

Boulevard Historic District



end

■ National Register Historic District

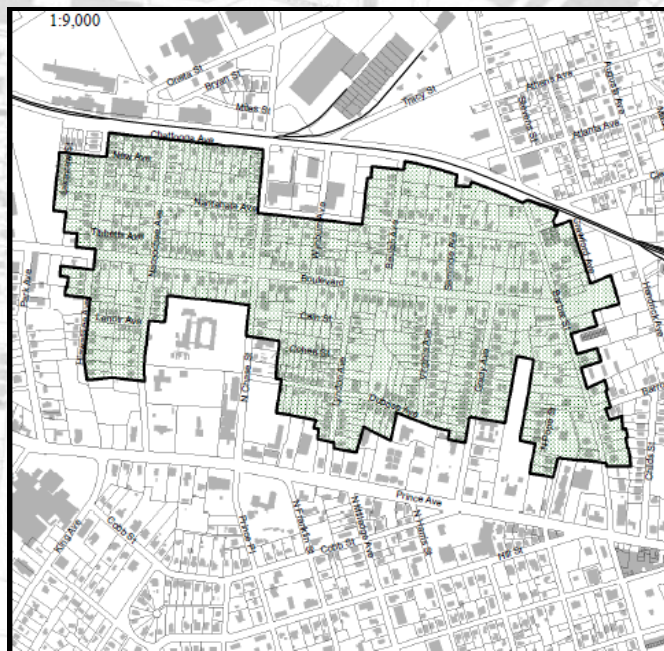
○ Local Historic District

250 500
Foot

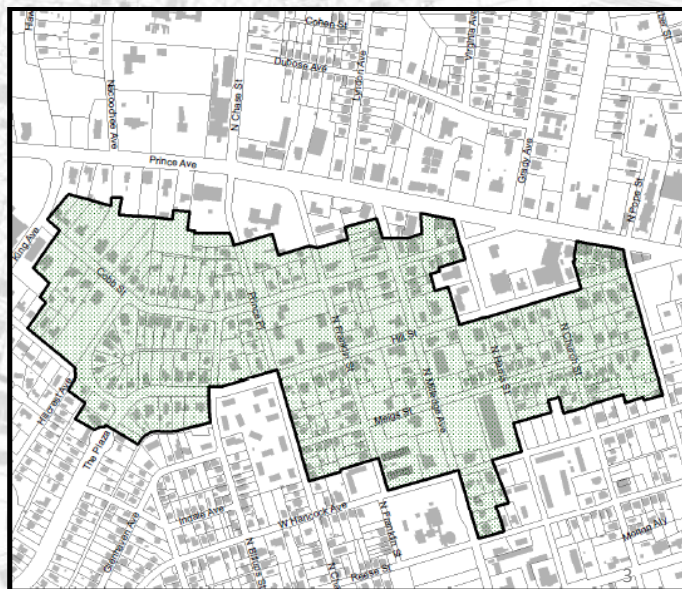


Boulevard Historic District: Preservation Comes of Age

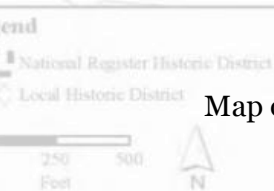
- 1973 devastating tornado .
- 1976 City of Athens and Junior League begin discussions regarding Taylor Grady House (National Historic Landmark status for Cobb and Taylor Grady Houses).
- 1980s: Bread Basket Law Suit, Prince Avenue Medical office (the Dubose uprising) National Register research begins. HBNA galvanized.
- 1985 The district was listed in the National Register of Historic Places.
- 1980s Athens Mayor and Council consider “downzoning” intown neighborhoods.
- 1988 Local overlay historic district designation. Local designation requires that in-fill is reviewed by the A-CC Historic Preservation Commission; *Contact Amber Eskew amber.eskew@athensclarkecounty.com.*
- 1995 “Model” infill plans developed for builders in Athens as part of a Certified Local Government Grant.



Map of the Boulevard Historic District;
North side of Prince Ave.



Map of the Cobbham Historic District;
South side of Prince Ave.



Street Railway and The Athens Park Improvement Company



The development of public transit in Athens, Georgia dates back to the late 1800s. The first street railway system was organized in 1885. The early system encountered some unique problems when it rained. The mules pulling the street cars bogged down in the mud and passengers complained when they could not see through the mud splattered windows.

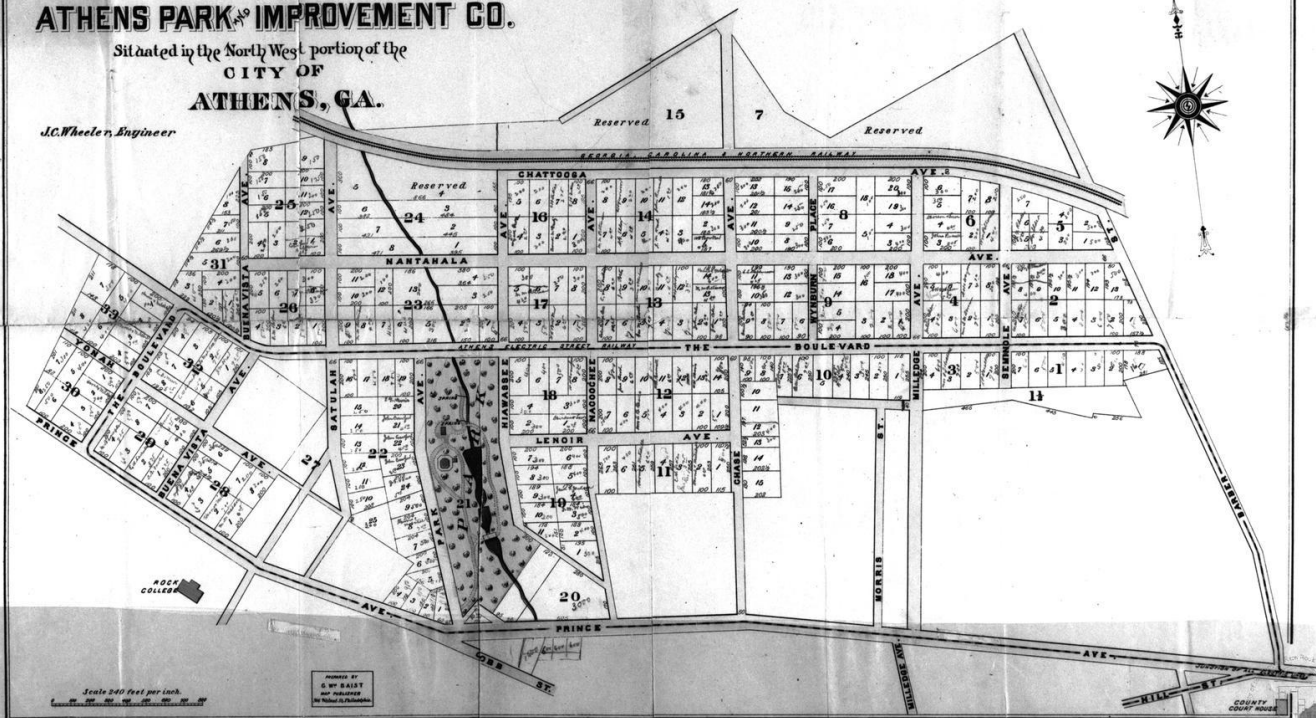


In 1890 the Athens Park and Improvement Company gave land to the Street Railway Company to extend its lines out two miles to a new development, the Boulevard. The streetcar barn located on Boulevard was given to the railway and by 1910 the lines were electrified. Service was expanded to cover four major streets.

MAP OF THE PROPERTY OF THE ATHENS PARK IMPROVEMENT CO.

Situated in the North West portion of the
CITY OF
ATHENS, GA.

J.C. Wheeler, Engineer



Transition to an Industrial South

ATHENS, GEORGIA
1830-1870



MICHAEL J. GAGNON

FORD, STREET CAR AND WAGON MIXUP ON MONDAY

This morning at about 11:20 a Ford car ran into an ice wagon on Milledge avenue near Springdale street, causing the horse to run away. The driver of the Ford tried to get his machine between the ice wagon and the street car and struck the wagon, which swerved into the street car. The step of the car was broken off and the horses ran into the yard in front of the home of Rev. James W. Lynch.

While there were no people hurt a great deal of excitement was caused and the Ford was pretty badly battered from the accident and the windshield was broken. The driver of the car had a very narrow escape from being cut with the broken glass from the windshield.

Athens Daily Herald, 1 January 1917, p. 1, col. 1.

©Athens-Clarke County Heritage Room, 2011.



The Southern Manufacturing Company - 1900



The Southern Mill was built c. 1900 by some of the Athens most prominent businessmen and entrepreneurs. These were the same men, a few years earlier, who developed The Athens Park and Improvement Company later known as the Boulevard District. The mill remained an active manufacturing facility through several owners, including the Wilkins family who in 1953 made it the first business in Athens to integrate African-American women into the industrial workforce.

698 North Pope Street

Howell Cobb House 1835

Prior to the development of the Boulevard District in 1890 the Prince Ave. residences belonged to Athens most prominent families.

Howell Cobb Built this Greek Revival house for his bride. He served as Governor of Georgia, Speaker of the U.S. House of Representatives, and the Secretary of Treasury, all before serving as Major General in the Confederate Army.



698 Prince Avenue Taylor-Grady House 1840



General Robert Taylor built this house twice in the late 1830's. Nearing completion the house burned in October 1838, but was rebuilt in time for his daughter's wedding in June 1839. The house was sold in 1863 to the family of Henry Grady, "the orator of the South," the Editor of

The Atlanta Constitution. National Historic Landmark Status conferred in 1976 when city of athens took over ownership



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Feet





The weather forecast in the March 31, 1973, morning edition of the Athens Daily News stated there was an 80 percent chance of rain that evening.

Nothing ominous.

Just no inkling that a destructive tornado would emerge from a storm and chew a path across Northeast Georgia, leaving two dead. In Clarke County alone, it would leave more than 100 people injured, scores of homes damaged and hundreds of trees down before its ravenous funnel dissipated somewhere over Madison County.

In a rare occurrence, the tornado was one of two to hit Athens that year. On May 28 another tornado followed an almost repeat path, killing a woman in her Park Avenue home and causing major damage to at least 46 homes and seven businesses.

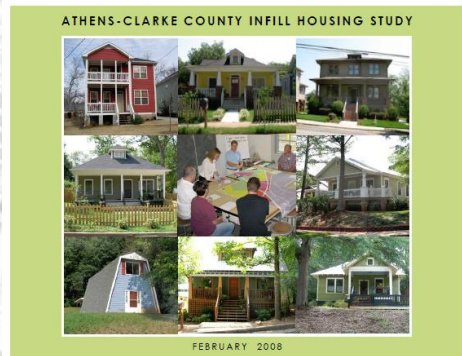
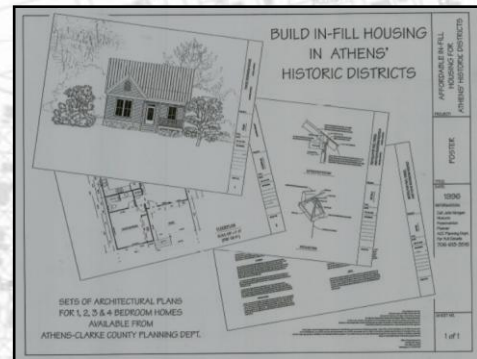
725 Boulevard

Proposals for the Bread Basket, 1985 infill that raised concerns regarding compatibility and use in Boulevard, spurred the institutionalization of the HBNA (they legally challenged the approval) which led to neighborhood character protection measures such as downzoning and local historic district designation.



724 Boulevard

The Heirloom Café, formerly a service station and auto repair shop, recently “made lemonade out of lemons” when the former incompatible building and use were softened for a more compatible design solution.



Athens Clarke County is constantly assessing and refining our concepts about infill. A more sophisticated design community in recent years has allowed more creative options .

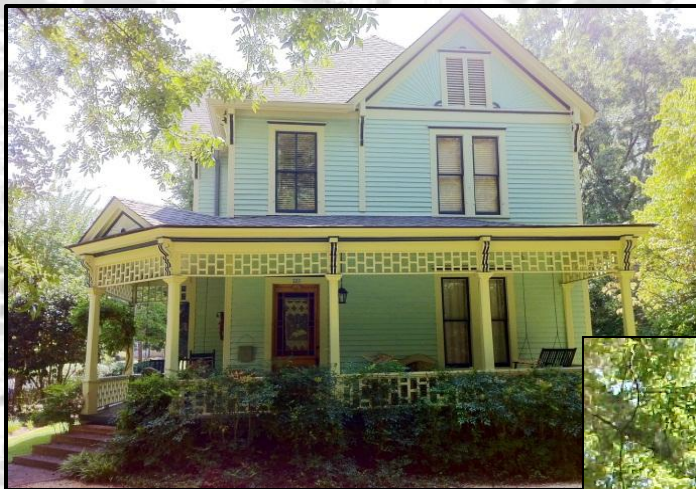
275 Nachoochee Avenue

This 1953 residence is an example of infill pre-guidelines and designation without Historic Preservation Commission review.



197 Chattooga Avenue

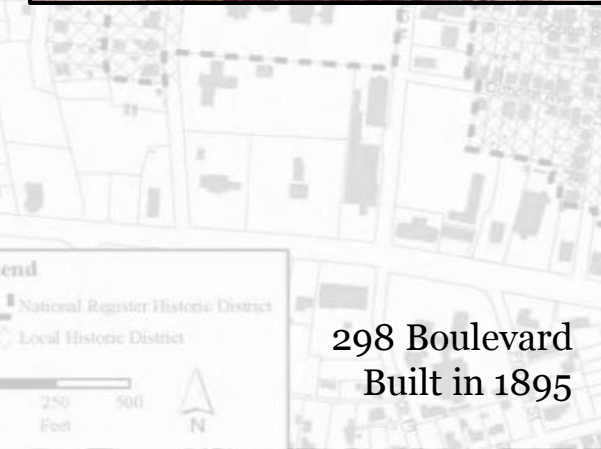
This 2005 infill is an example of compatible design that follows the neighborhood infill guidelines as well as Historic Preservation Commission review.

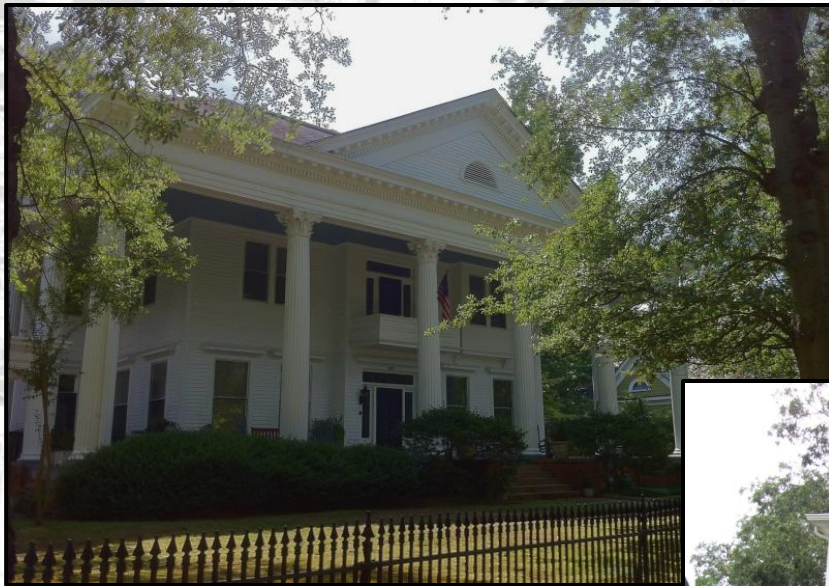


223 Boulevard
Built 1899



298 Boulevard
Built in 1895

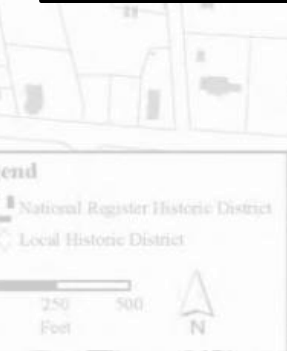




Built in 1895
297 Boulevard
Neo-Classical



Built in 1943
169 Grady
American Four-Square



Built in 1946
195 Grady



Built in 1926
743 Boulevard

865 Boulevard
Built in 1974

The popular ranch house designs, between 1950s and 1970s, found their way into the Boulevard District before the designation of the district.



275 Seminole
Built in 1959

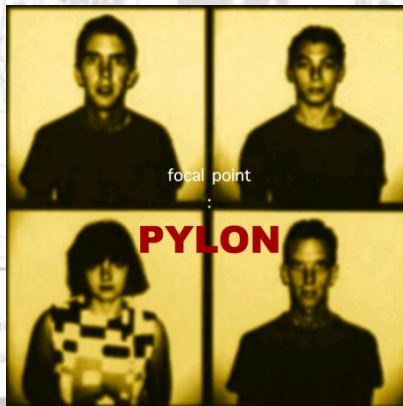
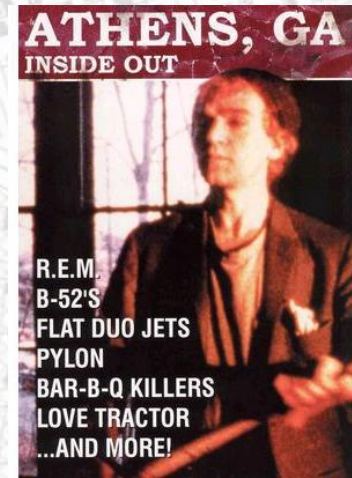
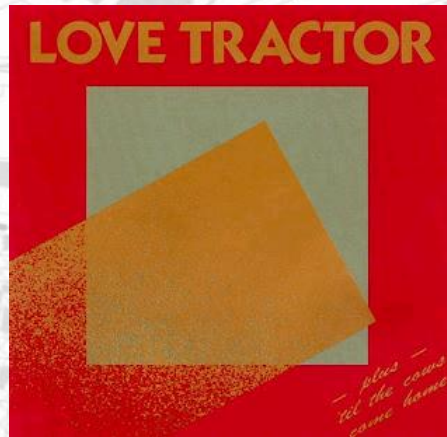
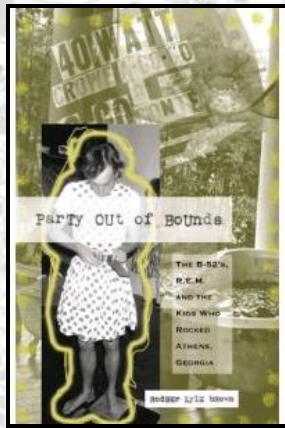




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Barber Street was known at various times as “musicians row” or “Avenue of the Stars” which contained the infamous Pylon Park where many local talents were nurtured. The neighborhood has housed and inspired the musicians like Pylon, REM, Lover Tractor B-52’s Flat Duo Jets, Barbeque Killers, Dreams So Real, The Kilkenny Cats, Vic Chestnut, The Jesters and Widespread Panic ... to name a few.



Boulevard Woods is a community designed and created park, in progress. The future park will consist of trails, water areas, a wishing well, and will be accessible to the public. This park is being constructed solely by volunteers. For more information:

<http://www.barberstreetparkproject.net/about-this-project.html>

Architectural Styles and Types Found in the Boulevard Neighborhood



Greek Revival

1825-1860

- Symmetry
- Full width entry porch
- Doric columns
- Entablature
- Flat roof



Queen Anne

1880-1919

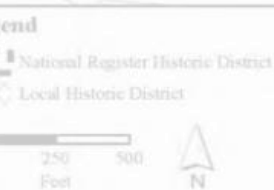
- Irregular massing
- Steep, irregular, asymmetrical roof
- Bay windows
- Turret
- Patterned masonry
- Spindle work



Neo-Classical

1895-1950

- Symmetry
- Balanced massing
- Double height porch
- Corinthian columns
- Pedimented gable





Shot-Gun

1880-1930

- Narrow (roughly 12 ft. wide)
- Interior rooms lined up one behind the other
- Single passageway from front to back



Bungalow

1900-1950

- 1-1.5 Stories
- Low pitched gable roof
- Wide front porch
- Medium- large front columns
- Projecting front roof
- Double hung windows



American Four-Square

1900-1920

- 2.5 Stories
- Square orientation
- Low hipped roof
- Wide, overhanging eaves
- Dominant central dormer
- Full width porch with stairs

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Craftsman

1905-1930

- Low-pitched gabled roof
- Wide over-hanging eaves
- Exposed rafters
- Decorative braces
- Full Height porch supports
- Square, sometimes tapered columns



Vernacular Building Types

Georgia's vernacular architecture spans the entire history of the state.

- No academic style
- Often unadorned
- Variable floor plans
- Variable cladding
- Often rear shed-roof additions



Ranch

1935-1975

- 1 Story
- Rectangular
- Horizontal orientation
- Large overhanging eaves
- Minimal ornamentation
- Attached garage/carport



Thank you for participating in Heritage Walks

Athens-Clarke Heritage Foundation

October 6, 2012

www.achfonline.org

Special thanks to:

Travis Burch and Heirloom Café
724 Boulevard
Athens, GA

GRADUATE HISTORIC PRESERVATION STUDENTS IN HIPR 6950-S:
Catherine Comer, Jamee Fiore, John McBrayer, Lilly Miller, and Milton Perry

Resources:

- Interview with Allen Stovall
- *Athens: A Pictorial History*. James Reap
- *The Athens Observer*
- *A History of Streetcar Service in Athens, GA and Some Possibilities for Its Reintroduction*. David Winter
- Athens Planning Department www.accplanning.com
- Historic Boulevard Neighborhood Association www.historicboulevard.org