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United States Department of the Interior  
National Park Service

JUL 24 1987

National Register of Historic Places  
Registration Form

NATIONAL  
REGISTER

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

1. Name of Property

historic name Woodlawn Historic District  
other names/site number Rutherford Survey  
Mrs. N. Adams Estate

2. Location

street & number Woodlawn Avenue N/A not for publication  
city, town Athens N/A vicinity  
state Georgia code GA county Clarke code GA059 zip code 30606

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>18</u>	<u>3</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	<u>18</u>	<u>3</u> Total

Name of related multiple property listing: N/A  
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  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.  See continuation sheet.  
Elizabeth A. Lyon  
Signature of certifying official Elizabeth A. Lyon Date 7/20/87  
Deputy State Historic Preservation Officer  
State or Federal agency and bureau \_\_\_\_\_

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.  
Signature of commenting or other official \_\_\_\_\_ Date \_\_\_\_\_  
State or Federal agency and bureau \_\_\_\_\_

5. National Park Service Certification

I, hereby, certify that this property is:  
 entered in the National Register. Amy Schlager Oct 23, 1987  
 See continuation sheet.  
 determined eligible for the National Register.  See continuation sheet.  
 determined not eligible for the National Register.  
 removed from the National Register.  
 other, (explain:) \_\_\_\_\_  
Signature of the Keeper Date of Action

**6. Function or Use**

Historic Functions (enter categories from instructions)  
Domestic/single dwellings

Current Functions (enter categories from instructions)  
Domestic/single dwellings

**7. Description**

Architectural Classification  
(enter categories from instructions)

Materials (enter categories from instructions)

Late 19th and early 20th century/Bungalow/  
Craftsman

foundation masonry  
walls wood-brick-stone-stucco

Late 19th and early 20th century/Colonial Revival

roof asphalt

Late 19th and early 20th century/Classical Revival

other \_\_\_\_\_

Late 19th and early 20th century/Tudor Revival

**Describe present and historic physical appearance.**

The Woodlawn Historic District is comprised of a group of early 20th-century residences that line both sides of Woodlawn Avenue between Milledge Avenue and Stanton Way, in Athens, Georgia. The houses are one, one-and-one-half, or two stories in height, and styles include Bungalow/Craftsman, Colonial Revival, and Classical Revival, and Tudor Revival. They are constructed of a variety of materials which include brick, clapboard, stucco, wood, or stone. The district has informal landscaping with shrubbery, hedgerows, grass lawns, and hardwood trees. These buildings are situated in the center of their lots and share a similar setback from the sidewalk.

The houses in the Woodlawn District are predominately of the Bungalow/Craftsman style. Typical design elements of this style, found within the district, are facade gable ends, front porches with piers and columns, pitched roofs with bracketed eaves, shed dormers, and windows with 9/1 or 12/1 lights. While most of the houses are of the basic mass, scale, and form of the Bungalow/Craftsman style, others feature elements of the Colonial Revival and Classical Revival styles. The most common Colonial Revival element used is the roof dormer. The Classical Revival elements, which can be seen on the Rogers-Edwards House (Photo #5), are grouped Ionic columns, grouped multi-paned windows, transom and sidelights, and brackets. The Sidney Boley House (Photo #6) is another Craftsman-inspired house with Classical Revival elements. The semi-elliptical one-story porch, 1/1 windows, and modillioned cornices are its Classical Revival elements. The Craftsman features can be seen in the basic form, and the porte cochere, on this house.

The Davis House (Photo #3), a two-story brick residence designed by Fred Orr, is an example of a Classical Revival style in the Woodlawn district. The house has a front porch with Tuscan columns, a Classical entablature, brackets and gable roof. The architect, Fred Orr (1874-1935), was an Athen's architect who designed a number of residences throughout the area. Several of his other works are located in the Bloomfield Historic District. In addition, his designs can be found in Atlanta and throughout north Georgia. The house across the street at 180 Woodlawn Avenue (Photo #5,6) features Tudor Revival Styling in its tall proportions, half-timbered gables, and brick and stucco wall.

The Woodlawn District is characterized by the large hardwood trees in the front lawns which create a park-like atmosphere along the street. The district has informal landscaping which includes foundation shrubbery, hedgerows, ground covers, and grassed lawns. The streets and sidewalks are concrete with granite curbs. Driveways are generally straight paths parallel to the property line and built of asphalt, concrete, gravel, or dirt. There are several low retainer walls in the district, usually located along the property line and built of brick, stone, wood or metal. The Woodlawn Street layout is a simple straight line with rectangular lots on each side. The lots are about 60'-80' wide and approximately 200' in depth. The street pattern does not relate to the topography. The Houses generally sit in the center of the lot and have similar setbacks.

See continuation sheet

**8. Statement of Significance**

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

nationally  statewide  locally

Applicable National Register Criteria  A  B  C  D

Criteria Considerations (Exceptions)  A  B  C  D  E  F  G N/A

Areas of Significance (enter categories from instructions)

Architecture

Community Planning/development

Period of Significance

1916-1926(development)

Significant Dates

1909(plat)

Cultural Affiliation

N/A

Significant Person

Architect/Builder

Fred Orr

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Statement of Significance

The Woodlawn Historic District is architecturally significant for its collection of early 20th-century houses, several of which are in the Bungalow/Craftsman style with Classical Revival details or in the Colonial Revival style. The district is important in community planning and development for its development into a residential neighborhood after the subdivision of the large tracts of land in the estate of Mrs. N. Adams in 1909. This district meets the National Register criteria "A" because it is associated with events that contribute to the development of Athens' residential communities. The district also meets National Register criteria "C", because the buildings of the district embodies a distinguishable type and period of architecture.

The architecture of the Woodlawn Historic District was built predominately between 1915 and 1926. The main style in the district is Bungalow/Craftsman in form and massing, but many houses embody design elements from Colonial Revival and Classical Revival design also. The architecture of Woodlawn represents a distinguishable mix of design elements popular in the early 1900's.

In addition to its intrinsic historic architectural qualities, the Woodlawn Historic District is one of just two historic districts in Athens that represent Athens' early 20th-century architecture. Of the 13 designated or proposed historic districts in Athens, of which 10 are predominantly residential, only this district and the nearby Milledge Circle Historic District (National Register) feature exclusively early 20th-century domestic architecture. Nowhere else in Athens are there concentrated intact neighborhoods of purely early 20th-century houses. Thus this district, although relatively small, is almost unique in Athens, and its collection of Craftsman/Bungalow and related houses is unsurpassed in the city and the surrounding area.

One distinctive Classical Revival house in the district was designed by the prominent Athens' architect, Fred Orr (1874-1935). Orr is known to have designed and built several residences in Athens to include homes in the Bloomfield Historic District. Fred Orr also designed several buildings in Atlanta, North Georgia, and in a few neighboring States. In addition, he worked for the Federal government in the 1930s just before his death.

See continuation sheet

**9. Major Bibliographical References**

"Historic District Information Form: Woodlawn Avenue Residential Historic District,"  
Prepared by Dale Jaeger, 1985. On file at the Historic Preservation Section,  
Georgia Department of Natural Resources, Atlanta, Georgia.

Previous documentation on file (NPS): N/A  
 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 # \_\_\_\_\_

See continuation sheet

Primary location of additional data:  
 State historic preservation office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other  
Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acreage of property 8 approximate

UTM References

A 17 279900 3758080  
Zone Easting Northing  
C \_\_\_\_\_

B \_\_\_\_\_  
Zone Easting Northing  
D \_\_\_\_\_

See continuation sheet

Verbal Boundary Description

Historic District boundaries are the rear property lines on Woodlawn Avenue between Milledge Avenue and Stanton Way excluding corner lots at Milledge Avenue. See attached map on which boundaries are indicated by a heavy black line.

See continuation sheet

Boundary Justification

Proposed boundary is based on the historically platted and developed land constituting the Woodlawn subdivision.

See continuation sheet

**11. Form Prepared By**

name/title Catherine Wilson-Martin, National Register Researcher  
organization HPS/NPS date July 7, 1987  
street & number 205 Butler Street, S.E., Suite 1462 telephone (404) 656-2840  
city or town Atlanta state Georgia zip code 30334

7/24/87

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

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Several of the houses have outbuildings in the back yard. The outbuildings evidently have had a variety of uses over the years, some of these were servant quarters, accessory buildings, and garages. The district is intact except for the removal of some outbuildings and one dwelling, and the construction of two in-fill structures added since the historic period, and the reorientation of the corner property at Stanton Way. Except for the Milledge Avenue Historic District, the surrounding area is primarily contemporary residential housing.

7/24/57

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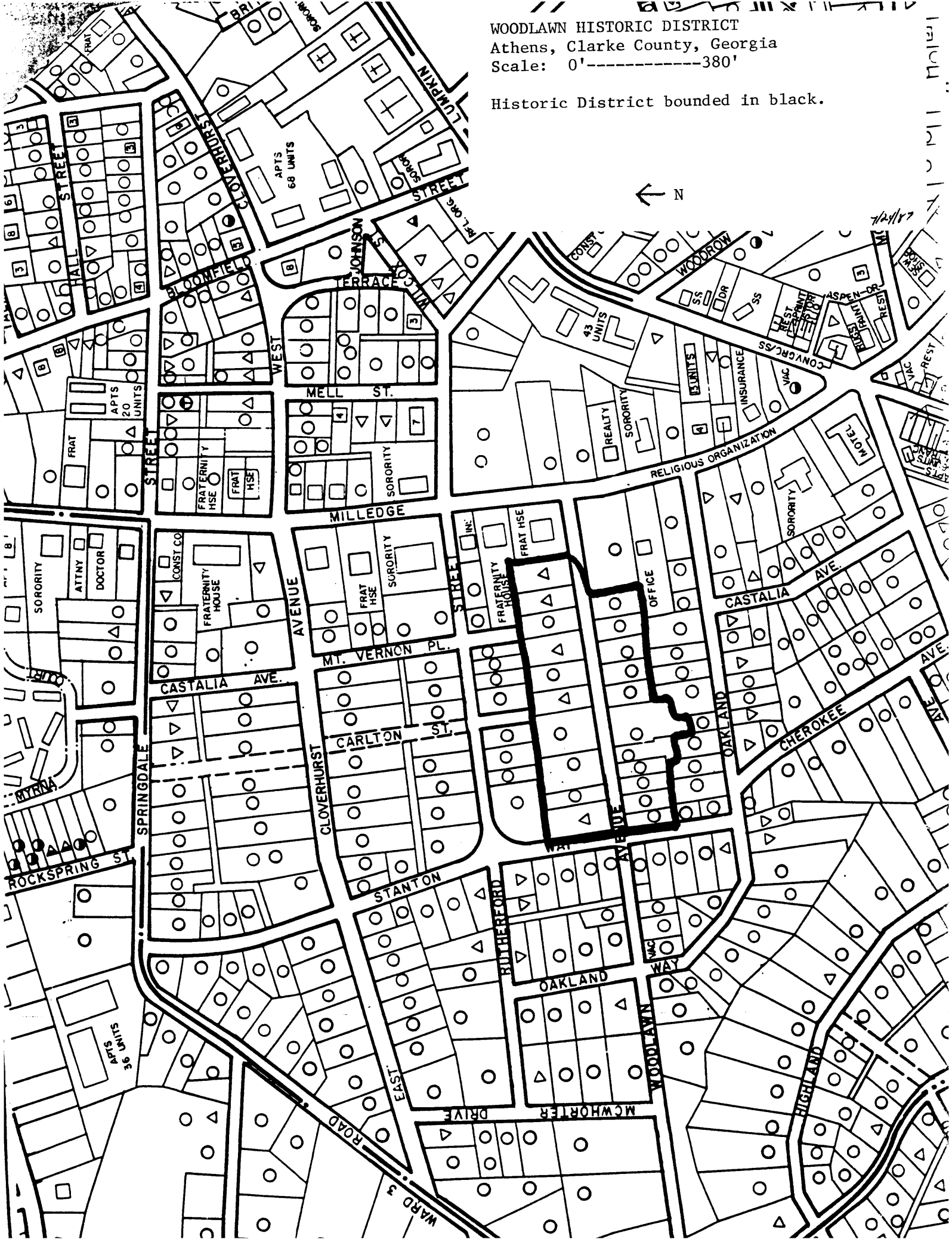
In the area of community planning and development the Woodlawn Avenue District illustrates how large individual tracts of land evolved into urban-style residential neighborhoods in Athens and other small cities in Georgia. Prior to 1909 this area was part of the estate of Mrs. N. Adams. In 1909 it was platted and became known as the "Rutherford Survey." In the next few years, before 1915, the plat was divided and subdivided until it reached its current form. The straight street and rectangular lots were easy formats to use for the development of a residential area, and between 1916 and the early 1920s most of the houses were built in this area. The landscape elements of trees, shrubs, and grassed lawns creates a continuous landscape in the district as one lawn blends with another. The Woodlawn Avenue Historic District is an early example of a large estate being converted into an informally landscaped residential neighborhood in Athens in the early 20th century. Most of the residential area surrounding this district is comprised of contemporary vintage buildings.

Again, in relation to Athens' 13 proposed or designated districts, this district is one of only two that were planned and developed entirely in the early 20th century. Most of Athens historic neighborhoods date well back into the 19th century. It is the only historic district in Athens which illustrates the development of a residential neighborhood from successive subdivisions of a single piece of property (other Athens districts were developed by subdividing several properties or by a land development company assembling multiple tracts). The small size and uniformity of development in this district reflect its historic origins. This manner of developing residential neighborhoods is typical in Georgia towns, but it is relatively unusual to find such an intact, homogeneous, and small-scale example of such development; most have become merged into large neighborhoods. This district also stands in contrast to Athens' other listed 20th-century residential district, Milledge Circle, in that the latter was planned and carried out by a land development company while this district resulted from the incremental development of a family estate. Taken together, the two districts represent two different approaches taken to residential development in early 20th-century Athens.

The Woodlawn Historic District may also be significant in terms of social history. The social history significance of the Woodlawn district lies in its association with notable upper middle-class residents of Athens'. In the early years of this neighborhood a variety of professionals lived in the area including business owners of Athen's based companies, a bank teller, dentist, store manager, pathologist, and educators. Twenty-one percent of the Woodlawn residents in 1926 were University of Georgia professors and staff. Among the more noted residents of Woodlawn was Andrew J. Cobb. He was a practicing attorney, Justice of the State Supreme Court, and Judge of the Superior Courts of the Western Circuit of Georgia, all while he was a resident on Woodlawn Avenue. The area's association with these professionals and educators makes this a community worth noting. However, additional documentation and comparative studies with other early 20th-century Athens neighborhoods is needed to support National Register eligibility in terms of this area of significance.

WOODLAWN HISTORIC DISTRICT  
Athens, Clarke County, Georgia  
Scale: 0'-----380'

Historic District bounded in black.



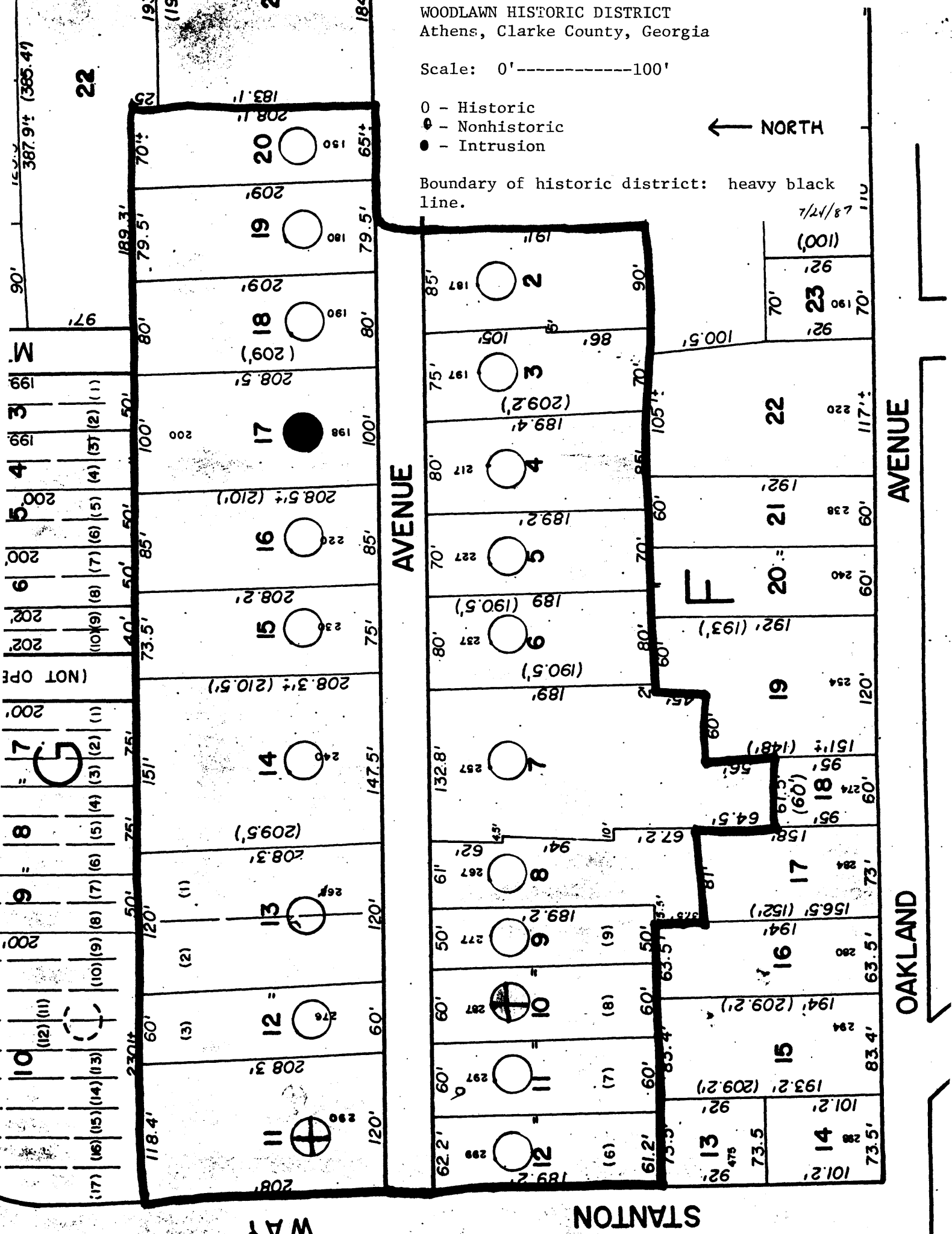
WOODLAWN HISTORIC DISTRICT  
Athens, Clarke County, Georgia

Scale: 0'-----100'

- - Historic
- ⊕ - Nonhistoric
- - Intrusion



Boundary of historic district: heavy black line.



118.4' 60' 60' 120' 75' 151' 73.5' 40' 50' 200' 202' 202' 200' 200' 199' 199' 90' 387.9'± (385.4')

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