhood to the northwest of downtown and also adjacent to Milledge Avenue to the west and southwest). The town's first public schools were opened in 1887 and the University of Georgia continued to grow. In 1891 the State Normal School for women opened in a building owned by UGA and shortly thereafter moved to its own campus in an area of west Athens that became known as Normaltown.

Prosperity continued into the twentieth century with much building activity downtown as well as in several residential neighborhoods and on the University of Georgia campus. The town's population doubled from 10,245 in 1900 to 20,650 in 1940.

Chi Omega House

Name of Property

Clarke County, Georgia

County and State

### Milledge Avenue Development

The primary north-south ridge road on the western outskirts of Athens was named Milledge Avenue in honor of John Milledge (1757-1818), a key figure in early Georgia history who served four terms in the U. S. House of Representatives and was Governor of Georgia from 1802 until 1806. It was John Milledge who in 1801 purchased 633 acres of frontier land bordering the Oconee River and donated it for use as the site of the University of Georgia.

Development along Milledge Avenue occurred incrementally, as the street was initially bordered by large farms and hardwood forests that were gradually subdivided beginning in the 1850s. Sizable lots were acquired by wealthy individuals and families, who could afford to build large and distinctive residences along what became one of the city's most prestigious streets. The antebellum homes constructed primarily exhibit Greek Revival-style architecture, such as that seen at the A. P. Dearing House at 338 South Milledge Avenue, built in 1856 and acquired by Kappa Alpha Theta sorority in 1938. Mixed in among the Greek Revival mansions are somewhat later houses that serve as excellent examples of the Beaux Arts, Queen Anne, Neoclassical, and Colonial Revival, among others.

During the 1930s and 1940s, a number of the large residences along Milledge Avenue underwent conversion to rental property, and later several fraternities and sororities acquired some of these buildings and adapted them for use as chapter houses and dormitories. Other organizations chose to demolish and rebuild.

### National Background – Fraternities and Sororities in the United States

The early formation of fraternities at American colleges and universities, including the University of Georgia, was primarily a response to students' desires to hold unsupervised meetings and delve into topics of discussion and debate perhaps considered inappropriate by faculty and administration. It was at the College of William and Mary, in Williamsburg, Virginia, that on December 5, 1776, the first Greek-letter college society in America, Phi Beta Kappa, was founded. The students who began Phi Beta Kappa did so in response to William and Mary regulations that prevented undergraduates from forming groups to debate certain topics. Phi Beta Kappa thus began as a secret organization with an oath of secrecy, an initiation procedure, and a handshake known only to members. Phi Beta Kappa chapters were eventually established at other colleges and evolved into an entirely honorary organization that to this day recognizes outstanding academic achievement.

A number of other Greek-letter organizations were established at several colleges during the first two decades of the 19th century, but none became permanent until the Kappa Alpha Society, founded at Union College (Schenectady, New York) in 1825. Two other Greek-letter fraternities were organized at Union College in 1827, and these three societies at Union together set the tone for development of fraternities at various colleges and universities in the 1830s and thereafter.

The first secret organization for collegiate women was the Adelphean Society (later known as Alpha Delta Phi), founded in 1851 at Wesleyan Female College in Macon, Georgia. In 1867 the first national college women's "fraternity" was started at Monmouth College in Illinois; it did not initially take a Greek-letter name and only became known as Pi Beta Phi sorority in 1888, by which time a dozen women's Greek-letter societies were in existence. Thus, the first Greek-letter women's society to be established at an American college was actually Kappa Alpha Theta, founded at DePauw University in Indiana in 1870.

For most of the 19th century, fraternities and sororities were disorganized and national leadership was minimal. Meetings were typically held in the rooms of members and sometimes at secret locations on or, more likely, off campus. At many colleges, membership in fraternities and sororities was initially forbidden and could be punishable by expulsion. But gradually, as acceptance of the organizations spread, fraternity chapter housing changed over from rented rooms above stores and taverns to actual houses owned and sometimes even built by the chapters. The first chapter-owned house in the North was that acquired by Alpha Epsilon at the University of Michigan in about 1845, while the first in the South was acquired by Kappa Sigma at the University of the South in 1882. Four years later Alpha Phi sorority built the first women's chapter house at Syracuse University.

Chi Omega House  
Name of Property

Clarke County, Georgia  
County and State

A good number of colleges and universities eventually determined that fraternity- and sorority-owned chapter housing could be a positive thing, due in large part to the fact that their establishment could allow for increased enrollments without construction of additional on-campus dormitories. Some institutions leased land for the construction of chapter houses while in other cases houses were funded entirely by alumni and built off-campus or rented from private property owners. The number of chapter houses owned by fraternities and sororities nationwide first topped 1,000 in the 1920s.

### Early Secret Societies and Fraternities at the University of Georgia

Secret societies, fraternities and sororities have played a significant role in the history of the University of Georgia, chartered by the Georgia General Assembly in 1785 with classes opening only for male students in 1801. A mere two years after classes began, the Demosthenian Literary Society, named after the ancient Greek orator Demosthenes, was founded by members of the institution's first graduating class for the purpose of promoting extemporaneous speaking. The organization has continued to meet for two centuries of UGA history, with current members gathering for weekly meetings when classes are in session.

In 1820 the Phi Kappa Literary Society was founded at UGA by four students, including Joseph Henry Lumpkin who went on to serve as Chief Justice of the Georgia Supreme Court and was co-founder of UGA Law School. Phi Kappa is also still active today, holding weekly meetings for formal debates as well as discussions of creative writing and poetry.

The first fraternities at UGA were founded shortly after the Civil War, beginning with Sigma Alpha Epsilon in 1865. For nearly a century, the UGA fraternities (and later sororities) that took ownership of chapter houses followed a pattern of acquiring large, older residences primarily along several of Athens' most prominent streets. During the 1920s through the 1940s many of the fraternities and especially the newly-established sororities gradually located themselves along Milledge Avenue, particularly South Milledge Avenue. The first fraternity to own a chapter house on Milledge Avenue is believed to have been Kappa Sigma, which occupied 320 North Milledge Avenue at least by 1926. At that time UGA's fraternities were scattered about the town mostly north of Broad Street, with house locations on East Hancock Avenue, West Hancock Avenue, Hill Street, South Lumpkin Street, Prince Avenue, and Pulaski Street.

### The Admission of Women and Establishment of Sororities at UGA

Serious efforts to enable female enrollment at the University of Georgia began in the late 1880s, when the Colonial Dames of America and the Daughters of the American Revolution took up the cause. In 1889 a representative of both organizations, Mrs. S. B. C. Morgan, raised the matter with UGA's Board of Trustees but apparently was not well received. Three years later, in 1892, a draft resolution calling for open admission of all qualified white female students was presented to the Trustees, but again the matter was not addressed. In 1897, the Colonial Dames and the Georgia Federation of Women's Clubs presented the Trustees with a request on behalf of three Athens women who desired to take classes at UGA. The Trustees debated the matter and there was support for admitting women, but an 8 to 5 vote in opposition to a resolution calling for admission of women put the matter to rest again. Two years later, in 1899, the Georgia General Assembly established the Georgia Normal and Industrial College at Milledgeville for female students. This move apparently bolstered the position of many Trustees, who opposed admitting women to UGA and felt that Milledgeville provided more than adequate opportunities in industrial training and teacher certification.

Over the next quarter century several more attempts to persuade the Trustees were made and declined. UGA's Summer School programs did open to women in 1903, but women were still not authorized to enroll as regular undergraduate or graduate students. The next change came in 1911, when the Trustees determined that women would be allowed to work toward Master of Arts (M.A.) degrees through summer course work; Mary Dorothy Lyndon was the first woman to earn a degree at UGA when she received an M.A. in 1914. And then in September of 1918, after a summer of various discussions and considerable uncertainty as to the outcome, the Trustees decided it was time to admit women as undergraduate students, initially just to the junior and senior classes. Five women registered as UGA undergraduates on September 19, 1918, and the first woman to be officially enrolled was Mrs. Lois Witcher Walker, who graduated with a Bachelor of Science degree in Home Economics in June of 1920.

Chi Omega House

Name of Property

Clarke County, Georgia

County and State

Most of the University of Georgia's first female students lived in boarding houses and private homes in Athens, since UGA lacked dormitory space for women. The lack of women's dormitories may well have contributed to efforts to establish the first several sororities at UGA in the early 1920s.

The first sorority (women's fraternity in this case) to establish a chapter at UGA was the Alpha Alpha chapter of Phi Mu, originally known as the Philomathean Society and the second-oldest female fraternal organization in the United States. Phi Mu was founded at UGA on April 28, 1921, and there were ten original members. A year later the Mu Beta Chapter of Chi Omega was established at UGA, followed in 1923 by Alpha Gamma Delta and in 1924 by both Kappa Delta and Sigma Delta Tau.

In 1926, Phi Mu sorority was located at 375 South Lumpkin Street, while Chi Omega was at 489 North Milledge and Alpha Gamma Delta was at 394 Prince Avenue. Sigma Delta Tau apparently did not yet own a chapter house. Two years later Chi Omega had re-located to 397 South Milledge and Alpha Gamma Delta had moved to 573 Hill Street, with Phi Mu still at 375 South Lumpkin.

The Great Depression of the 1930s played a role in making it possible for most of UGA's sororities as well as some of its fraternities to acquire houses along South Milledge Avenue. The large, old residences along this prestigious street were costly to maintain, and some families determined that they would prefer to "scale back" and move to smaller, perhaps newer dwellings elsewhere in Athens. Some of the large homes were converted to rental properties while others were acquired by several sororities

The A.P. Dearing House was purchased by the Kappa Alpha Theta sorority in 1938 and the following year the Hamilton-Hodgson House and Thomas-Carithers House were purchased by the Alpha Delta Pi and Alpha Gamma Delta sororities, respectively.

The following passage from Thomas Reed's 1949 History of the University of Georgia gives some sense of how the early sororities established themselves in historic residences primarily along South Milledge Avenue:

The sororities have been very fortunate in the selection of their chapter houses. For the most part they are on Milledge Avenue, the long-time fashionable avenue of Athens that is now giving way somewhat to the development of lands a little farther out.

As a rule the sororities have purchased the large and commodious old homes on Milledge Avenue, where the owners, generally members of old Athens families, have desired to move into smaller dwellings or build new and more modern houses. In this way the sororities have come to own nearly all the large old residences on Milledge Avenue and have made such additions to the buildings to modernize them in every essential respect, so that to a large extent Milledge Avenue has become Sorority Row. A few of the fraternities have edged in on the Avenue to keep them company. Among the old homes that have been converted into sorority houses are the old Dr. Hamilton home, the J. Y. Carithers home, the Dr. H. C. White home, the A. G. Dudley home, the Dr. W. A. Carlton home, the John White Morton home, the old Dearing home, and others, and out on Prince Avenue the former home of James White, Jr. and the former home of Morton Hodgson have been purchased.

The Mu Beta Chapter of Chi Omega at UGA

The Mu Beta chapter of Chi Omega was founded in 1922 as the second women's fraternity at UGA by Mrs. Arthur Gannon, and the fraternity's first pledge was Mrs. Claude Chance. Originally, the fraternity chapter utilized a single room in UGA's Peabody Hall for meetings during its first year and moved to several different locations until acquiring its first property in 1930, the c.1905 Charles Phinizy House at 397 South Milledge Avenue (still standing), where the chapter remained for a full 30 years. By the late 1950s, however, the Chi Omegas had outgrown the house and determined a need for additional dormitory and parking space, and so in 1960 the Mu Beta of Chi Omega House Corporation (established in 1939) hired the Augusta architectural firm Kuhlke and Wade to design a new building for construction at 324 South

Chi Omega House

Name of Property

Clarke County, Georgia

County and State

Milledge. Local landscape architect Hubert Bond Owens, who established the landscape architecture program at the University of Georgia and guided it to become one of the leading programs of its kind in the United States, was brought in to create a landscape design for the property.

Completed in 1961, The Chi Omega House has functioned since that time as the chapter house of UGA's Mu Beta chapter of Chi Omega. Over the years, membership in the Chi Omega at UGA has increased considerably and typically consists of over 150 women each semester. The Chi Omega House has dormitory space to accommodate 69 members, typically including their executive board and sophomores.

Chi Omega members participate in a variety of social and philanthropic activities at UGA and in the Athens community. The national fraternity has stressed community service, which has grown in importance with each subsequent decade. Current Mu Beta chapter members serve on several boards, including those of UGA Miracle (a student-run philanthropic effort in support of Children's Healthcare of Atlanta), UGA HEROs (a student-run nonprofit helping provide support for children afflicted with HIV/AIDS), and UGA Food2Kids (a program striving to raise awareness of and funds for the Northeast Georgia Food Bank). The Chapter also provides strong annual support for the Make-A-Wish Foundation, Chi Omega's national philanthropic effort, and in 2012 raised \$23,555 for Make-A-Wish of Georgia and Alabama through the "Chi Omega 2012" event. In addition, Chi Omega members serve as mentors at schools in the Clarke County School District and volunteer elsewhere in the community.

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Chi Omega House  
Name of Property

Clarke County, Georgia  
County and State

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**Previous documentation on file (NPS):**

preliminary determination of individual listing (36 CFR 67 has been requested)  
 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 # \_\_\_\_\_  
 recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other  
Name of repository: \_\_\_\_\_

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

**10. Geographical Data**

**Acreage of Property** 1.49

(Do not include previously listed resource acreage.)

**Latitude/Longitude Coordinates**

**Datum if other than WGS84:** \_\_\_\_\_

**(enter coordinates to 6 decimal places)**

1. Latitude: 33.952316

Longitude: -83.388128

**Verbal Boundary Description** (Describe the boundaries of the property.)

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

Chi Omega House  
Name of Property

Clarke County, Georgia  
County and State

**Boundary Justification** (Explain why the boundaries were selected.)

The proposed boundary is the current legal boundary, which is also the historic boundary.

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**11. Form Prepared By**

name/title Olivia Head, National Register Specialist  
organization Historic Preservation Division, GA Dept. of Natural Resources date May 21, 2019  
street & number 2610 Highway 155, SW telephone (770) 389-7844  
city or town Stockbridge state GA zip code 30281  
e-mail olivia.head@dnr.ga.gov

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**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

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**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Chi Omega House

City or Vicinity: Athens

County: Clarke

State: Georgia

Photographer: Charlie Miller

Date Photographed: December 19, 2014

Description of Photograph(s) and number:

- 1 of 22. Front façade of house. Photographer facing west.
- 2 of 22. Front façade of house and landscape. Photographer facing northwest.
- 3 of 22. Front façade of house and landscape. Photographer facing west.
- 4 of 22. Detail of front façade entryway and landscape. Photographer facing northwest.
- 5 of 22. Dormitory room interior. Photographer facing northwest.

Chi Omega House

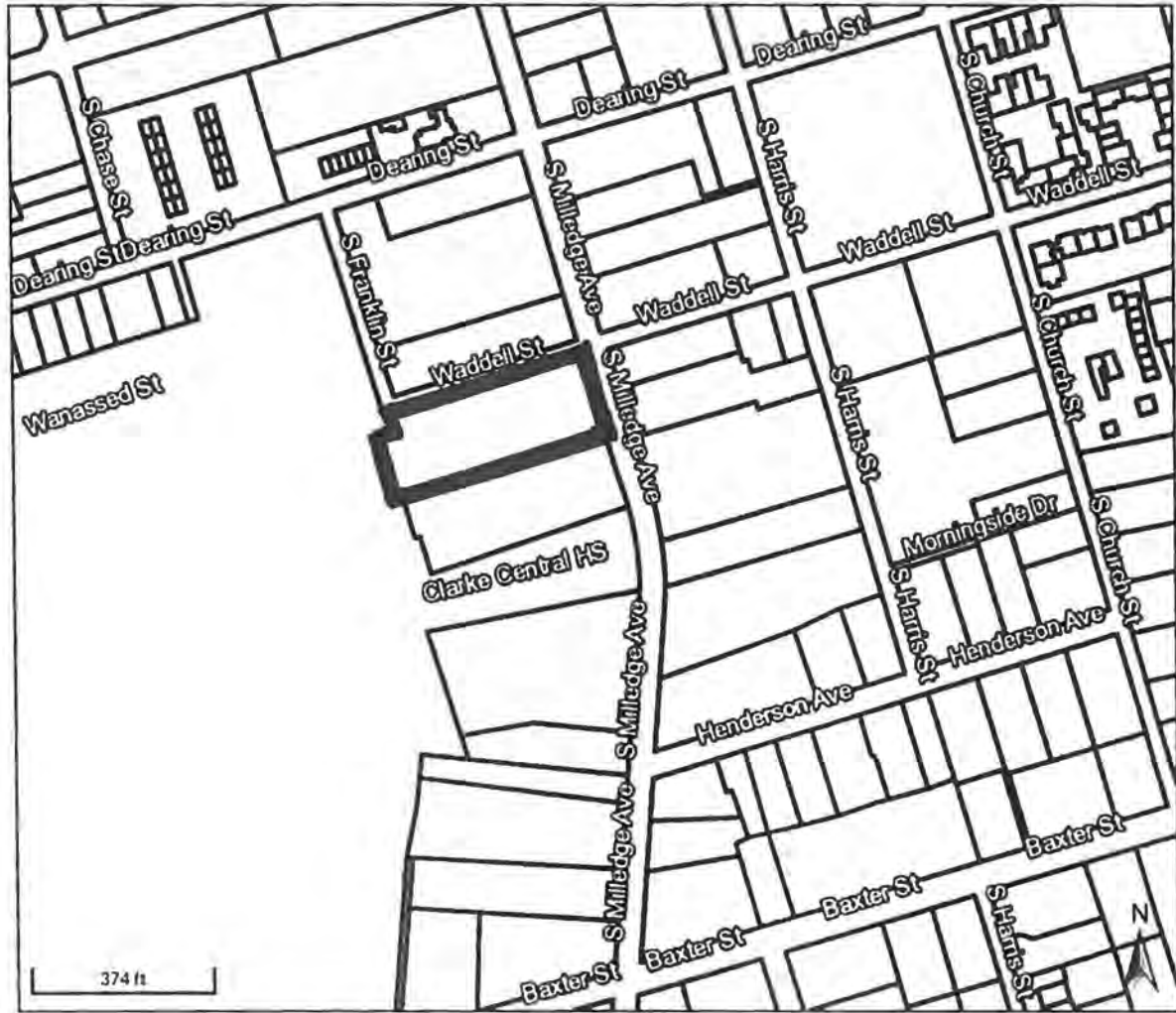
Name of Property

Clarke County, Georgia


County and State

- 6 of 22. Dormitory bathroom interior. Photographer facing southwest.
- 7 of 22. Dormitory corridor interior. Photographer facing south.
- 8 of 22. Connecting wing corridor interior. Photographer facing west.
- 9 of 22. Chapter room interior. Photographer facing southeast.
- 10 of 22. Chapter room interior. Photographer facing northwest.
- 11 of 22. Parlor interior. Photographer facing southeast.
- 12 of 22. Front gallery interior. Photographer facing south.
- 13 of 22. Dining room interior. Photographer facing northeast.
- 14 of 22. Kitchen interior. Photographer facing southwest.
- 15 of 22. Courtyard and south elevations. Photographer facing northeast.
- 16 of 22. Courtyard and south elevations. Photographer facing northwest.
- 17 of 22. Pre-existing brick building in courtyard. Photographer facing west.
- 18 of 22. West (rear) elevation and landscape. Photographer facing east.
- 19 of 22. Detail of dentilled cornice on west (rear) elevation. Photographer facing east.
- 20 of 22. Auto court and north elevation. Photographer facing southeast.
- 21 of 22. Auto court and north elevation. Photographer facing south.
- 22 of 22. Path to south courtyard. Photographer facing west.




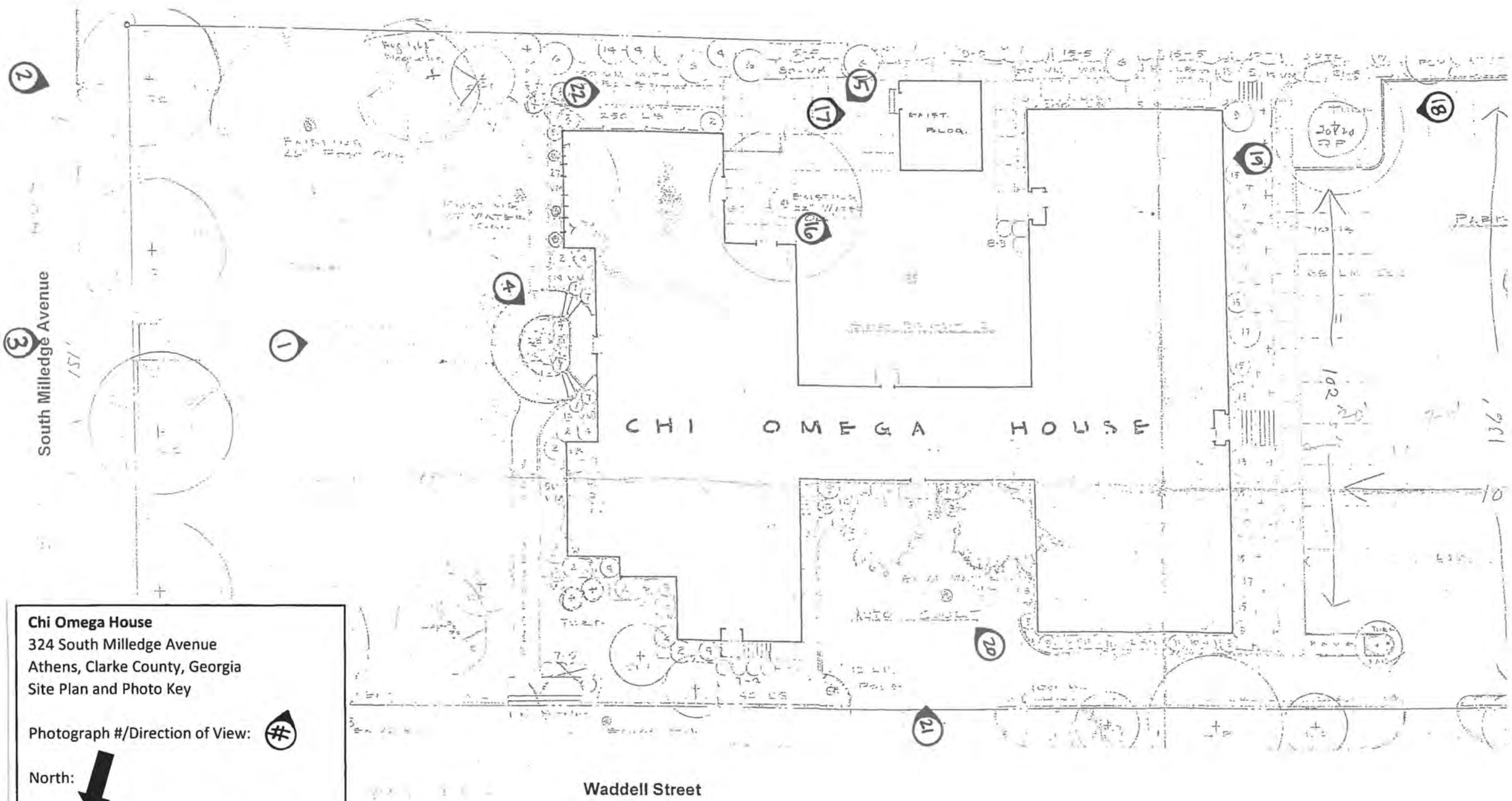


**Chi Omega House**  
324 South Milledge Avenue  
Athens, Clarke County, Georgia


National Register Boundary: 


Source: Clarke County Parcel Maps - qPublic

North: 

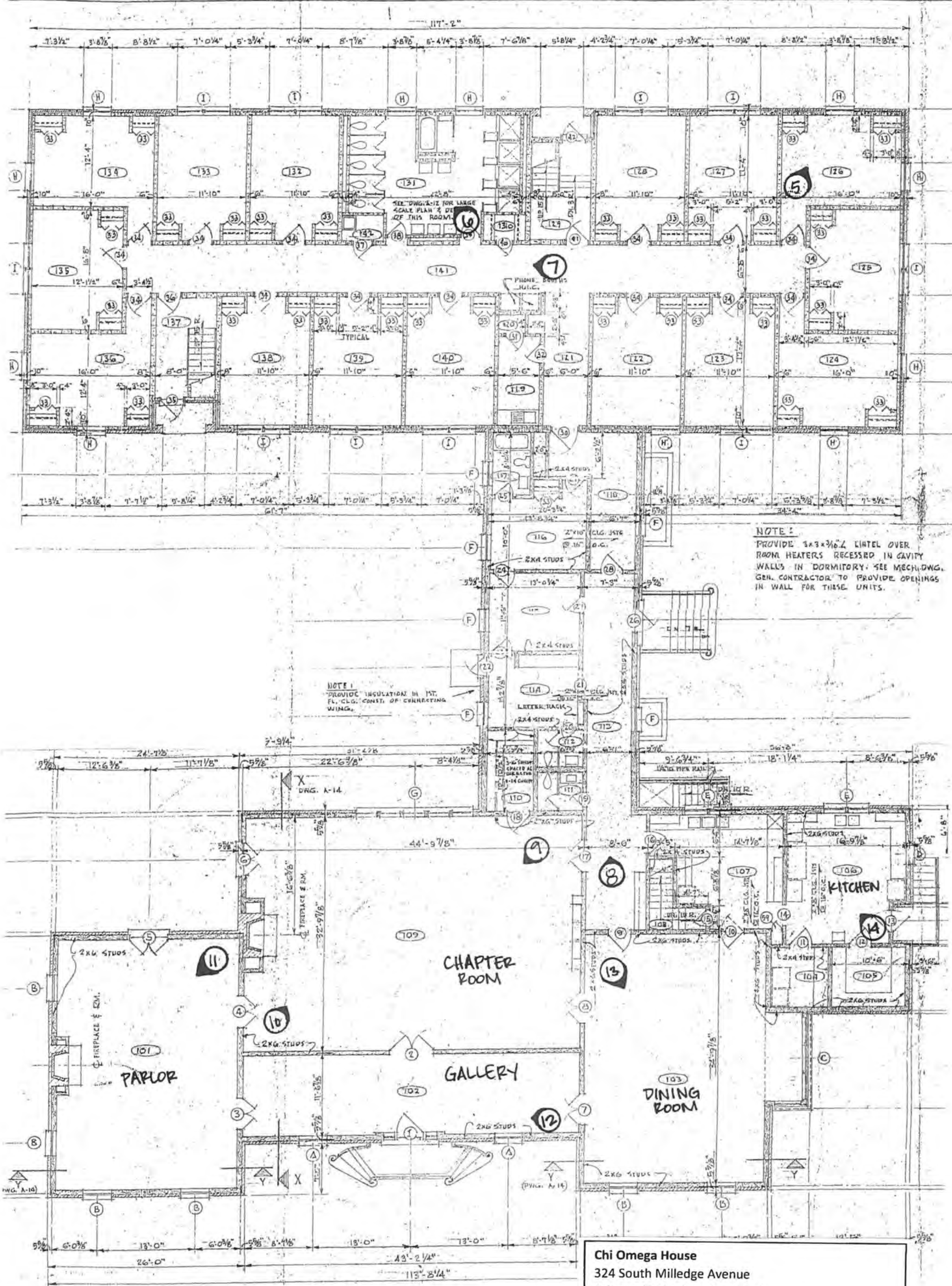


**Chi Omega House**  
 324 South Milledge Avenue  
 Athens, Clarke County, Georgia  
 Site Plan and Photo Key

Photograph #/Direction of View: 

North: 

Drawn by Hubert Bond Owens, c. 1961



**NOTE:**  
 PROVIDE 3x3x3/8" LINTEL OVER ROOM HEATERS RECESSED IN CAVITY WALLS IN DORMITORY; SEE MECH. DWG. GEN. CONTRACTOR TO PROVIDE OPENINGS IN WALL FOR THESE UNITS.

**NOTE 1:**  
 PROVIDE INSULATION IN 1ST. FL. CLG. CONSIST. OF CONNECTING WINGS.

**Chi Omega House**  
 324 South Milledge Avenue  
 Athens, Clarke County, Georgia  
 Floor Plan and Photo Key

Photograph #/Direction of View: **#**

North:

Drawn by Kuhlke & Wade Architectural Firm, c. 1961















ICE  
COLD

Coca-Cola

Coca-Cola

LANDFILL

EXIT























XN





XO







National Register of Historic Places  
Memo to File

# Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Resubmission  
Property Name: Chi Omega House  
Multiple Name: \_\_\_\_\_  
State & County: GEORGIA, Clarke

Date Received: 5/28/2019      Date of Pending List: \_\_\_\_\_      Date of 16th Day: \_\_\_\_\_      Date of 45th Day: 7/12/2019      Date of Weekly List: \_\_\_\_\_

Reference number: RS100003491

Nominator: SHPO

Reason For Review:

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Appeal                  | <input type="checkbox"/> PDIL            | <input type="checkbox"/> Text/Data Issue    |
| <input checked="" type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape       | <input type="checkbox"/> Photo              |
| <input type="checkbox"/> Waiver                  | <input type="checkbox"/> National        | <input type="checkbox"/> Map/Boundary       |
| <input type="checkbox"/> Resubmission            | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period             |
| <input checked="" type="checkbox"/> Other        | <input type="checkbox"/> TCP             | <input type="checkbox"/> Less than 50 years |
|  | <input type="checkbox"/> CLG             |   |

Accept       Return       Reject      7/11/2019 Date

Abstract/Summary AOS: Architecture, Landscape Architecture; POS: 1961; LOS: local  
Comments:

Recommendation/ Criteria NR Criterion C.

Reviewer Lisa Deline

Discipline Historian

Telephone (202)354-2239

Date 7/11/19

DOCUMENTATION:      see attached comments : No      see attached SLR : No

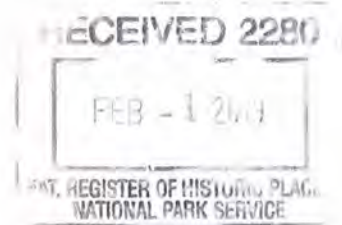
If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

MARK WILLIAMS  
COMMISSIONER

DR. DAVID CRASS  
DIVISION DIRECTOR

January 28, 2019

Paul Loether  
National Park Service  
National Register of Historic Places  
1849 C St, NW, Mail Stop 7228  
Washington, D.C. 20240



Dear Mr. Loether:

The enclosed disk contains the true and correct copy of the nomination for the **Chi Omega House in Athens, Clarke County, Georgia** to the National Register of Historic Places.

- Disk of National Register of Historic Places nomination form and maps as a pdf
- Disk with digital photo images
- Physical signature page
- Original USGS topographic map(s)
- Sketch map(s)/attachment(s)
- Correspondence
- Other:

COMMENTS:

- Please ensure that this nomination is reviewed
- This property has been certified under 36 CFR 67
- The enclosed owner objection(s) do \_\_\_\_\_ do not \_\_\_\_\_ constitute a majority of property owners.
- Special considerations:

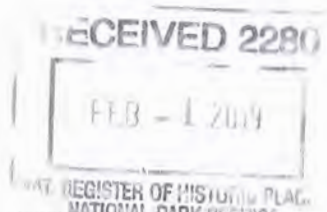
Sincerely,



Olivia Head  
National Register Specialist

3491

United States Department of the Interior  
National Park Service



# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

### 1. Name of Property

historic name Chi Omega House

other names/site number N/A

### 2. Location

street & number 324 South Milledge Avenue

N/A not for publication

city or town Athens

N/A vicinity

state Georgia code GA county Athens-Clarke code 059 zip code 30605

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this  nomination  request for determination of eligibility 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  does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national  statewide  local

Returned

Dr. David C. Crass  
Signature of certifying official/Title: Dr. David C. Crass/Historic Preservation Division Director/Deputy SHPO Date 28 JAN 2019

Historic Preservation Division, Georgia Dept. of Natural Resources  
State or Federal agency/bureau or Tribal Government

In my opinion, the property  meets  does not meet the National Register criteria.

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_  
State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register  determined eligible for the National Register
- determined not eligible for the National Register  removed from the National Register
- other (explain:) \_\_\_\_\_

Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

Chi Omega House  
Name of Property

Clarke County, Georgia  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

**Category of Property**  
(Check only **one** box.)

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

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

Contributing	Noncontributing	
1	1	buildings
1	0	sites
0	0	structures
0	0	objects
3	0	<b>Total</b>

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing)

**Number of contributing resources previously listed in the National Register**

N/A

N/A

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

EDUCATION: education-related (women' fraternity house)

SOCIAL: clubhouse

**Current Functions**

(Enter categories from instructions.)

EDUCATION: education-related (women's fraternity house)

SOCIAL: clubhouse

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

LATE 19<sup>th</sup> AND 20<sup>th</sup> CENTURY REVIVALS:

Colonial Revival

**Materials**

(Enter categories from instructions.)

foundation: CONCRETE

walls: BRICK

roof: ASPHALT

other:

Returned

Chi Omega House  
Name of Property

Clarke County, Georgia  
County and State

---

### **Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

#### **Summary Paragraph**

The Chi Omega House is a large, east-facing building located on South Milledge Avenue, south of its intersection with Waddell Street and west of the University of Georgia campus. It sits within a row of architecturally significant houses that date from the 1850s to the 1930s and now function as fraternity and sorority houses. The I-shaped Chi Omega House, which was built for the Mu Beta Chapter of Chi Omega in 1961, has three zones corresponding to three main uses: living/recreation, administration, and dormitory. Reflecting the Colonial Revival style, the concrete-framed building is clad in brick veneer, has a symmetrical front façade, and features a decorative front entry with sidelights and a fanlight. The central portion of the front façade has a side-gabled roof with narrow eaves, while matching side wings project slightly from the north and south and have front-gabled roofs with a fanlight in each gable. Double-hung, multi-light windows and a simple belt course are additional expressions of the Colonial Revival style. The interior of the living/recreation zone is comprised of a narrow gallery that opens to the large, central chapter room, a dining room, and a parlor. The kitchen, bathrooms, and several administrative rooms make up the administration zone and line a one-story corridor extending from the rear of the dining room and connecting to the third portion of the building – the dormitory zone. Finishes in the three-story dormitory are utilitarian with concrete-block interior walls, drop ceilings, and simple metal window and door surrounds. In this zone of the building, historic windows have been replaced with modern, one-over-one windows, and a third floor was added in 1967.

The grounds of the Chi Omega House retain much of their original designed landscape and plantings, as planned by the landscape architect, Hubert Bond Owens. The front yard is mainly an open area with a variety of shrubs planted close to the house and a few trees planted near the street. A wide, brick-lined walkway leads from the street to the front entrance, and a private courtyard is tucked into the south side of the building and contains a mix of hardscape, lawn, trees, and shrubs. An “auto court” along Waddell Street and a parking lot in the rear also have designed hardscapes and planting areas.

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### **Narrative Description**

*(The following description is taken from the October 30, 2012 “Chi Omega Sorority House” Historic Property Information Form that was prepared by John Kissane, consultant, and edited by Olivia Head, Historic Preservation Division. It is on file at the Historic Preservation Division, Georgia Department of Natural Resources, Stockbridge, Georgia.)*

The Chi Omega House, its designed landscape, and parking lot fully occupy the 1.5-acre lot fronting on South Milledge Avenue, one of Athens’ most significant thoroughfares. The lot is located just south of Milledge Avenue’s intersection with Waddell Street and west of the University of Georgia’s North Campus. Located in (but not contributing to) the Milledge Avenue Historic District, which was listed in the National Register of Historic Places in 1985, the Chi Omega House is surrounded by architecturally significant houses of various styles dating from the 1850s to the 1930s. Like the Chi Omega House, these surrounding houses also largely function as sorority and fraternity houses. While some houses further south of the Chi Omega House have elevated lots relative to the Chi Omega House’s flat lot, the majority of houses surrounding and including the Chi Omega House on South Milledge Avenue have a deep uniform setback, allowing for expansive front yards.

#### Landscape

As is true of most of the lots facing South Milledge Avenue from West Broad Street south to Five Points, the lot occupied by the Chi Omega House is long and narrow. It measures approximately 151 feet at its widest point, which is the front property line, and approximately 373 feet deep. The grounds of the Chi Omega House still retain much of the character of the original landscape design created by influential landscape architect Hubert Bond Owens. Three of four original scarlet

Chi Omega House

Name of Property

Clarke County, Georgia

County and State

oaks, now very large, are still situated an equal distance apart at the front of the lot (photograph 2). A wide, brick and concrete walkway leads directly from the sidewalk along South Milledge Avenue to the front door, passing through a broad expanse of turf before splitting to enclose a circular planting bed directly in front of the entry. An area featuring a wide variety of plantings occupies the space just in front and to either side of the house (photographs 1, 3, 4). These plantings include more than a dozen different evergreen shrubs (including four different hollies, Japanese cleyera, and winter jasmine); seven varieties of flowering deciduous shrubs (including flowering quince, beauty bush, and winter honeysuckle); and four varieties of groundcover (including English ivy and common periwinkle). Additions to the property's front grounds include two magnolia trees, placed about two-thirds of the way between South Milledge Avenue and the front elevation, at the two sides of the lot, in 1968 (photograph 3). Stepping stones lead from either side of the circular walk to a courtyard south of the house and to an auto court north of the house (photograph 4).

Owens' plan extends to an irregularly-shaped courtyard on the south side of the Chi Omega House, which is enclosed on three sides by the house and on the fourth by an original brick screen wall. The courtyard is a juxtaposition of the gridded pattern of brick on a concrete patio occupying its southeast corner and the curvilinear forms of the planting beds and stretch of Zoysia grass in its northwest corner (photographs 15, 16, 22). A wide variety of plantings fill the beds, including English boxwood, tea olive trees, dwarf gardenias, and blue hydrangeas. A small, pre-existing brick building believed to date to c.1890, which served as the office for the neighboring Dearing House, stands in the southwest corner of the courtyard (photograph 17).

On the north side of the Chi Omega House, a small parking lot off of Waddell Street identified as an "auto court" on Owens' plan remains mostly intact, although oral history conjectures that it was altered slightly in the 1970s. The auto court consists of three parking spaces abutting a sidewalk running east to west (photograph 21). A brick and concrete walk connects two points of the sidewalk to a side entrance into the connecting wing and creates a nearly hexagonal planting bed in its center. Plantings in this bed and flanking the walk and entrance include winter jasmine and heavenly bamboo (photograph 22).

A small drive runs from the Auto Court to a larger parking lot at the rear of the dormitory. Several parking spaces front a north to south sidewalk bordering a strip of turf that slopes up to the foundation of the dormitory. An entrance accessible by steps from the sidewalk is located at the north end of one of the center bays of the dormitory, and a brick screen wall constructed in 1996 spans the remainder of the two center bays. Foundation shrubs include showy border forsythia and scarlet firethorn (photograph 18).

Exterior

The Chi Omega House is I-shaped in plan and is composed of three zones corresponding to three distinct uses: living/recreation (east portion), administration (central portion), and dormitory (west portion). The east (front) portion of the building (photographs 1-5) is one story in height and exhibits elements of the Colonial Revival style. It contains the living/recreation spaces and presents a symmetrical elevation to South Milledge Avenue. A one-story connecting wing (photographs 16, 20, 21) extends from the rear of the front portion to a three-story rear/dormitory portion (photograph 18). Located immediately southwest of the front portion of the building is a very small, one-room brick structure (photograph 17) believed to date from c.1890.

The Chi Omega House rests on a concrete slab foundation and has a brick veneer exterior laid in running bond over concrete framing. The bricks utilized for visible exterior surfaces are, according to the architects' specifications, "second hand brick." It is believed that these bricks were salvaged from a 19th century house. The roof is currently clad in asphalt shingles, which replaced the original Johns Manville "American Colonial" asbestos shingles. These shingles were rigid and came from the supplier with nail holes pre-punched.

The one-story east (front) portion of the Chi Omega House consists of a symmetrical front façade facing South Milledge Avenue (photographs 1 and 3). Composed of a side-gabled main mass flanked by two front-gable wings, this primary portion of the building is a good, late example of the Colonial Revival style. Characteristic features of the Colonial Revival style seen on the house include the symmetrical façade, medium pitch side-gabled roof with narrow eaves, simple belt course, accentuated front entrance with fanlight and sidelights, multi-pane (eight-over-twelve and eight-over-eight) double-hung windows, projecting front-gabled side wings, and brick exterior and corbelled chimneys (photographs 1,3, 4).

The north elevation fronting on Waddell Street reveals all three zones of the Chi Omega House (photograph 21). Serving as the beginning of the administration zone, the kitchen projects from the north portion of the eastern living/recreation zone. It features a simple, recessed central entry in its gable end and small six-over-six double hung windows (photograph

Chi Omega House

Name of Property

Clarke County, Georgia

County and State

21). Projecting back from the kitchen and constituting the remaining portion of the administration zone, the connecting wing also contains a central entryway that is more ornate than that of the kitchen, consisting of sidelights and a small, hipped canopy supported by decorative iron brackets. The entryway is flanked by two larger six-over-six windows, and just above the dentilled cornice, three small dormers are centered over the windows and entrance (photographs 20 and 21). The connecting wing attaches to the three-story dormitory. Its simple north gable end consists of paired one-over-one windows in the central bay and single one-over-one windows on the first two floors of the side bays (photograph 21).

The west elevation of the Chi Omega House showcases the side-gabled, three-story dormitory. Once two stories, a third story was added in 1968. The dormitory is less ornate than the other portions of the building and features paired and single one-over-one windows that replaced original windows, three gabled dormers spaced evenly throughout the elevation, a rear recessed entryway, a simple belt course spanning across the top of the second-story windows, and a dentilled cornice (photographs 18 and 19).

Mirroring the north elevation, the south elevation showcases all zones of the building, which enclose the south courtyard on three sides. The three-story dormitory with its replacement one-over-one windows, dormers, simple belt course, and dentilled cornice stands to the west; the connecting wing with six-over-six windows, dormers, and dentilled cornice occupies the center; and the eastern living/recreation portion with six-over-six windows, corbelled chimneys, and gable vents stands to the east (photographs 15, 16, 22). Additionally, each zone has at least one entry into the courtyard. The eastern zone has two double door entries onto the patio centered in the rear of the parlor and the south side of the chapter room, while the connecting wing and dormitory each have one simple entry connected by the brick and concrete walks. Also visible in this elevation is the small, pre-existing, side-gabled brick building believed to date c. 1890 (photograph 17).

Interior

The eastern living/recreation zone of the Chi Omega House contains four primary spaces -- a gallery and chapter room in the main mass, a parlor in the south wing, and a dining room in the north wing. The entrance opens into a long gallery, which provides access to all other rooms in this zone. The gallery consists of original terrazzo floors, plaster walls and ceiling, crown molding, baseboards, a chair rail, and recessed centered dome highlighting the chandelier (photograph 12). Many of these interior finishes extend to the remaining rooms in the eastern zone differentiating it from the more private areas of the building.

Double doors centered along the back wall of the gallery open into the large chapter room (photographs 9 and 10) to the west. Like the gallery, the chapter room has original terrazzo floors and a plaster ceiling. Drywall replaced the original wood paneling on the walls in 2003, and a chair rail, baseboards, and crown molding were added to match the other rooms in this zone. Additionally a once simple fireplace centered on the south wall was widened, and a mantel with full entablature was added to create a more classical appearance (photograph 9). Emphasizing the symmetry valued in the Colonial Revival style, a built-in "trophy case" occupies a projecting portion of the north wall, mirroring the fireplace projection on the south wall (photograph 10). Double doors flank both the fireplace and trophy case leading to the other primary spaces in this zone and the south courtyard (photograph 9).

To either side of the chapter room are identically-sized spaces: the parlor (photograph 11) to the left (south) and the dining room (photograph 13) to the right (north). Both rooms originally had cement floors covered in carpet, but the carpet has recently been replaced with hardwood in the parlor and terrazzo in the dining room. Each room has plaster walls and ceilings, baseboards, and crown molding, although the dining room has wainscoting, while the parlor only has a chair rail. The parlor has a fireplace with a marble surround and classically-inspired mantel on its south wall (photograph 11), while the dining room has a projecting window bay on its north wall (photographs 13).

A door on the west wall of the dining room leads into the kitchen, which serves as the beginning of the administrative zone composed of the kitchen and connecting wing. The utilitarian kitchen is composed of two main rooms and two auxiliary rooms, all of which feature original vinyl tile floors and plaster walls and ceilings (photograph 14). The connecting wing is accessed by a door in the kitchen's south wall, the dining room's west wall, and the chapter room's north wall. It consists of a corridor running its length on the north side and administrative rooms and the house mother's living quarters on the south side (photograph 8). The baseboards, chair rail, and crown molding extend into the corridor on original plaster walls and ceiling. Original vinyl tiles throughout the connecting wing have since been replaced with hardwood floors.

The west end of the corridor connects to the three-story dormitory, which houses approximately 69 women's fraternity members. As a more private space, the dormitory is much more utilitarian than the other zones. The first and second floors have identical floor plans with fifteen dorm rooms lining either side of a north-south corridor and a communal

Chi Omega House

Name of Property

Clarke County, Georgia

County and State

bathroom on the west side. Interior materials and finishes are simple and consist of painted concrete block walls, dropped acoustical tile ceilings, and carpeted floors (photographs 5, 6, 7). The third floor, added in 1968, contains several dorm rooms and large study areas with similar finishes.

The property has changed very little since the 1961 construction of the Chi Omega House. Excluding the 1968 third story addition to the dormitory, the 1968 addition of two magnolia trees to the front lawn, and slight alterations to some interior finishes, there have been few significant alterations to the Chi Omega House and its designed landscape, leading to retention of integrity of location, design, setting, materials, workmanship, feeling, and association.

Returned

Chi Omega House  
Name of Property

Clarke County, Georgia  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Areas of Significance**

(Enter categories from instructions.)

Architecture

Landscape Architecture

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

1961

\_\_\_\_\_

**Significant Dates**

1961 – date of construction

\_\_\_\_\_

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Hubert Bond Owens, Landscape Architect

Kuhlke and Wade Architectural Firm, Architects,

Edward Kilby, Interior Designer

Pardue Construction Company, Builders

**Period of Significance (justification)**

The period of significance for the Chi Omega House is 1961, the date of construction.

**Criteria Considerations (explanation, if necessary)**

N/A

Returned

Chi Omega House  
Name of Property

Clarke County, Georgia  
County and State

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance and applicable criteria.)

Founded in 1922, the Mu Beta chapter of Chi Omega was the second women's fraternity established at the University of Georgia. The members moved through several chapter houses as they grew steadily over the years, until they determined in the 1950s that it was necessary to hire the Augusta architectural firm Kuhlke and Wade to design a new building with additional dormitory space and parking. The result of these efforts is the Colonial Revival-style building at 324 South Milledge Avenue. The Chi Omega House is significant in the area of architecture because it is a good, although late, example of the Colonial Revival style, which was a popular style throughout Georgia and the United States from the end of the 19th century through the mid-20th century. The building's symmetrical façade, medium-pitched side-gabled roof with narrow eaves, front entrance accentuated by a fanlight and sidelights, multi-pane double-hung windows, and a brick exterior are indicative of its style. The Chi Omega House is also significant in the area of landscape architecture for its designed landscape representing the work of a master – Hubert Bond Owens. Owens, who created the first professional landscape program in the South at the University of Georgia in 1928, practiced landscape design locally and nationally and was influential in the landscape architecture profession, serving as president of the American Society of Landscape Architects (ASLA) and receiving many honors. At the Chi Omega House, Owens used designed hardscapes; a wide variety of plant materials; and a spatial arrangement characteristic of mid-20th century design with a mainly open front yard, a scattering of trees near the street, and a variety of shrubs around the house, which is representative of his typical design approach that often employed elements of Colonial Revival-style landscape architecture.

**Narrative Statement of Significance** (Provide at least one paragraph for each area of significance.)

The Chi Omega House is significant in the area of architecture at the local level of significance as a good example of the Colonial Revival style as applied to a building utilized as a women's fraternity house. The building's construction date of 1961 establishes it as a late example of the style, which according to statewide context *Georgia's Living Places: Historic Houses in Their Landscaped Settings* was popular in Georgia from the 1890s through the post-World War II years and beyond. As documented in *Georgia's Living Places*, hallmarks of the Colonial Revival style include symmetry, an elaborate central entryway, the use of fanlights and sidelights, classical cornices with dentils, double-hung windows, and side-gabled roofs with dormers, all of which are present at the Chi Omega House. The house demonstrates a later phase in the Colonial Revival-style's evolution as it departs from the popular early 20th century practice of duplicating Georgian and Federal period architecture. Instead, the Chi Omega House reflects the trend during the 1950s and early 1960s noted in *A Field Guide to American Houses* of a shift in taste towards less elaborate Colonial Revival designs.

The Chi Omega House was designed by the well-known architectural firm of Kuhlke and Wade Architects of Augusta, Georgia. The firm was born out of the 1943 partnership between architects Edwin Jerome Wade and Edmund Hill Kuhlke. Other projects by Kuhlke and Wade Architects include the Colonial Revival-style Walker Science Hall (1956) on the Paine College Campus in Augusta, along with several dormitories on the campus dating from 1962 to 1971 designed in the Colonial Revival and International styles. Additionally, Wade had previously worked with Chi Omega House landscape architect Hubert Bond Owens on Owens' own Colonial Revival-style house constructed in 1941 at 215 West Rutherford Street in Athens. The two also collaborated on other residential projects, including a property known as Honeysuckle Hill in Athens in 1941 and Parkview Homes, the first public housing project in Athens, built from 1940 to 1941. Their affinity for Colonial-Revival style architecture and landscape architecture in their earlier designs continued through to their designs of the Chi Omega House and its landscape.

The Chi Omega House is significant in the area of landscape architecture at the local level for its direct association with Hubert Bond Owens, who was credited with creating the landscape architecture program at the University of Georgia (UGA) in the late 1920s. The program moved in 1969 into UGA's newly-created School of Environmental Design and became one of the largest programs of its kind in the United States. In addition to his roles at the University of Georgia and several national and international landscape architecture organizations and events, Owens was the landscape architect for many private properties including his own and several others in Athens. His utilization of a considerable variety of plant materials and spatial arrangement is representative of the mid-20th century period and Colonial Revival-style landscape architecture, although Owens did incorporate some plant materials not so common during this time. Front yards of this era

Chi Omega House

Name of Property

Clarke County, Georgia

County and State

often consisted of an open area with a variety of shrubs planted close to the house and a scattering of trees planted close to the street.

Hubert Bond Owens was born on August 23, 1905 in the small northeast Georgia town of Canon, in Franklin County, and graduated from the University of Georgia in 1926 with a Bachelor of Science degree in agriculture. After teaching briefly at Berry Junior College, now Berry College, in Mount Berry, Georgia, just outside of Rome, UGA hired Owens in 1928 as an adjunct professor of landscape architecture. Charged with establishing and developing the first professional landscape architecture program in the state, Owens successfully built one of the leading landscape architecture programs in the United States, which he directed until his retirement as dean emeritus in 1973. In addition to a bachelor's degree, Owens also completed a Master of Arts degree in education/art history at UGA in 1933 and participated in summer courses in landscape architecture at Cornell University (1928) and Harvard University (1929, 1932, 1935, and 1940).

Along with his responsibilities at the University of Georgia, Owens also developed a private practice in landscape architecture. During a design career that spanned almost half a century, Owens was responsible for the design of residential landscapes, subdivisions, public housing projects, school grounds, industrial sites, hospital grounds, parks, college campus sites, and roadside development projects throughout the Southeast. Owens worked as a landscape architect for the Georgia Highway Commission from 1936 to 1938; was involved with early planning and design work for Callaway Gardens in Pine Mountain, Georgia; helped design college campuses including the University of Georgia (Athens, Georgia), Berry College (Rome, Georgia), Wesleyan College (Macon, Georgia), and The University of the South (Sewanee, Tennessee); was involved with the landscape design at the Oak Ridge National Laboratory (Oak Ridge, Tennessee) from 1943 to 1964; and conceived of and designed the Athens Founders' Memorial Garden from 1939 to 1946, among other endeavors.

Owens retired from his position with the University of Georgia in 1973, but continued to serve as dean emeritus of the School of Environmental Design (now the College of Environment and Design) until his death in Athens on March 13, 1989.

Returned

Chi Omega House  
Name of Property

Clarke County, Georgia  
County and State

**Developmental history/additional historic context information** (if appropriate)

*(The following historic context is taken from the October 30, 2012 "Chi Omega Sorority House" Historic Property Information Form that was prepared by John Kissane, consultant, and edited by Olivia Head, Historic Preservation Division. It is on file at the Historic Preservation Division, Georgia Department of Natural Resources, Stockbridge, Georgia.)*

Development of Athens and the University of Georgia

The area of northeast Georgia that eventually became the site of the city of Athens was settled in the late eighteenth century and in 1785 was chosen as the future location of the nation's first chartered state university. Classes were first held at Franklin College (later known as the University of Georgia) in 1801. Athens was incorporated in 1806, at which time it was still a very small settlement consisting of seventeen families, ten frame dwellings and four stores. The town and college grew next to each other, on opposite sides of Broad Street which today remains the main street through the business district, separating it from UGA's historic North Campus.

Although the University of Georgia has always been of primary importance to Athens, industries and businesses gradually located in the town and helped it prosper as a center of textile manufacturing and a commercial hub for much of Northeast Georgia. By the 1820s wealthy merchants and planters began building fine homes along several of Athens' primary streets. Today many fine Antebellum and late nineteenth century residences are found along Hill Street, Prince Avenue and South Milledge Avenue.

Three hundred Athenians lost their lives during the Civil War, but the town escaped physical destruction. The local economy rebounded relatively quickly due to smart investing (in northern and overseas banks) on the part of wealthy locals, wartime profits from the production of armaments and Confederate uniforms, and a large supply of cotton that had accumulated during the war years. The university had been closed for several years during the war and reopened in January of 1866 with a record enrollment of 299 students. In 1872 UGA became a land-grant institution and began receiving federal financial support. The university opened the College of Agriculture and Mechanical Arts and experienced significant growth as it transitioned into a large institution serving all of Georgia.

Also in 1872, Athens became the governmental seat of Clarke County, moving from the much smaller town of Watkinsville located several miles to the south. Three years later, in 1875, residents of Watkinsville and the surrounding area were successful in establishing Oconee County from a portion of southern Clarke County.

The final two decades of the nineteenth century saw Athens nearly double its population (from 6,099 in 1880 to 10,245 in 1900), due in part to the introduction of passenger streetcars and development of the town's first streetcar suburbs (primarily in the Boulevard neighborhood to the northwest of downtown and also adjacent to Milledge Avenue to the west and southwest). The town's first public schools were opened in 1887 and the University of Georgia continued to grow. In 1891 the State Normal School for women opened in a building owned by UGA and shortly thereafter moved to its own campus in an area of west Athens that became known as Normaltown.

Prosperity continued into the twentieth century with much building activity downtown as well as in several residential neighborhoods and on the University of Georgia campus. The town's population doubled from 10,245 in 1900 to 20,650 in 1940.

Milledge Avenue Development

The primary north-south ridge road on the western outskirts of Athens was named Milledge Avenue in honor of John Milledge (1757-1818), a key figure in early Georgia history who served four terms in the U. S. House of Representatives and was Governor of Georgia from 1802 until 1806. It was John Milledge who in 1801 purchased 633 acres of frontier land bordering the Oconee River and donated it for use as the site of the University of Georgia.

Chi Omega House  
Name of Property

Clarke County, Georgia  
County and State

Development along Milledge Avenue occurred incrementally, as the street was initially bordered by large farms and hardwood forests that were gradually subdivided beginning in the 1850s. Sizable lots were acquired by wealthy individuals and families, who could afford to build large and distinctive residences along what became one of the city's most prestigious streets. The antebellum homes constructed primarily exhibit Greek Revival-style architecture, such as that seen at the A. P. Dearing House at 338 South Milledge Avenue, built in 1856 and acquired by Kappa Alpha Theta sorority in 1938. Mixed in among the Greek Revival mansions are somewhat later houses that serve as excellent examples of the Beaux Arts, Queen Anne, Neoclassical, and Colonial Revival, among others.

During the 1930s and 1940s, a number of the large residences along Milledge Avenue underwent conversion to rental property, and later several fraternities and sororities acquired some of these buildings and adapted them for use as chapter houses and dormitories. Other organizations chose to demolish and rebuild.

### National Background – Fraternities and Sororities in the United States

The early formation of fraternities at American colleges and universities, including the University of Georgia, was primarily a response to students' desires to hold unsupervised meetings and delve into topics of discussion and debate perhaps considered inappropriate by faculty and administration. It was at the College of William and Mary, in Williamsburg, Virginia, that on December 5, 1776, the first Greek-letter college society in America, Phi Beta Kappa, was founded. The students who began Phi Beta Kappa did so in response to William and Mary regulations that prevented undergraduates from forming groups to debate certain topics. Phi Beta Kappa thus began as a secret organization with an oath of secrecy, an initiation procedure, and a handshake known only to members. Phi Beta Kappa chapters were eventually established at other colleges and evolved into an entirely honorary organization that to this day recognizes outstanding academic achievement.

A number of other Greek-letter organizations were established at several colleges during the first two decades of the 19th century, but none became permanent until the Kappa Alpha Society, founded at Union College (Schenectady, New York) in 1825. Two other Greek-letter fraternities were organized at Union College in 1827, and these three societies at Union together set the tone for development of fraternities at various colleges and universities in the 1830s and thereafter.

The first secret organization for collegiate women was the Adelphean Society (later known as Alpha Delta Phi), founded in 1851 at Wesleyan Female College in Macon, Georgia. In 1867 the first national college women's "fraternity" was started at Monmouth College in Illinois; it did not initially take a Greek-letter name and only became known as Pi Beta Phi sorority in 1888, by which time a dozen women's Greek-letter societies were in existence. Thus, the first Greek-letter women's society to be established at an American college was actually Kappa Alpha Theta, founded at DePauw University in Indiana in 1870.

For most of the 19th century, fraternities and sororities were disorganized and national leadership was minimal. Meetings were typically held in the rooms of members and sometimes at secret locations on or, more likely, off campus. At many colleges, membership in fraternities and sororities was initially forbidden and could be punishable by expulsion. But gradually, as acceptance of the organizations spread, fraternity chapter housing changed over from rented rooms above stores and taverns to actual houses owned and sometimes even built by the chapters. The first chapter-owned house in the North was that acquired by Alpha Epsilon at the University of Michigan in about 1845, while the first in the South was acquired by Kappa Sigma at the University of the South in 1882. Four years later Alpha Phi sorority built the first women's chapter house at Syracuse University.

A good number of colleges and universities eventually determined that fraternity- and sorority-owned chapter housing could be a positive thing, due in large part to the fact that their establishment could allow for increased enrollments without construction of additional on-campus dormitories. Some institutions leased land for the construction of chapter houses while in other cases houses were funded entirely by alumni and built off-campus or rented from private property owners. The number of chapter houses owned by fraternities and sororities nationwide first topped 1,000 in the 1920s.

Chi Omega House  
Name of Property

Clarke County, Georgia  
County and State

### Early Secret Societies and Fraternities at the University of Georgia

Secret societies, fraternities and sororities have played a significant role in the history of the University of Georgia, chartered by the Georgia General Assembly in 1785 with classes opening only for male students in 1801. A mere two years after classes began, the Demosthenian Literary Society, named after the ancient Greek orator Demosthenes, was founded by members of the institution's first graduating class for the purpose of promoting extemporaneous speaking. The organization has continued to meet for two centuries of UGA history, with current members gathering for weekly meetings when classes are in session.

In 1820 the Phi Kappa Literary Society was founded at UGA by four students, including Joseph Henry Lumpkin who went on to serve as Chief Justice of the Georgia Supreme Court and was co-founder of UGA Law School. Phi Kappa is also still active today, holding weekly meetings for formal debates as well as discussions of creative writing and poetry.

The first fraternities at UGA were founded shortly after the Civil War, beginning with Sigma Alpha Epsilon in 1865. For nearly a century, the UGA fraternities (and later sororities) that took ownership of chapter houses followed a pattern of acquiring large, older residences primarily along several of Athens' most prominent streets. During the 1920s through the 1940s many of the fraternities and especially the newly-established sororities gradually located themselves along Milledge Avenue, particularly South Milledge Avenue. The first fraternity to own a chapter house on Milledge Avenue is believed to have been Kappa Sigma, which occupied 320 North Milledge Avenue at least by 1926. At that time UGA's fraternities were scattered about the town mostly north of Broad Street, with house locations on East Hancock Avenue, West Hancock Avenue, Hill Street, South Lumpkin Street, Prince Avenue, and Pulaski Street.

### The Admission of Women and Establishment of Sororities at UGA

Serious efforts to enable female enrollment at the University of Georgia began in the late 1880s, when the Colonial Dames of America and the Daughters of the American Revolution took up the cause. In 1889 a representative of both organizations, Mrs. S. B. C. Morgan, raised the matter with UGA's Board of Trustees but apparently was not well received. Three years later, in 1892, a draft resolution calling for open admission of all qualified white female students was presented to the Trustees, but again the matter was not addressed. In 1897, the Colonial Dames and the Georgia Federation of Women's Clubs presented the Trustees with a request on behalf of three Athens women who desired to take classes at UGA. The Trustees debated the matter and there was support for admitting women, but an 8 to 5 vote in opposition to a resolution calling for admission of women put the matter to rest again. Two years later, in 1899, the Georgia General Assembly established the Georgia Normal and Industrial College at Milledgeville for female students. This move apparently bolstered the position of many Trustees, who opposed admitting women to UGA and felt that Milledgeville provided more than adequate opportunities in industrial training and teacher certification.

Over the next quarter century several more attempts to persuade the Trustees were made and declined. UGA's Summer School programs did open to women in 1903, but women were still not authorized to enroll as regular undergraduate or graduate students. The next change came in 1911, when the Trustees determined that women would be allowed to work toward Master of Arts (M.A.) degrees through summer course work; Mary Dorothy Lyndon was the first woman to earn a degree at UGA when she received an M.A. in 1914. And then in September of 1918, after a summer of various discussions and considerable uncertainty as to the outcome, the Trustees decided it was time to admit women as undergraduate students, initially just to the junior and senior classes. Five women registered as UGA undergraduates on September 19, 1918, and the first woman to be officially enrolled was Mrs. Lois Witcher Walker, who graduated with a Bachelor of Science degree in Home Economics in June of 1920.

Most of the University of Georgia's first female students lived in boarding houses and private homes in Athens, since UGA lacked dormitory space for women. The lack of women's dormitories may well have contributed to efforts to establish the first several sororities at UGA in the early 1920s.

Chi Omega House

Name of Property

Clarke County, Georgia

County and State

The first sorority (women's fraternity in this case) to establish a chapter at UGA was the Alpha Alpha chapter of Phi Mu, originally known as the Philomathean Society and the second-oldest female fraternal organization in the United States. Phi Mu was founded at UGA on April 28, 1921, and there were ten original members. A year later the Mu Beta Chapter of Chi Omega was established at UGA, followed in 1923 by Alpha Gamma Delta and in 1924 by both Kappa Delta and Sigma Delta Tau.

In 1926, Phi Mu sorority was located at 375 South Lumpkin Street, while Chi Omega was at 489 North Milledge and Alpha Gamma Delta was at 394 Prince Avenue. Sigma Delta Tau apparently did not yet own a chapter house. Two years later Chi Omega had re-located to 397 South Milledge and Alpha Gamma Delta had moved to 573 Hill Street, with Phi Mu still at 375 South Lumpkin.

The Great Depression of the 1930s played a role in making it possible for most of UGA's sororities as well as some of its fraternities to acquire houses along South Milledge Avenue. The large, old residences along this prestigious street were costly to maintain, and some families determined that they would prefer to "scale back" and move to smaller, perhaps newer dwellings elsewhere in Athens. Some of the large homes were converted to rental properties while others were acquired by several sororities

The A.P. Dearing House was purchased by the Kappa Alpha Theta sorority in 1938 and the following year the Hamilton-Hodgson House and Thomas-Carithers House were purchased by the Alpha Delta Pi and Alpha Gamma Delta sororities, respectively.

The following passage from Thomas Reed's 1949 History of the University of Georgia gives some sense of how the early sororities established themselves in historic residences primarily along South Milledge Avenue:

The sororities have been very fortunate in the selection of their chapter houses. For the most part they are on Milledge Avenue, the long-time fashionable avenue of Athens that is now giving way somewhat to the development of lands a little farther out.

As a rule the sororities have purchased the large and commodious old homes on Milledge Avenue, where the owners, generally members of old Athens families, have desired to move into smaller dwellings or build new and more modern houses. In this way the sororities have come to own nearly all the large old residences on Milledge Avenue and have made such additions to the buildings to modernize them in every essential respect, so that to a large extent Milledge Avenue has become Sorority Row. A few of the fraternities have edged in on the Avenue to keep them company. Among the old homes that have been converted into sorority houses are the old Dr. Hamilton home, the J. Y. Carithers home, the Dr. H. C. White home, the A. G. Dudley home, the Dr. W. A. Carlton home, the John White Morton home, the old Dearing home, and others, and out on Prince Avenue the former home of James White, Jr. and the former home of Morton Hodgson have been purchased.

The Mu Beta Chapter of Chi Omega at UGA

The Mu Beta chapter of Chi Omega was founded in 1922 as the second women's fraternity at UGA by Mrs. Arthur Gannon, and the fraternity's first pledge was Mrs. Claude Chance. Originally, the fraternity chapter utilized a single room in UGA's Peabody Hall for meetings during its first year and moved to several different locations until acquiring its first property in 1930, the c.1905 Charles Phinizy House at 397 South Milledge Avenue (still standing), where the chapter remained for a full 30 years. By the late 1950s, however, the Chi Omegas had outgrown the house and determined a need for additional dormitory and parking space, and so in 1960 the Mu Beta of Chi Omega House Corporation (established in 1939) hired the Augusta architectural firm Kuhlke and Wade to design a new building for construction at 324 South Milledge. Local landscape architect Hubert Bond Owens, who established the landscape architecture program at the University of Georgia and guided it to become one of the leading programs of its kind in the United States, was brought in to create a landscape design for the property.

Chi Omega House  
Name of Property

Clarke County, Georgia  
County and State

Completed in 1961, The Chi Omega House has functioned since that time as the chapter house of UGA's Mu Beta chapter of Chi Omega. Over the years, membership in the Chi Omega at UGA has increased considerably and typically consists of over 150 women each semester. The Chi Omega House has dormitory space to accommodate 69 members, typically including their executive board and sophomores.

Chi Omega members participate in a variety of social and philanthropic activities at UGA and in the Athens community. The national fraternity has stressed community service, which has grown in importance with each subsequent decade. Current Mu Beta chapter members serve on several boards, including those of UGA Miracle (a student-run philanthropic effort in support of Children's Healthcare of Atlanta), UGA HEROs (a student-run nonprofit helping provide support for children afflicted with HIV/AIDS), and UGA Food2Kids (a program striving to raise awareness of and funds for the Northeast Georgia Food Bank). The Chapter also provides strong annual support for the Make-A-Wish Foundation, Chi Omega's national philanthropic effort, and in 2012 raised \$23,555 for Make-A-Wish of Georgia and Alabama through the "Chi Omega 2012" event. In addition, Chi Omega members serve as mentors at schools in the Clarke County School District and volunteer elsewhere in the community.

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## 9. Major Bibliographical References

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**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

*Athens City Directories*. Charleston: Baldwin Director Company, Inc., multiple years consulted.

Averitt, Jack N. *Families of Southeastern Georgia*. Baltimore: Genealogical Publishing Company, 2007.

Davis, William Columbus. *The Columns of Athens, Georgia's Classic City*. Atlanta: Foote and Davies, Inc., 1951.

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Heald, Leslie and David Pinyerd. "Psi Alpha Chapter, Chi Omega House." *National Register of Historic Places Registration Form*, 2001. On file at Oregon Heritage, Oregon Parks and Recreation Department, Salem Oregon.

Kissane, John and Holly Anderson. "Downtown Athens Historic District (Additional Documentation, Boundary Increase, Boundary Decrease)." *National Register of Historic Places Registration Form*, 2006. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Stockbridge, Georgia.

Kissane, John and Lynn Speno. "Hubert Bond Owens House." *National Register of Historic Places Registration Form*, 2008. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Stockbridge, Georgia.

Kuhlke and Wade Architects. Chi Omega Sorority House Specifications. Augusta, GA, c. 1961.

Kuhlke and Wade Architects. Chi Omega House Site Plan. Augusta, GA, c. 1961.

Marsh, Kenneth F. and Blanche. *Athens: Georgia's Columned City*. Asheville, NC: Biltmore Press, 1964.

McAlester, Virginia Savage. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York: Alfred A. Knopf, 2017.

Niles, Andrea. "Milledge Avenue Historic District." *National Register of Historic Places Registration Form*, 1985. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Stockbridge, Georgia.

Chi Omega House  
Name of Property

Clarke County, Georgia  
County and State

*University of Georgia Student-Faculty Directories, 1949-1950.* Athens: UGA Chapter of Blue Key National Honor Fraternity.

Reed, Thomas Walter. *History of the University of Georgia.* Athens: University of Georgia, 1949.  
<http://dlg.galileo.usg.edu/reed/>.

Waters, John C. "Old North Campus – University of Georgia." *National Register of Historic Places Registration Form, 1972.* On file at the Historic Preservation Division, Georgia Department of Natural Resources, Stockbridge, Georgia.

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67 has been requested)
- 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 # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): \_\_\_\_\_

**10. Geographical Data**

**Acreage of Property** 1.49  
(Do not include previously listed resource acreage.)

Returned

**Latitude/Longitude Coordinates**  
**Datum if other than WGS84:** \_\_\_\_\_  
(enter coordinates to 6 decimal places)

1. Latitude: 33.952316 Longitude: -83.388128

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	Zone	Easting	Northing	3	Zone	Easting	Northing
	_____	_____	_____		_____	_____	_____
2	Zone	Easting	Northing	4	Zone	Easting	Northing
	_____	_____	_____		_____	_____	_____

**Verbal Boundary Description** (Describe the boundaries of the property.)

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

**Boundary Justification** (Explain why the boundaries were selected.)

The proposed boundary is the current legal boundary, which is also the historic boundary.

Chi Omega House  
Name of Property

Clarke County, Georgia  
County and State

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### 11. Form Prepared By

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name/title Olivia Head, National Register Specialist  
organization Historic Preservation Division, GA Dept. of Natural Resources date January 25, 2019  
street & number 2610 Highway 155, SW telephone (770) 389-7844  
city or town Stockbridge state GA zip code 30281  
e-mail olivia.head@dnr.ga.gov

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### Additional Documentation

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Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Returned

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### Photographs:

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Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Chi Omega House

City or Vicinity: Athens

County: Clarke

State: Georgia

Photographer: Charlie Miller

Date Photographed: December 19, 2014

Description of Photograph(s) and number:

- 1 of 22. Front façade of house. Photographer facing west.
- 2 of 22. Front façade of house and landscape. Photographer facing northwest.
- 3 of 22. Front façade of house and landscape. Photographer facing west.
- 4 of 22. Detail of front façade entryway and landscape. Photographer facing northwest.
- 5 of 22. Dormitory room interior. Photographer facing northwest.
- 6 of 22. Dormitory bathroom interior. Photographer facing southwest.
- 7 of 22. Dormitory corridor interior. Photographer facing south.
- 8 of 22. Connecting wing corridor interior. Photographer facing west.
- 9 of 22. Chapter room interior. Photographer facing southeast.

Chi Omega House

Clarke County, Georgia

Name of Property

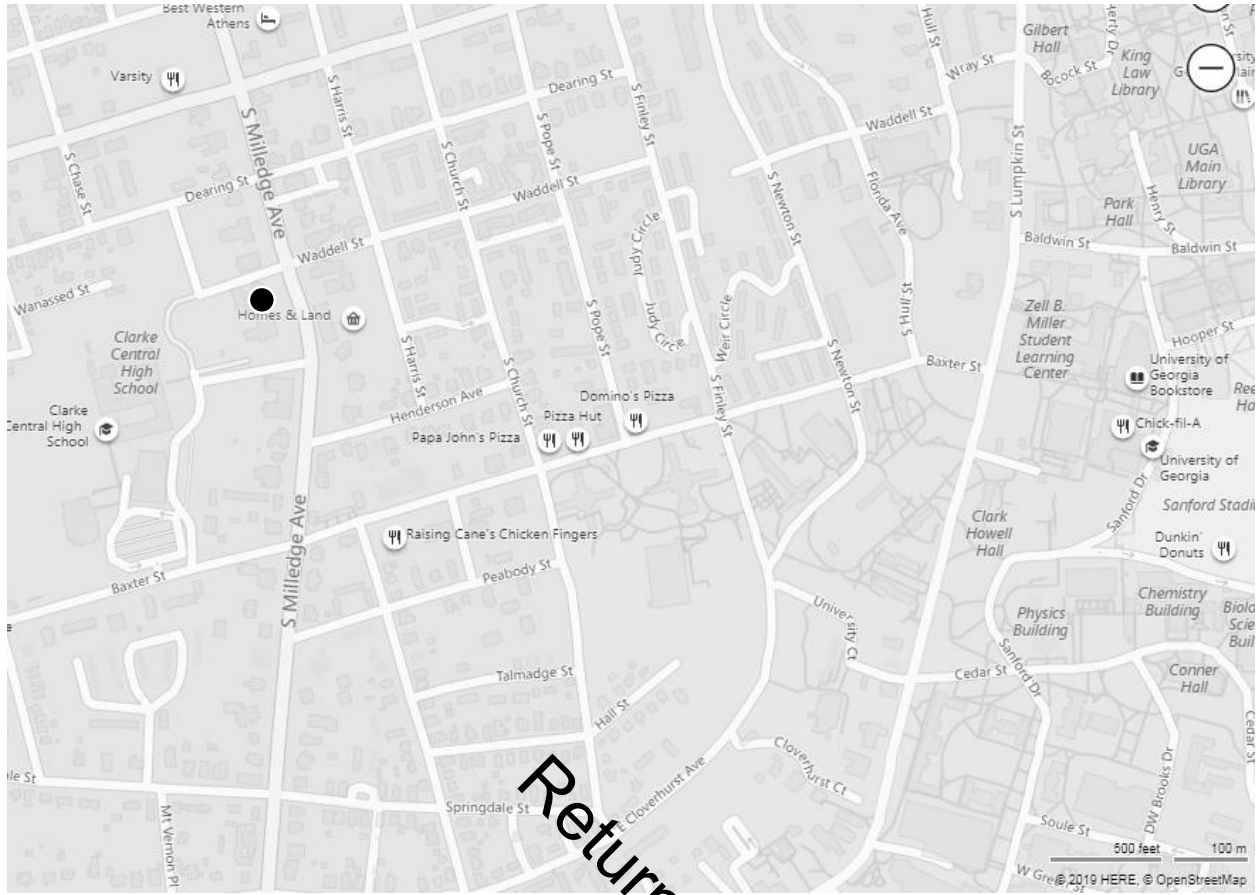
County and State

- 10 of 22. Chapter room interior. Photographer facing northwest.
- 11 of 22. Parlor interior. Photographer facing southeast.
- 12 of 22. Front gallery interior. Photographer facing south.
- 13 of 22. Dining room interior. Photographer facing northeast.
- 14 of 22. Kitchen interior. Photographer facing southwest.
- 15 of 22. Courtyard and south elevations. Photographer facing northeast.
- 16 of 22. Courtyard and south elevations. Photographer facing northwest.
- 17 of 22. Pre-existing brick building in courtyard. Photographer facing west.
- 18 of 22. West (rear) elevation and landscape. Photographer facing east.
- 19 of 22. Detail of dentilled cornice on west (rear) elevation. Photographer facing east.
- 20 of 22. Auto court and north elevation. Photographer facing southeast.
- 21 of 22. Auto court and north elevation. Photographer facing south.
- 22 of 22. Path to south courtyard. Photographer facing west.

Required

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



**Chi Omega House**

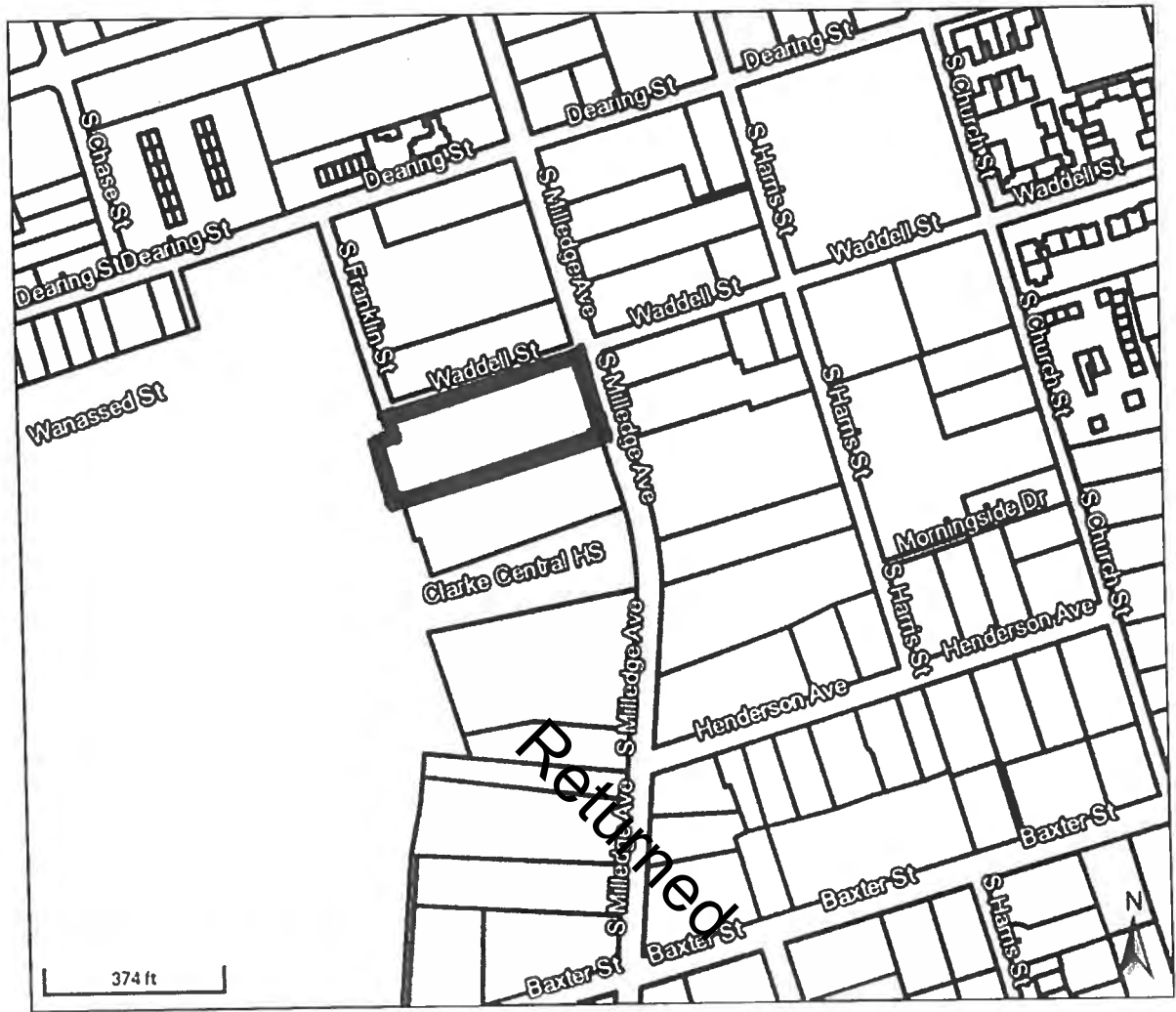
324 South Milledge Avenue  
Athens, Clarke County, Georgia

Source: Bing Maps 2019


North:




Latitude: 33.952316, Longitude: -83.388128

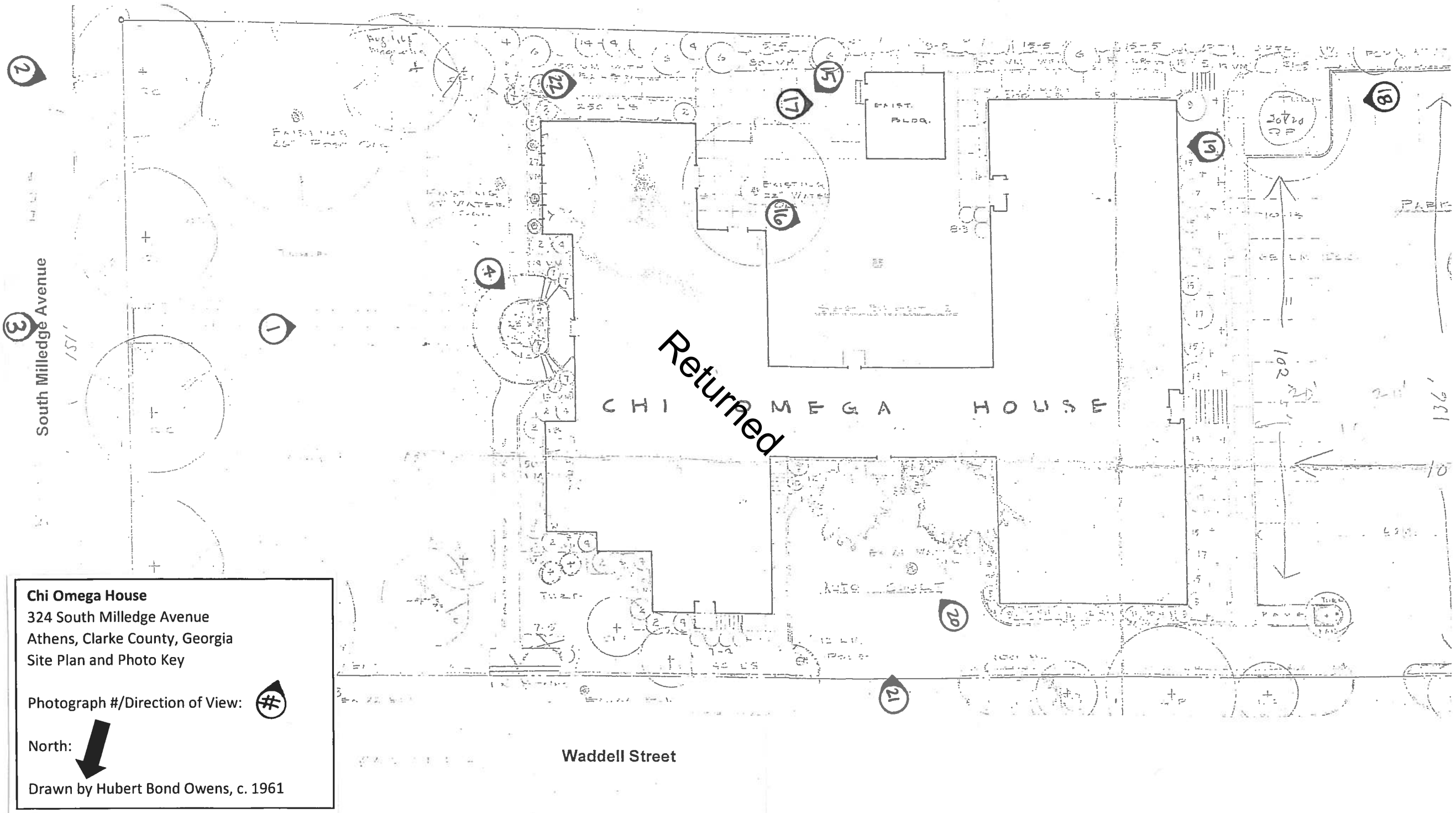


Chi Omega House  
 324 South Milledge Avenue  
 Athens, Clarke County, Georgia

National Register Boundary: 

Source: Clarke County Parcel Maps - qPublic

North: 

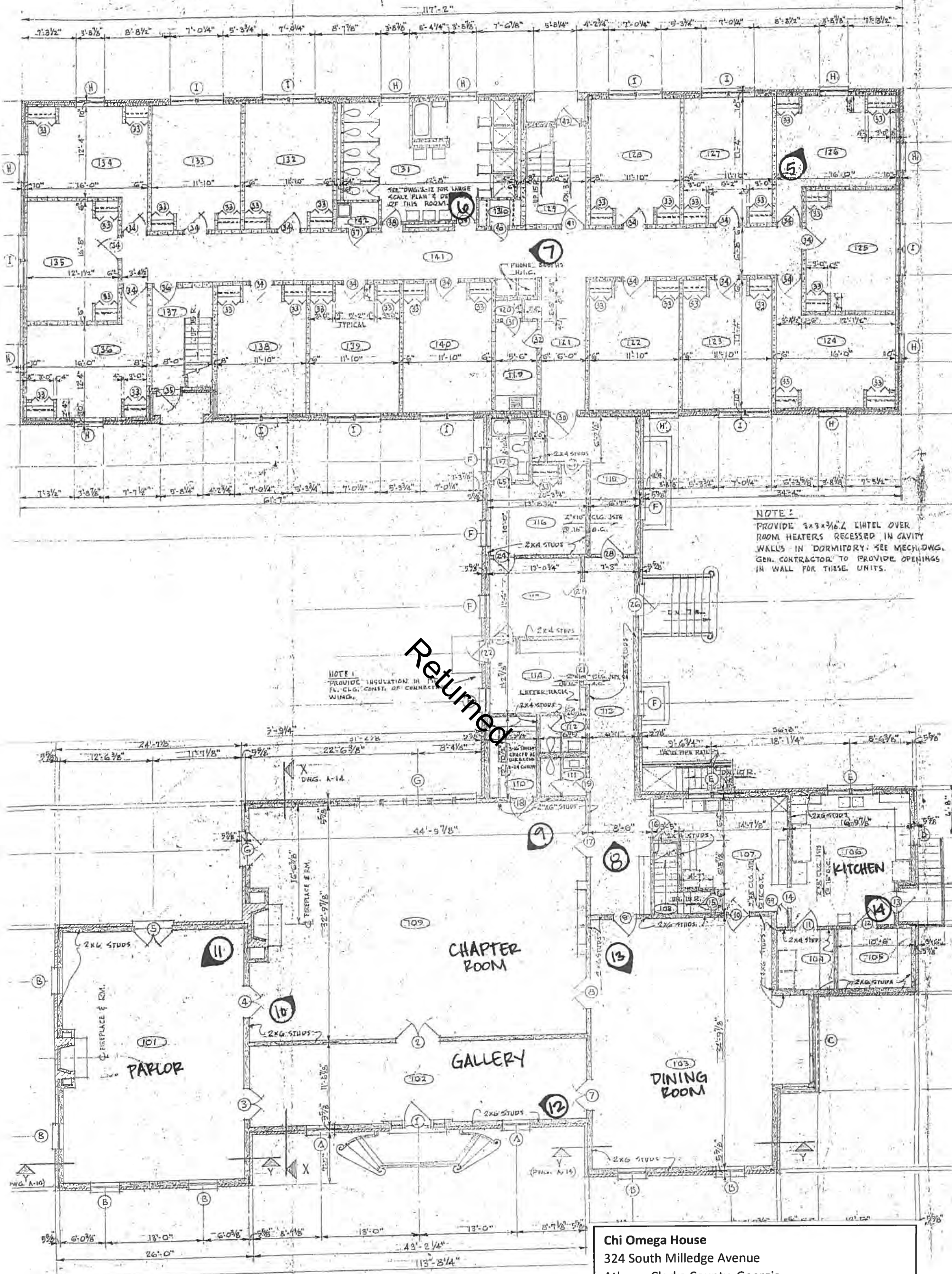


**Chi Omega House**  
 324 South Milledge Avenue  
 Athens, Clarke County, Georgia  
 Site Plan and Photo Key

Photograph #/Direction of View: 

North: 

Drawn by Hubert Bond Owens, c. 1961



Returned

**Chi Omega House**  
 324 South Milledge Avenue  
 Athens, Clarke County, Georgia  
 Floor Plan and Photo Key

Photograph #/Direction of View: **#**

North:

Drawn by Kuhlke & Wade Architectural Firm, c. 1961

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Chi Omega House

Multiple Name: \_\_\_\_\_

State & County: GEORGIA, Clarke

Date Received: 2/1/2019      Date of Pending List: 2/12/2019      Date of 16th Day: 2/27/2019      Date of 45th Day: 3/18/2019      Date of Weekly List: \_\_\_\_\_

Reference number: SG100003491

Nominator: SHPO

Reason For Review: \_\_\_\_\_

Accept       Return       Reject      3/14/2019 Date

Abstract/Summary Comments: See return comments.

Recommendation/ Criteria \_\_\_\_\_

Reviewer Lisa Deline      Discipline Historian

Telephone (202)354-2239      Date 3/14/19

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

**United States Department of the Interior  
National Park Service  
National Register of Historic Places  
Comments  
Evaluation/Return Sheet**

**Property Name:** Chi Omega House  
**Property Location:** Athens, Clarke County, GA  
**Reference Number:** SG 3491  
**Date of Return:** 3/14/2019

**Nomination Summary**

The Chi Omega House nomination is being return for substantive reasons. The nomination concerning the stated areas of significance are not adequately addressed.

The property is being nominated under Criterion C, for architecture and landscape architecture, at the local level with a period of significance of 1961.

Additional evaluation is needed to understand how the design and execution of Chi Omega House and its landscape represents the significant contributions of the architect, Edwin Jerome Wade and the landscape architect, Hubert Bond Owens.

Provide further context and evaluation on the residential design work of Wade and how his 1961 Chi Omega design compares with his other residential work. What were the years that he practiced and what is the extent of his use of the “less elaborate Colonial Revival design” style.

The statement of significance for landscape architecture centers mainly on Hubert Bond Owens, his career as a landscape architect, and his establishment of the landscape architecture program at the University of Georgia without providing a comparative analysis of and focus on the Chi Omega landscape design. How does this 1961 landscape represent the “work of a master,” and what conclusions can be made based on comparisons with other designs by Owens? How does this landscape fit within Owens’ residential design oeuvre and with other collaborative efforts by Owens and Wade – including Owens own residence? What was the extent of his residential landscape design work compared with his other commissions?

Please feel free to contact me if you have any questions.

Lisa Deline, Historian  
National Register of Historic Places  
Lisa\_Deline@nps.gov

MARK WILLIAMS  
COMMISSIONER



DR. DAVID CRASS  
DIVISION DIRECTOR

May 21, 2019

Kathryn Smith  
National Park Service  
National Register of Historic Places  
1849 C St, NW, Mail Stop 7228  
Washington, D.C. 20240


Dear Ms. Smith:

The enclosed disk contains the true and correct copy of the nomination for the **Chi Omega House** in **Athens, Clarke County, Georgia** to the National Register of Historic Places.

- Disk of National Register of Historic Places nomination form and maps as a pdf
- Disk with digital photo images
- Physical signature page
- Original USGS topographic map(s)
- Sketch map(s)/attachment(s)
- Correspondence
- Other:

COMMENTS:

- Please ensure that this nomination is reviewed
- This property has been certified under 36 CFR 67
- The enclosed owner objection(s) do \_\_\_\_\_ do not \_\_\_\_\_ constitute a majority of property owners.
- Special considerations:

Sincerely,  
  
Olivia Head  
National Register Specialist