

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received MAR 21 1985

date entered

APR 18 1985

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

1. Name

historic Boulevard Historic District

and or common

2. Location

street & number See Continuation Sheet

N/A not for publication

city, town Athens

N/A vicinity of

state Georgia

code 013

county Clarke

code 059

3. Classification

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

4. Owner of Property

name Multiple Owners (more than 50)

street & number

city, town

vicinity of

state

5. Location of Legal Description

courthouse, registry of deeds, etc. Superior Court

street & number Clarke County Courthouse

city, town Athens

state Georgia

6. Representation in Existing Surveys

See Continuation Sheet

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

date 1975  federal  state  county  local

depository for survey records Historic Preservation Section  
Georgia Department of Natural Resources

city, town Atlanta

state Georgia

# 7. Description

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

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

### 7. Description

Boulevard Historic District is an Athens streetcar suburb dating from the late 19th and early 20th centuries. The district is laid out with a modified gridiron plan on somewhat hilly terrain. Boulevard, for which the area is named, runs east and west through the center of the district. It is the widest street and was the location of the streetcar line in years past. Lots in the district are predominantly long and rectangular in shape. They vary in size, those along Boulevard being larger than those on the adjoining streets, and those associated with three large antebellum houses in the Prince Avenue area being the largest of all. The majority of houses have uniform setbacks and are centered near the fronts of their lots.

Houses in the district range from one to two stories in height and from simple vernacular cottages to large mansions. The majority are turn-of-the century middle class residences. Wood is the principal building material in the district and is used both structurally and decoratively. Architectural styles represented include the Greek Revival, Victorian Eclectic, American Foursquare, Neoclassical, and Bungalow. The oldest and finest houses in the district are the three high-style Greek Revival mansions dating from 1835 to 1856. All three have prominent classical porticoes. Two, the Taylor-Grady House and the University President's House, are individually listed in the National Register. The Victorian Eclectic houses dating from the first years of the subdivision's development exhibit typical period detailing including multi-gable roofs with vents and decorative woodwork in the gable ends, porches with sawnwork and turned detailing, and bay windows. A few Neoclassical houses, a number of American Foursquare houses, some with simple Neoclassical porch detailing, and a number of Bungalows with such features as porches with truncated, oversize columns and low gable roofs with exposed rafters comprise the majority of the early 20th century housing. In general the larger more elaborately detailed houses are located along Boulevard, while smaller more modestly detailed versions of the same styles are situated on the adjoining streets. There are also two concentrations of vernacular cottages in the district. At the northwest corner is a large area of early 20th-century mill housing, and centered around the intersections of Lyndon Avenue with Cohen Street and Dubose Avenue is a cluster of late Victorian cottages. Also of note in the district are an 1899 Gothic-style stone church on Prince Avenue, a 1910, one-story brick school on Chase Street, and several small wood-framed stores in the mill village area.

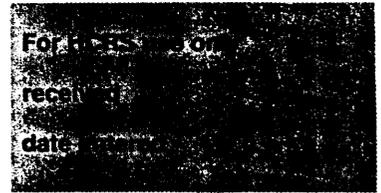
Landscaping in the area is extensive. Some of the original street trees along Boulevard are still in place, although many were lost in a 1973 tornado. Yards are informally planted with large shade trees, flowering trees, shrubs and grass. A number of yards at the west end of Boulevard are terraced, reflecting the hilly terrain. The three Greek Revival mansions have extensive formal landscaping.

Intrusions in the district are limited to some recently-built apartment buildings, a few commercial structures, and some seriously altered houses. There are also a few non-historic houses scattered through the area.

(Continued)

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



Continuation sheet

Location

Item number 2

Page 2

2. Location

Boulevard Historic District is located in Athens, Clarke County, Georgia. It is an area bounded approximately by Prince Avenue on the south, Pulaski Street on the east, the Seaboard Coastline Railroad tracks on the north, and Hiawassee Street on the west.

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



Continuation sheet Representation in Existing Item number 6  
Surveys

Page 2

6. Representation in Existing Surveys

Two houses in the district are individually listed in the National Register.  
These are:

1. The Taylor-Grady House, 634 Prince Avenue;  
listed May 25, 1976, National Historic Landmark,  
1977.
2. The University President's House. 570 Prince  
Avenue; listed May 22, 1970.

United States Department of the Interior  
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National Register of Historic Places  
Inventory—Nomination Form



Continuation sheet

Description

Item number

7

Page

2

7. Description

Boundary

The district contains the intact portion of the residential neighborhood, laid out in the 1890s, along with three antebellum houses from whose lands the suburb was formed. A large mill complex located to the north of the railroad tracks in the historic subdivision has been excluded because of integrity problems. To the south of the district is Prince Avenue, a once-fashionable residential street now largely lined with commercial establishments. To the north is the railroad track and industrial development. To the east and west is a mixture of historic and non-historic residential and commercial development.

# 8. Significance

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

**Specific dates** 1835 - 1930s **Builder/Architect** Multiple

## Statement of Significance (in one paragraph)

Boulevard Historic District is historically significant in terms of community planning and development and transportation, architecture, landscape architecture, and politics and government. In terms of community planning and development and transportation, the district is significant as an example in Athens of a late 19th-century streetcar suburb. In terms of architecture, the district is significant for its wide range of 19th- and early 20th-century residential architecture which reflects the way prevailing national styles were locally interpreted. In terms of landscape architecture, Boulevard is significant for its informally landscaped yards and tree-lined streets which are characteristic of turn-of-the-century landscaping practices. In terms of politics/government, the district is important for containing the homes of several prominent politicians who played a role in state and national government.

### Community Planning and Development and Transportation

Boulevard Historic District is primarily important in terms of community planning and development as an example of a streetcar suburb laid out and developed by a group of private investors. In addition, it illustrates a typical 19th-century development pattern in which subdivisions were developed from the extensive landholdings associated with earlier houses. In this district, the three antebellum Greek Revival houses along Prince Avenue document the 1830s beginnings of the "Village of Cobbham", Athens' first residential development away from the town center. All three houses originally had large landholdings which were sold off, eventually to become part of the Boulevard development.

Athens, founded as the home of the University of Georgia, became the county seat of Clarke County in 1871. The town experienced a period of growth in the last two decades of the 19th century, and, with the introduction of the streetcar in the late 1880s, a number of outlying areas began to develop as residential suburbs. Beginning in 1890, the Boulevard area was planned and laid out as a streetcar suburb by a group of private developers called the Athens Park and Improvement Company. The streetcar which was laid down Boulevard in the early 1890s connected the neighborhood with downtown Athens and made suburban living possible. The mill housing in the district documents the planned presence in the suburb of industry. The developers set aside an area north of the railroad tracks for industry in their original plans. The Southern Manufacturing Company settled here around 1900 and built the mill village for their workers. Only because of extensive alterations to the historic mill buildings is the plant not included in the district.

### Architecture

Architecturally, Boulevard Historic District is significant for its three individually important Greek Revival mansions and for its large collection of late 19th- and early 20th-century working-class and middle-class housing. These residences document typical building materials, building technology, and styles popular in Georgia during the period. The middle-class housing includes large two-story examples

(Continued)

## 9. Major Bibliographical References

Brown, David. "Historic District Information Form: Boulevard Historic District." May 1983. On file at Historic Preservation Section, Georgia Department of Natural Resources, Atlanta, Georgia. Based on primary and secondary sources of information.

## 10. Geographical Data

Acreage of nominated property Approximately 150 acres

Quadrangle name Athens West, Georgia

Quadrangle scale 1:24000

### UTM References

A 

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2	8	0	1	2	5
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3	7	6	0	5	1	0
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Zone Easting Northing

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2	7	9	6	4	0
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3	7	6	0	0	9	0
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Zone Easting Northing

C 

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D 

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2	7	8	3	6	0
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3	7	6	1	1	5	0
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E 

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3	7	6	1	0	3	0
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### Verbal boundary description and justification

The boundary, outlined with a heavy black line on the enclosed map, is described and justified in Section 7.

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

state	N/A	code	county	code

state	code	county	code

## 11. Form Prepared By

name/title Carolyn Brooks, National Register Researcher

Historic Preservation Section

organization Georgia Department of Natural Resources date February 26, 1985

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

city or town Atlanta state Georgia 30334

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

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

State Historic Preservation Officer signature Elizabeth A. Lyon

Elizabeth A. Lyon

title Deputy State Historic Preservation Officer date 3/7/85

### For NPS use only

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

for Melrose Byers  
Keeper of the National Register

Entered in the  
National Register

date 4-18-85

Attest: \_\_\_\_\_ date \_\_\_\_\_

Chief of Registration

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

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



Continuation sheet    Significance    Item number    8    Page    2

8. Significance

of the Victorian Eclectic, Neoclassical, American Foursquare, and Bungalow styles as well as more modest houses with detailing drawn from these styles. All these houses were interpretations of nationally popular styles designed by local builders and architects for Athens' middle-class. The Greek Revival houses with their fine classical porticos and elegant proportions and detailing are outstanding examples of Greek Revival style architecture in Athens and the state designed for several of the town's most prominent citizens. The two collections of vernacular cottages for the working class, one being a large collection of mill housing, extend the range of housing types even further.

Landscape Architecture

The district is significant in terms of landscape architecture for its informally landscaped yards which merge together to form a park-like setting typical of turn-of-the-century landscaping practices. Although many of Boulevard's street trees were destroyed in a tornado, enough remain to document the original landscaping of the street. Both the informal yards with their shade trees, shrubs, and grass and the street trees are features associated with many of the planned subdivisions of the period and illustrate this type of landscaping in Athens. In contrast to the informal suburban landscaping are the formal yards with brick walks, symmetrically planted trees, and boxwood gardens associated with the Greek Revival houses on Prince Avenue. These properties provide a valuable example in the district of the more formal landscaping associated with the large antebellum intown houses of the upper class.

Politics/Government

Both the Howell Cobb House and the University President's House are associated with men significant in both state and national politics. Howell Cobb served as governor of Georgia. Later he served in the U.S. House of Representatives, becoming Speaker of the House. Under James Buchanan, Cobb served as Secretary of the Treasury. Benjamin Harvey Hill, second owner of the University President's House, served in the U.S. House of Representatives and later, after the Civil War, in the U.S. Senate.

**BOULEVARD HISTORIC DISTRICT**  
Athens, Clarke County, Georgia

**DISTRICT MAP**

Source: Athens-Clarke Co. Planning  
Commission Map #17

Date: 1979

Scale: 0 ——— 200'

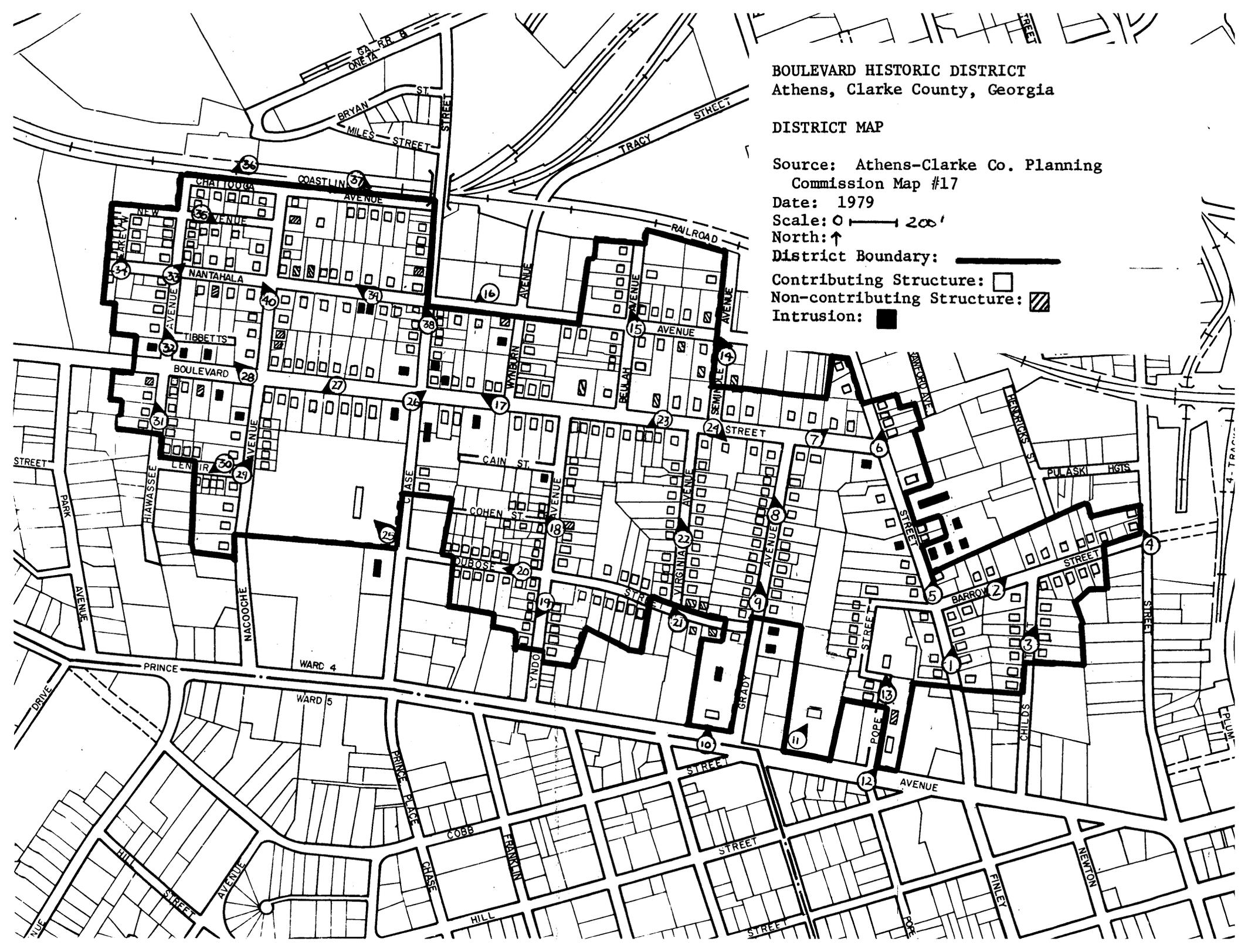
North: ↑

District Boundary: **—————**

Contributing Structure: □

Non-contributing Structure: ▨

Intrusion: ■



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

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Boulevard Historic District

Clarke County, GEORGIA

ADDITIONAL DOCUMENTATION APPROVAL

Keeper

*Amy Federman 2/28/90*

United States Department of the Interior  
National Park Service

JAN 16 1990

National Register of Historic Places  
Continuation Sheet

Section

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SUPPLEMENTARY INFORMATION

BOULEVARD HISTORIC DISTRICT  
CLARKE COUNTY, GEORGIA

Period of Significance

Based on documentation compiled by the Athens-Clarke Heritage Foundation (the local sponsor of this National Register nomination) in 1983 and updated by the Historic Preservation Section in 1985 just prior to nomination, the Boulevard Historic District began its development in 1835 with land purchases and construction of major antebellum estates from which land would later be subdivided for development of the neighborhood. Neighborhood development began in earnest in the mid-1890s with the construction of the streetcar line through the area and subsequent subdivision of land. Developmental activity peaked in the first decade of the 20th century when building activity in this "streetcar suburb" was joined by the construction of mill housing. By the end of the 1920s and the onset of the Great Depression, development of the neighborhood was essentially complete. No significant construction activity in this neighborhood in the 1930s has been documented.

In consideration of this information, the period of significance for the Boulevard Historic District should be 1835-1930. Development in the area began after 1835 with land purchases and establishment of antebellum estates; neighborhood development began in earnest in the 1890s with the arrival of the trolley and large-scale land subdivision; and development of the area was essentially complete by the end of the 1920s.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

JAN 16 1990

Section

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Supplementary Information Form Prepared By

Richard Cloues  
Survey and National Register Unit Manager  
Historic Preservation Section  
Georgia Department of Natural Resources  
205 Butler Street, Suite 1462  
Atlanta, Georgia 30334

404-656-2840

January 5, 1990

State Certification

  
\_\_\_\_\_  
Signature of Certifying Official

1/5/90  
Date

Elizabeth A. Lyon  
Chief, Historic Preservation Section  
Deputy State Historic Preservation Officer  
Georgia Department of Natural Resources