

## LOCAL HISTORIC PROPERTY DESIGNATION REPORT

This form is for use as part of the process of designating individual properties and districts under the Athens-Clarke County Historic Preservation Ordinance. Generally, instructions found in the publication "Guidelines for Completing National Register Forms" (National Register Bulletin 16) should be followed when completing this form. 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. Type all entries.

### 1. Name of Property

**historic name** Buena Vista Heights Historic District  
**other names/site number**

### 2. Location

**street & number** The Buena Vista Heights Historic District is an area of approximately eight square blocks located west of the Boulevard Historic District in Athens, Georgia.  
The area is roughly bounded by the front property lines of parcels along the western side of Park Avenue and the western side of Satula Avenue (East); the rear property lines of parcels along the northern side of Nantahala Extension and the front property lines of parcels on the southern side of Boulevard (North); the rear property lines of parcels on the western side of Buena Vista Avenue and the front property lines of parcels on the eastern side of Pound Street (West); by the northern rear property lines of properties at the northern side of Prince Avenue (South). For precise boundaries, SEE ATTACHED HISTORIC DISTRICT MAP (Page 6).

**city, town** Athens **( ) vicinity of**  
**county** Clarke **code** GA 059  
**state** Georgia **code** GA **zip code** 30601  
**( ) not for publication**

### 3. Classification

#### Ownership of Property:

☒ **private**  
☐ **public-local**  
☐ **public-state**  
☐ **public-federal**

#### Category of Property:

☐ **building(s)**  
☒ **district**  
☐ **site**  
☐ **structure**  
☐ **object**

#### Number of Resources within Property:

	<u>Noncontributing</u>	<u>Contributing</u>
<b>Developed parcels</b>	<b>20</b>	<b>76</b>
<b>Vacant parcels</b>	<b>4</b>	<b>0</b>
<b>Total parcels</b>	<b>24</b>	<b>76</b>
<b>Primary structures</b>	<b>23</b>	<b>78</b>
<b>Secondary structures</b>	<b>28</b>	<b>7</b>

**Contributing resources previously designated as Local Landmarks:** N/A

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#### **4. Local Certification**

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**As the designated authority under the Athens-Clarke County Historic Preservation Ordinance of 1987, I hereby certify that this designation report meets the documentation standards for designating properties under the Athens-Clarke County Historic Preservation Ordinance and meets the procedural and professional requirements set forth for such designations. In my opinion, the property meets the criteria for local designations.**

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**Signature of certifying official**

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**Date**

**Planning Director  
Athens-Clarke County Planning Department**

**In my opinion, the property ( ) meets ( ) does not meet the criteria for local designations.**

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**Signature of commenting planning department staff member**

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**Date**

**Historic Preservation Planner  
Athens-Clarke County Planning Department**

**In my opinion, the property ( ) meets ( ) does not meet the criteria for local designations**

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**Signature of Historic Preservation Commission Chairman**

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**Date**

**In my opinion, the property ( ) meets ( ) does not meet the criteria for local designations**

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**Signature of Chief Executive Officer  
Unified Government of Athens-Clarke County**

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**Date**

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## 5. Function or Use

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### Historic Functions:

DOMESTIC/single dwelling  
TRANSPORTATION/rail-related/streetcar line

### Current Functions:

DOMESTIC/single dwelling

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## 6. Description

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### Architectural Classification:

Late 19th and early 20th Century American movements/craftsman/folk Victorian

### Materials:

<b>foundation</b>	BRICK; STONE; CONCRETE
<b>walls</b>	WOOD; BRICK; STUCCO; CONCRETE
<b>roof</b>	METAL; ASPHALT
<b>other</b>	n/a

### Description of present and historic physical appearance:

The Buena Vista Heights Local Historic District is a residential neighborhood of approximately eight square blocks, located just west of the Boulevard Local Historic District. The district contains XX contributing historic resources and XX noncontributing resources, and primarily comprises modest early 20th century frame residences. Terrain in the neighborhood is relatively flat, centering on one moderate hill. Individual house lots, while not uniform in size, are mostly small and rectangular. Dwellings are placed relatively close to the street, behind sidewalks, and setbacks are relatively consistent.

The historic houses in the Buena Vista Heights Historic District were constructed between 1890 and 1962 and reflect mostly vernacular, non-academic styles. The vast majority of the dwellings are one-story, wood-framed buildings featuring folk Victorian or craftsman-style elements. Many of the dwellings feature stylistic elements applied to their exteriors. The dwellings represent common architectural types found in Georgia's suburbs. There are seven types, as defined in "Georgia's Living Places: Historic Houses in the Landscaped Settings," found within the district: central hallway, gabled ell, pyramid cottage, Queen Anne, shotgun, bungalow and ranch. Roofs are a mixture of pyramidal, gabled and hipped configurations. Common architectural elements and stylistic features include central entrances, turned porch supports and balusters on some Victorian-era homes, and wooden supports and other exposed structural elements on some early 20th century (Craftsman-styled) dwellings.

Some of the dwellings feature folk Victorian and craftsman-style elements along eaves, gables, front porches and windows and door surrounds. The house at 1160 Boulevard is an example of folk Victorian elements applied to a pyramid cottage house type (see Page 25), having decorative machine-turned wood porch supports with brackets on the front porch. The house at 398 Yonah Avenue also features decorative machine-turned wooden porch supports with brackets applied to a gabled ell-type house

(see Page 8). Craftsman-style ornamentation is featured on another gabled ell cottage at 279 Yonah Avenue, which features a craftsman-style front porch with wooden columns supported by wood and brick piers (see Page 10). The house at 399 Buena Vista Avenue features craftsman-style brackets in the gables and exposed rafter tails (see Page 22).

House “typology” is an important aspect of residential design and is a way of classifying dwellings on the basis of their overall form or massing and the general interior layout or arrangement of rooms. The simplest definition of house type is a formula: Floor plan + building height = house type. The number and location of doorways, windows and chimneys; the shape of the roof; and the kind and location of porches may be secondary characteristics. House types are defined without regard for building materials or construction techniques. Furthermore, later additions and attached outbuildings are not usually taken into consideration when determining house type. Following are the four house types found in the district:

**Central Hallway:** This house type consists of a central hallway or passageway between two rooms. It is distinguished from other types with central hallways by being only one room deep. The central hallway type most frequently has a gabled roof and exterior-end chimneys on both ends. Most examples of this type were built between 1830 and 1930. (Example: 167 Nantahala Ave., Page 30.)

**Gabled ell:** The floor plan of this house type is either L-shaped (with a porch in the interior corner of the L), or T-shaped, 1 1/2 to 2 stories tall, with a gable roof at the same height as the main roof. These homes generally have double-hung windows and wood siding. (Example: 398 Yonah Ave., Page 8.)

**Pyramid cottage:** This house type consists of a square main mass, typically with four principal rooms and no hallway. The most memorable feature is the steeply pitched pyramidal roof. (Example: 491 Satula Ave., Page 14.)

**Queen Anne cottage:** This house type is characterized by a square main mass with projecting gables on the front and side. The rooms are arranged asymmetrically, and there is no central hallway. The roof is either pyramidal or hipped, and chimneys are usually found in the interior. The Queen Anne cottage appears in both urban and rural areas as popular middle-class housing of the 1880s and 1890s. (Example: 225 Buena Vista Ave., Page 19.)

**Shotgun:** One of the better-known house types statewide in Georgia, shotgun houses are predominantly an urban phenomenon, built mainly for low-income workers between the 1870s and 1920s. Shotgun houses are one room wide and two or more rooms deep, usually three. There is no hallway, and all doors typically line up front to back. The roof is usually gabled, but hipped roofs also were used. (Example: 128 Nantahala Extension, Page 31.)

**Bungalow:** Bungalow house forms are long and low with irregular floor plans within an overall rectangular shape. Integral porches are common, along with low-pitched roofs with wide overhangs. Bungalows were very popular in all regions of Georgia between 1900 and 1930, and is divided into four subtypes, based on roof forms and orientation: front gable, side gable, hip gable and cross gable. (Example: 469 Yonah Ave., Page 7.)

**Ranch:** Popular starting in the mid 20th century, ranch houses have a long, narrow, rectangular shape, with or without projections. Bedrooms are clustered at one end, with the principal entry and living spaces near the center, and the garage or carport at the other end. The roof is typically low pitched. (Example: 244 Buena Vista Ave., Page 19)

## **Nonhistoric development**

During the past decade several nonhistoric buildings have been constructed in the greater Buena Vista Heights neighborhood, nearly all since 2000. Recently, commercial development pressures from Prince Avenue and the nearby University of Georgia Health Sciences Campus and Athens Regional Medical Center pose a continued threat to the loss of historic fabric in the area.

The district closely follows the boundary of the National Register Historic District, with exceptions made for three properties at the southeastern edge of Park Avenue (an older home flanked by a vacant lot and new construction), as well as the property at 135 Satula Ave. (at the southern end of the street), a recent commercial building.

**The following information is provided for each resource in the Buena Vista Heights Local Historic District with organization by street address. The date of construction provided is often an estimate. Notes about the building type and style are provided along with a few comments about the most notable design aspects.**






### **Property Address / Tax Parcel #**

### **Contributing/Noncontributing determination**

Date of construction, in most cases a close estimate, is provided, as is a note about house type and brief mention of any major alterations/additions.



## Buena Vista Historic District

-  Buena Vista Historic District Boundary
-  Contributing Structure
-  Non-contributing Structure
-  Contributing Property
-  Non-contributing Property



0 125 250 500  
Feet

Produced by the GIS/Graphics Division  
Athens-Clarke County Planning Department  
May 15, 2012

## YONAH AVENUE — 400 BLOCK

### **490 Yonah Ave. / Tax parcel #11-4-C2-D009**

#### **Contributing**

- › c. 1925
- › Gabled ell cottage house type
- › This building was constructed within the period of significance for the district and retains historic integrity. Therefore, it is a contributing resource.
- › Alterations include duplex use, multiple rear additions (nonhistoric) and replacement windows.



### **470 Yonah Ave. / Tax parcel #11-4-C2-D010**

#### **Contributing**

- › c. 1915
- › Central hallway house type
- › This building was constructed within the period of significance for the district and retains historic integrity. Therefore, it is a contributing resource.
- › Alterations include multiple rear and side additions, including historic additions.



### **469 Yonah Ave. / Tax parcel #11-4-C2-C006**

#### **Contributing**

- › c. 1910
- › Hip-roofed bungalow house type
- › This building was constructed within the period of significance for the district and retains historic integrity. Therefore, it is a contributing resource.
- › Alterations include a rear porch addition



### **445/447 Yonah Ave. / Tax parcel #11-4-C2-C005**

#### **Noncontributing**

- › c. 1975
- › Ranch style duplex house type
- › This building was constructed after the period of significance for the district. Therefore, it is not a contributing resource.





**440/442 Yonah Ave. / Tax parcel #11-4-C2-D001A**

**Noncontributing**

- › c. 1975
- › Ranch style duplex house type
- › This building was constructed after the period of significance for the district. Therefore, it is not a contributing resource.



**425/427 Yonah Ave. / Tax parcel #11-4-C2-C005A**

**Noncontributing**

- › c. 1975
- › Ranch style duplex house type
- › This building was constructed after the period of significance for the district. Therefore, it is not a contributing resource.



**420/422 Yonah Ave. / Tax parcel #11-4-C2-D001**

**Noncontributing**

- › c. 1975
- › Ranch style duplex house type
- › This building was constructed after the period of significance for the district. Therefore, it is not a contributing resource.



YONAH AVENUE — 300 BLOCK

**398 Yonah Ave. / Tax parcel #11-4-C2-E001**

**Contributing**

- › c. 1915
- › Gabled ell cottage house type
- › This building was constructed within the period of significance for the district and retains historic integrity. Therefore, it is a contributing resource.
- › Alterations include a historic shed behind the house (inset photo) and a rear addition.





**375 Yonah Ave. / Tax parcel # 11-4-C4-A006**

**Noncontributing**

- › c. 1970
- › Ranch house type
- › This building was constructed after the period of significance for the district. Therefore, it is not a contributing resource. *\*Note that while it is a different address, it is on the same parcel as 190 Boulevard Heights.*



**355 and 355 1/2 Yonah Ave. / Tax parcel #11-4-C4-A005**

**Contributing**

- › c. 1950
- › Side-gabled bungalow house type
- › This building was constructed within the period of significance for the district and retains historic integrity. Therefore, it is a contributing resource.
- › Alterations include square pier porch supports, aluminum awnings and a painted brick exterior.
- › Historic front-gabled bungalow behind house c. 1945.



minum awnings and a painted brick

**350 Yonah Ave. / Tax parcel # 11-4-C2-E002**

**Contributing**

- › c. 1959
- › Side-gabled bungalow house type
- › This building was constructed within the period of significance for the district and retains historic integrity. Therefore, it is a contributing resource.
- › Alterations include replacement windows



**362 Yonah Ave. / Tax parcel # 11-4-C2-E002**

**Contributing**

- › c. 1945
- › Side-gabled bungalow house type
- › This building was constructed within the period of significance for the district and retains historic integrity. Therefore, it is a contributing resource.
- › Alterations include fence obscuring facade



## YONAH AVENUE — 200 BLOCK

### **270 Yonah Ave. / Tax parcel # 11-4-C4-C005A**

#### **Noncontributing**

- › c. 2006
- › This building was constructed after the period of significance for the district. Therefore, it is not a contributing resource.



### **279 Yonah Ave. / Tax parcel # 11-4-C4-B009**

#### **Contributing**

- › c. 1915
- › Gabled ell cottage house type
- › This building was constructed within the period of significance for the district and retains historic integrity. Therefore, it is a contributing resource.
- › Rear garage is also historic, built c. 1920.
- › Alterations include brick and wooden pier porch supports and replacement windows.



### **250 Yonah Ave. / Tax parcel # 11-4-C4-C006**

#### **Contributing**

- › c. 1940
- › Side-gabled bungalow house type
- › This building was constructed within the period of significance for the district and retains historic integrity. Therefore, it is a contributing resource.
- › Alterations include multiple rear and side additions.



### **246 Yonah Ave. / Tax parcel # 11-4-C4-C006A**

#### **Contributing**

- › c. 1940
- › Bungalow house type
- › This building was constructed within the period of significance for the district and retains historic integrity. Therefore, it is a contributing resource.
- › Alterations include a vent in the roof gable.





**238 Yonah Ave. / Tax parcel # 11-4-C4-C006B**

**Noncontributing**

- › c. 2005
- › This building was constructed after the period of significance for the district and therefore is not a contributing resource.



**230 Yonah Ave. / Tax parcel # 11-4-C4-C008**

**Noncontributing**

- › c. 2007
- › This building was constructed after the period of significance for the district and therefore is not a contributing resource.



SATULA AVENUE — 100 BLOCK

**160 Satula Ave. / Tax parcel # 11-4-C4-D004**

**Contributing**

- › c. 1900
- › Queen Anne cottage
- › This building was constructed within the period of significance for the district and retains historic integrity. It therefore is a contributing resource.
- › There are no significant alterations to the property.



**145 Satula Ave. / Tax parcel # 11-4-C4-B007**

- › Vacant lot

**165 Satula Ave. / Tax parcel # 11-4-C4-B008**

**Contributing**

- › c. 1920
- › Front-gabled bungalow
- › This building was constructed within the period of significance for the district and retains historic integrity. Therefore, it is a contributing resource.
- › Alterations include a front porch that has been enclosed, additional floor added at attic, multiple window types and sizes.
- › There is a noncontributing accessory structure in the side yard.



**175 Satula Ave. / Tax parcel # 11-4-C4-B008A**

- › Vacant lot

**190 Satula Ave. / Tax parcel # 11-4-C4-D003**

**Contributing**

- › c. 1915
- › Gabled ell cottage
- › This building was constructed within the period of significance for the district and retains historic integrity. Therefore, it is a contributing resource.
- › Alterations include an addition to left side of house, screened-in porch and nonhistoric shed additions.



SATULA AVENUE — 200 BLOCK

**232 Satula Ave. / Tax parcel # 11-4-D3-F014**

**Contributing**

- › c. 1935
- › Central hallway house type
- › This building was constructed within the period of significance for the district and retains historic integrity. Therefore, it is a contributing resource.
- › Alterations include a box-shaped rear shed addition and altered front porch.



**235 Satula Ave. / Tax parcel # 11-4-C4-C009**

**Contributing**

- › c. 1918
- › Central hallway house type
- › This building was constructed within the period of significance for the district and retains historic integrity. Therefore, it is a contributing resource.
- › Alterations include replacement windows, multiple rear additions.



**250 Satula Ave. / Tax parcel # 11-4-D3-F013**

**Noncontributing**

- › c. 2009
- › Infill/new construction
- › This building was constructed after the period of significance for the district and therefore is not a contributing resource. Note that the property is listed in tax files as c. 1935, but as the result of construction in 2009, one remaining wall was converted into current two-story structure.



**253 Satula Ave. / Tax parcel # 11-4-C4-C010**

**Contributing**

- › c. 1918
- › Hip-roofed Bungalow house type
- › This building was constructed within the period of significance for the district and retains historic integrity. Therefore, it is a contributing resource.
- › Alterations include an enclosed front verandah and nonhistoric shed.



**273 Satula Ave. / Tax parcel # 11-4-C4-C011**

**Contributing**

- › c. 1915
- › Queen Anne cottage house type
- › This building was constructed within the period of significance for the district and retains historic integrity. Therefore, it is a contributing resource.
- › Alterations include porch detailing.





## SATULA AVENUE — 300 BLOCK

### **320 Satula Ave. / Tax parcel # 11-4-D3-G014**

#### **Contributing**

- › c. 1910
- › Gabled ell cottage house type
- › This building was constructed within the period of significance for the district and retains historic integrity. Therefore, it is a contributing resource.
- › Alterations include rear addition.



### **338 Satula Ave. / Tax parcel # 11-4-D3-G013**

#### **Contributing**

- › c. 1910
- › Gabled ell cottage house type
- › This building was constructed within the period of significance for the district and retains historic integrity. Therefore, it is a contributing resource.
- › Alterations include rear addition, extended porch and replacement porch supports.
- › There is a noncontributing accessory structure in the backyard.



### **350 Satula Ave. / Tax parcel # 11-4-D3-G012**

#### **Contributing**

- › c. 1910
- › Gabled ell cottage house type
- › This building was constructed within the period of significance for the district and retains historic integrity. Therefore, it is a contributing resource.
- › Alterations include side addition for duplex and multiple rear additions.



## SATULA AVENUE — 400 BLOCK

### **491 Satula Ave. / Tax parcel # 11-4-C2-G002**

#### **Contributing**

- › c. 1925
- › Pyramid cottage house type
- › This building was constructed within the period of significance for the district and retains historic integrity. Therefore, it is a contributing resource.
- › Alterations include enclosed front verandah and rear shed addition.





**493 Satula Ave. / Tax parcel # 11-4-C2-G003A**

- › Vacant lot

**495 Satula Ave. / Tax parcel # 11-4-C2-G003**

**Contributing**

- › c. 1910
- › Gabled ell cottage house type
- › This building was constructed within the period of significance for the district and retains historic integrity. Therefore, it is a contributing resource.
- › Alterations include porch detailing.



**515/525 Satula Ave. / Tax parcel # 11-4-C2-H005**

**Noncontributing**

- › c. 1975
- › Unknown/duplex apartment
- › This building was constructed after the period of significance for the district. Therefore, it is not a contributing resource.



**535/545 Satula Ave. / Tax parcel # 11-4-D3-H005**

**Noncontributing**

- › c. 1975
- › Unknown/duplex apartment
- › This building was constructed after the period of significance for the district. Therefore, it is not a contributing resource.



**583 Satula Ave. / Tax parcel # 11-4-D3-H006**

**Noncontributing**

- › c. 1934
- › Cross-gable bungalow house type
- › Although this building was originally constructed within the period of significance for the district, significant alterations have been made to the structure. Therefore, it is not a contributing resource.
- › Alterations include second floor addition, side gable addition, porch additions and enclosures, window replacements and extensive renovations to separate garage behind house.



PARK AVENUE — 100 BLOCK

**167 Park Ave. / Tax parcel # 11-4-D3-G001**

**Contributing**

- › c. 1910
- › Hip-roof bungalow house type
- › This building was constructed within the period of significance for the district and retains its historic integrity. Therefore, it is a contributing resource.
- › Alterations include partially enclosed front verandah and midcentury siding.



**169 Park Ave. / Tax parcel # 11-4-D3-G002**

- › Vacant lot

**171 Park Ave. / Tax parcel # 11-4-D3-G003**

**Contributing**

- › c. 1910
- › Gabled ell cottage house type
- › This building was constructed within the period of significance for the district and retains historic integrity. Therefore, it is a contributing resource.
- › This home includes a nonhistoric rear shed.



**179 Park Ave. / Tax parcel # 11-4-D3-G004**

**Contributing**

- › c. 1910
- › Gabled ell cottage house type
- › This building was constructed within the period of significance for the district and retains historic integrity. Therefore, it is a contributing resource.
- › Alterations include mid-century aluminum awnings and siding, an enclosed front verandah and a nonhistoric rear shed addition.
- › There is a noncontributing carport in the backyard.



**185 Park Ave. / Tax parcel # 11-4-D3-G005**

**Contributing**

- › c. 1895
- › Gabled ell cottage house type
- › This building was constructed within the period of significance for the district and retains historic integrity. Therefore, it is a contributing resource.
- › Alterations include aluminum siding and a nonhistoric rear shed addition and accessory garage.





BUENA VISTA AVENUE — 100 BLOCK

**145 Buena Vista Ave. / Tax parcel # 11-4-C4-A002**

**Contributing**

- › c. 1941
- › Cross gable house type
- › This building was constructed within the period of significance for the district and retains historic integrity. Therefore, it is a contributing resource.
- › Alterations include replacement windows and a porch addition.



**155 Buena Vista Ave. / Tax parcel # 11-4-C4-A003**

**Contributing**

- › c. 1948
- › Ranch house type
- › This building was constructed within the period of significance for the district and retains some historic integrity. Therefore, it is a contributing resource.
- › Alterations include replacement windows, siding and prominent front addition.



**175 Buena Vista Ave. / Tax parcel # 11-4-C4-A004**

**Contributing**

- › c. 1948
- › Cross gable house type
- › This building was constructed within the period of significance for the district and retains historic integrity. Therefore, it is a contributing resource.
- › Alterations include roof vent replacements and replacement windows and siding.



**150 Buena Vista Ave. / Tax parcel # 11-4-C4-B012**

**Contributing**

- › c. 1900
- › Queen Anne cottage house type
- › This building was constructed within the period of significance for the district and retains historic integrity. Therefore, it is a contributing resource.
- › Alterations include additional outbuildings and window replacements.



- › Rear apartments were converted from historic garages (c. 1940) but due to renovations, siding/window replacements and other alterations, do not retain their historic character and therefore are not contributing.



**160 Buena Vista Ave. / Tax parcel # 11-4-C4-B011**

**Contributing**

- › c. 1914
- › Queen Anne cottage house type
- › This building was constructed within the period of significance for the district and retains historic integrity. Therefore, it is a contributing resource.
- › Alterations include a rear addition and replacement doors and windows.



**194 Buena Vista Ave. / Tax parcel # 11-4-C4-B010**

**Contributing**

- › c. 1910
- › Queen Anne cottage house type
- › This building was constructed within the period of significance for the district and retains historic integrity. Therefore, it is a contributing resource.
- › Garage behind house (pictured at right) is c. 2004 and is noncontributing.





BUENA VISTA AVENUE — 200 BLOCK

**224 Buena Vista Ave. / Tax parcel # 11-4-C4-C005**

**Contributing**

- › c. 1926
- › Gabled ell cottage house type
- › This building was constructed within the period of significance for the district and retains historic integrity, and therefore is a contributing resource.
- › Alterations include a replacement front door.



**225 Buena Vista Ave. / Tax parcel # 11-4-C2-E002**

**Contributing**

- › c. 1910
- › Queen Anne cottage house type
- › This building was constructed within the period of significance for the district and retains historic integrity, and therefore is a contributing resource.
- › Alterations include a large rear addition and replacement window in dormer.
- › There is a noncontributing accessory structure in the backyard.



**234 Buena Vista Ave. / Tax parcel # 11-4-C4-C004**

**Contributing**

- › c. 1934
- › English cottage house type
- › This building was constructed within the period of significance for the district and retains historic integrity, and therefore is a contributing resource.
- › There is a noncontributing structure in the backyard.



**244 Buena Vista Ave. / Tax parcel # 11-4-C4-C003**

**Contributing**

- › c. 1940
- › Ranch house type
- › This building was constructed within the period of significance for the district and retains historic integrity, and therefore is a contributing resource.
- › Alterations include a multiple side and rear additions, replacement windows and vinyl siding.
- › Rear shed is c. 1947 (pictured at right) and is also historic.



**245 Buena Vista Ave. / Tax parcel # 11-4-C2-E003**

**Contributing**

- › c. 1915
- › Pyramid cottage house type
- › This building was constructed within the period of significance for the district and retains historic integrity, and therefore is a contributing resource.
- › Alterations include window replacements.
- › Rear structure on property also is historic, once housing the Deep Rock Ginger Ale Company (c. 1910) (photo at right)



**254 Buena Vista Ave. / Tax parcel #11-4-C4-C002**

**Contributing**

- › c. 1945
- › Cross gable bungalow house type
- › This building was constructed within the period of significance for the district and retains historic integrity, and therefore is a contributing resource.
- › Alterations include mid-century awnings and a rear addition.
- › Accessory structure in backyard is noncontributing.



**264 Buena Vista Ave. / Tax parcel # 11-4-C4-C001A**

**Noncontributing**

- › c. 2005
- › This building was constructed after the period of significance for the district and therefore is not a contributing resource.



**269 Buena Vista Ave. / Tax parcel # 11-4-C2-E004**

**Contributing**

- › c. 1915
- › Queen Anne Cottage house type
- › This building was constructed within the period of significance for the district and retains historic integrity, and therefore is a contributing resource.
- › Alterations include rear additions and outbuildings, including a nonhistoric outbuilding that is noncontributing (c. 1967).





**285 Buena Vista Ave. / Tax parcel # 11-4-C2-E005**

**Contributing**

- › c. 1950
- › Cross gable bungalow house type
- › This building was constructed within the period of significance for the district and retains historic integrity, and therefore is a contributing resource.
- › Alterations include a side gable addition.



BUENA VISTA AVENUE — 300 BLOCK

**380 Buena Vista Ave. / Tax parcel # 11-4-C2-G007**

**Contributing**

- › c. 1955
- › Ranch house type
- › This building was constructed within the period of significance for the district and retains historic integrity, and therefore is a contributing resource.
- › Alterations include exterior siding, replacement windows and a skylight.
- › There are two noncontributing structures in the side yard.



**386 Buena Vista Ave. / Tax parcel # 11-4-C2-G006**

**Contributing**

- › c. 1920
- › Front gable bungalow house type
- › This building was constructed within the period of significance for the district and retains historic integrity, and therefore is a contributing resource.
- › Alterations include an attached garage with second-floor living space, replacement siding and windows.



**395 Buena Vista Ave. / Tax parcel # 11-4-C2-F010**

**Noncontributing**

- › c. 1965
- › Cross gable bungalow house type
- › This building was constructed after the period of significance for the district and therefore is not a contributing resource.



**397 Buena Vista Ave. / Tax parcel # 11-4-C2-F011**

**Contributing**

- › c. 1920
- › Gabled ell cottage house type
- › This building was constructed within the period of significance for the district and retains historic integrity, and therefore is a contributing resource.
- › Alterations include an enclosed verandah, aluminum siding and a rear shed addition.
- › Property includes historic shed c. 1920 (inset photo)



**398 Buena Vista Ave. / Tax parcel # 11-4-C2-G005**

**Contributing**

- › c. 1915
- › Pyramid cottage house type
- › This building was constructed within the period of significance for the district and retains historic integrity, and therefore is a contributing resource.
- › Alterations include side and rear shed additions, porch extension and conversion to a duplex.



**399 Buena Vista Ave. / Tax parcel # 11-4-C2-F012A**

**Contributing**

- › c. 1925
- › Side gable bungalow house type
- › This building was constructed within the period of significance for the district and retains historic integrity, and therefore is a contributing resource.
- › Alterations include replacement windows and rear addition.



**BOULEVARD — 1300 BLOCK**

**1393 Boulevard / Tax parcel # 11-4-C2-D006**

**Contributing**

- › c. 1915
- › Gabled ell cottage house type
- › This building was constructed within the period of significance for the district and retains historic integrity, and therefore is a contributing resource.
- › Alterations include a rear shed addition (nonhistoric) and changes to the front porch.
- › There is a noncontributing accessory structure in the backyard.





**1387 Boulevard / Tax parcel # 11-4-C2-D005**

**Contributing**

- › c. 1910
- › Queen Anne cottage house type
- › This building was constructed within the period of significance for the district and retains historic integrity, and therefore is a contributing resource.
- › Alterations include mid-century awning over windows and porch, plus alterations to porch.
- › The accessory structure in the backyard is noncontributing.



**1377 Boulevard / Tax parcel # 11-4-C2-D003B**

**Noncontributing**

- › c. 2000
- › This building was constructed after the period of significance for the district and therefore is not a contributing resource.
- › Separate garage also not historic and is noncontributing.



BOULEVARD — 1200 BLOCK

**1295 Boulevard / Tax parcel # 11-4-C2-E008**

**Contributing**

- › c. 1903
- › Gabled ell cottage house type
- › This building was constructed within the period of significance for the district and retains historic integrity, and therefore is a contributing resource.
- › Alterations include a large rear addition.



**1285 Boulevard / Tax parcel # 11-4-C2-E007**

**Noncontributing**

- › c. 1923
- › Although this building was constructed before the period of significance for the district, it has had extensive renovations and is therefore not a contributing resource.



**1233 Boulevard / Tax parcel # 11-4-C2-E006**

**Contributing**

- › c. 1949
- › Cross gable bungalow house type
- › This building was constructed within the period of significance for the district and retains historic integrity, and therefore is a contributing resource.
- › Alterations include a nonhistoric shed addition to right side of facade, replacement windows, aluminum siding.



**1220 Boulevard / Tax parcel # 11-4-C2-F009**

**Contributing**

- › c. 1955
- › Ranch house type
- › This building was constructed within the period of significance for the district and retains historic integrity, and therefore is a contributing resource.
- › Alterations include a large hipped rear addition.



**1225 Boulevard / Tax parcel # 11-4-C2-E005A**

**Contributing**

- › c. 1960
- › Ranch house type
- › This building was constructed within the period of significance for the district and retains historic integrity, and therefore is a contributing resource.



**BOULEVARD — 1100 BLOCK**

**1185 Boulevard / Tax parcel # 11-4-C4-C001B**

**Noncontributing**

- › c. 2005
- › This building was constructed after the period of significance for the district and therefore is not a contributing resource.





**1175 Boulevard / Tax parcel # 11-4-C4-C001**

**Noncontributing**

- › c. 2005
- › This building was constructed after the period of significance for the district and therefore is not a contributing resource.



**1160 Boulevard / Tax parcel # 11-4-C2-G008**

**Contributing**

- › c. 1910
- › Pyramid cottage house type
- › This building was constructed within the period of significance for the district and retains historic integrity, and therefore is a contributing resource.
- › Alterations include multiple rear additions.



**1150 Boulevard / Tax parcel # 11-4-C2-G009**

**Contributing**

- › c. 1915
- › Queen Anne cottage house type
- › This building was constructed within the period of significance for the district and retains historic integrity, and therefore is a contributing resource.
- › Alterations include replacement front door.



**1140 Boulevard / Tax parcel # 11-4-C2-G010**

**Contributing**

- › c. 1915
- › Front gable bungalow house type
- › This building was constructed within the period of significance for the district and retains historic integrity, and therefore is a contributing resource.
- › Alterations include replacement windows and doors, second-floor expansion and large nonhistoric rear shed.



**1130 Boulevard / Tax parcel # 11-4-C2-G011**

**Contributing**

- › c. 1915
- › Hip-roof bungalow house type
- › This building was constructed within the period of significance for the district and retains historic integrity, and therefore is a contributing resource.
- › Alterations include large rear shed addition (nonhistoric), aluminum siding and screened-in veranda.
- › There is a noncontributing accessory structure in the backyard.



**1120 Boulevard / Tax parcel # 11-4-C2-G001**

**Contributing**

- › c. 1915
- › Hip-roof bungalow house type
- › This building was constructed within the period of significance for the district and retains historic integrity, and therefore is a contributing resource.
- › Alterations include a shortened porch from its original full width of the house; rear screened porch, carport and rear bedroom addition; and nonhistoric rear shed.



BOULEVARD HEIGHTS — 100 BLOCK

**153 Boulevard Heights / Tax parcel # 11-4-C2-C004**

**Contributing**

- › c. 1906
- › Queen Anne cottage house type
- › This building was constructed within the period of significance for the district and retains historic integrity, and therefore is a contributing resource.
- › Alterations include aluminum siding.



**170 Boulevard Heights / Tax parcel # 11-4-C4-A008**

**Contributing**

- › c. 1950
- › Side gable bungalow house type
- › This building was constructed within the period of significance for the district and retains historic integrity, and therefore is a contributing resource.
- › Alternations include replacement windows and doors, side addition.





**180 Boulevard Heights / Tax parcel # 11-4-C4-A007**

**Contributing**

- › c. 1950
- › Ranch house type
- › This building was constructed within the period of significance for the district and retains historic integrity, and therefore is a contributing resource.
- › Alterations include a significant addition on the right side of the house.



**190 Boulevard Heights / Tax parcel # 11-4-C4-A006**

**Contributing**

- › c. 1948
- › Cross gable bungalow house type
- › This building was constructed within the period of significance for the district and retains historic integrity, and therefore is a contributing resource. Alterations include painted brick and iron porch supports.
- › There is an accessory structure in the backyard that is noncontributing.



BOULEVARD HEIGHTS — 200 BLOCK

**240 Boulevard Heights / Tax parcel # 11-4-C2-E011**

**Contributing**

- › c. 1955
- › Ranch house type
- › This building was constructed within the period of significance for the district and retains historic integrity, and therefore is a contributing resource.
- › There are no significant alterations.



**247 Boulevard Heights / Tax parcel # 11-4-C2-D002A**

**Noncontributing**

- › c. 2002
- › This building was constructed after the period of significance for the district and therefore is not a contributing resource.



**250 Boulevard Heights / Tax parcel # 11-4-C2-E010**

**Contributing**

- › c. 1950
- › Ranch house type
- › This building was constructed within the period of significance for the district and retains historic integrity, and therefore is a contributing resource.
- › There are no significant alterations.



**255 Boulevard Heights / Tax parcel # 11-4-C2-D002**

**Noncontributing**

- › c. 2002
- › This building was constructed after the period of significance for the district and therefore is not a contributing resource.



**265 Boulevard Heights / Tax parcel # 11-4-C2-D003**

**Contributing**

- › c. 1914
- › Queen Anne cottage house type
- › This building was constructed within the period of significance for the district and retains historic integrity, and therefore is a contributing resource.
- › Alternations include vents in front gables and large rear addition.



**275 Boulevard Heights / Tax parcel # 11-4-C2-D003A**

**Contributing**

- › c. 1930
- › Front gable (bungalow) house type
- › This building was constructed within the period of significance for the district and retains historic integrity, and therefore is a contributing resource.
- › Alternations include enclosed front verandah and mid-century aluminum awnings on porch.





**287 Boulevard Heights / Tax parcel # 11-4-C2-D004**

**Contributing**

- › c. 1909
- › Queen Anne cottage house type
- › This building was constructed within the period of significance for the district and retains historic integrity, and therefore is a contributing resource.
- › Alternations include carriage doors integrated into facade and a large rear addition.



**290 Boulevard Heights / Tax parcel # 11-4-C2-E009**

**Noncontributing**

- › c. 1980
- › Mobile homes
- › These buildings were constructed after the period of significance for the district and therefore are not a contributing resource.



POUND STREET — 200 BLOCK

**260 Pound Street / Tax parcel # 11-4-C2-D007**

**Contributing**

- › c. 1962
- › Ranch house type
- › This building was constructed within the period of significance for the district and retains historic integrity, and therefore is a contributing resource.



**240 Pound Street / Tax parcel # 11-4-C2-D008**

**Contributing**

- › c. 1960
- › Ranch house type
- › This building was constructed within the period of significance for the district and retains historic integrity, and therefore is a contributing resource.



## NANTAHALA EXTENSION — 100 BLOCK

### **190 Nantahala Extension / Tax parcel # 11-4-C2-H001**

#### **Contributing**

- › c. 1914
- › Shotgun house type
- › This building was constructed within the period of significance for the district and retains historic integrity, and therefore is a contributing resource.
- › Alterations include additions to the left of the facade and in the rear of the house; replacement windows.



### **170 Nantahala Extension / Tax parcel # 11-4-C2-H002**

#### **Contributing**

- › c. 1914
- › Hip-roofed bungalow house type
- › This building was constructed within the period of significance for the district and retains historic integrity, and therefore is a contributing resource.
- › Alterations include a historic right-side addition converting house from its original shotgun house type, plus porch extension and carport on right side.
- › Rear shed is not historic.



### **167 Nantahala Extension / Tax parcel # 11-4-C2-G004**

#### **Contributing**

- › c. 1925
- › Central hallway house type
- › This building was constructed within the period of significance for the district and retains historic integrity, and therefore is a contributing resource.
- › Alterations included replacement entry door and rear addition; nonhistoric shed.
- › Rear shed is not historic.





### 158 Nantahala Extension / Tax parcel # 11-4-C2-H003

#### Contributing

- › c. 1914
- › Cross gable bungalow house type
- › This building was constructed within the period of significance for the district and retains historic integrity, and therefore is a contributing resource.
- › Alterations include multiple side additions converting home from its original shotgun house type and porch expansion prior to 1950.
- › There is an accessory structure in the backyard that is noncontributing.



### 140 Nantahala Extension / Tax parcel # 11-4-C2-H004

#### Contributing

- › c. 1914
- › Cross gable bungalow house type
- › This building was constructed within the period of significance for the district and retains its historic integrity, and therefore is a contributing resource.
- › The home was modified prior to 1926 to include left-side addition. A large rear shed addition was later added.
- › Two structure (inset above) is noncontributing.



### 128 Nantahala Extension/Tax parcel # 11-4-C2-H005A

#### Contributing

- › c. 1914
- › Shotgun house type
- › This building was constructed within the period of significance for the district and retains historic integrity, and therefore is a contributing resource.
- › Alterations include a rear addition.
- › Historic accessory buildings c. 1918 also contributing.



## EASY STREET — 100 BLOCK

### **130/130 1/2 Easy Street / Tax parcel # 11-4-D3-G018**

#### **Contributing**

- › c. 1920
- › Hip-roofed bungalow house type
- › This building was constructed within the period of significance for the district and retains historic integrity. Therefore, it is a contributing resource.
- › Alterations include a screened veranda.
- › Structure behind main house not original to the site (see inset photo above) and is noncontributing. A second accessory structure (remnants of shed) is noncontributing.



### **136 Easy Street / Tax parcel # 11-4-D3-G019**

#### **Contributing**

- › c. 1945
- › Hip-roofed bungalow house type
- › This building was constructed within the period of significance for the district and retains historic integrity. Therefore, it is a contributing resource.
- › Alterations include replacement windows and enclosed verandah.



### **140 Easy Street / Tax parcel # 11-4-D3-G017**

#### **Contributing**

- › c. 1945
- › Gabled ell cottage house type
- › This building was constructed within the period of significance for the district and retains historic integrity. Therefore, it is a contributing resource.
- › Alterations include a rear shed addition and screened verandah.





**150 Easy Street / Tax parcel # 11-4-D3-G016**

**Contributing**

- › c. 1915
- › Gabled ell cottage house type
- › This building was constructed within the period of significance for the district and retains historic integrity. Therefore, it is a contributing resource.
- › Alterations include significant changes to entryway, roof and siding; a rear shed addition; replacement windows.



**160 Easy Street / Tax parcel # 11-4-D3-G015**

**Noncontributing**

- › c. 1918 with major renovations post-1950
- › Side-gabled bungalow house type
- › Although this building was constructed within the period of significance for the district, it has had significant alterations and no longer retains its historic integrity. Therefore, it is not a contributing resource.
- › Major alterations include building width expansion and reorientation to the side.



**183 Easy Street / Tax parcel # 11-4-D3-H001**

**Noncontributing**

- › c. 2004
- › This building was constructed after the period of significance for the district and therefore is not a contributing resource.



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## 7. Statement of Significance

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**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):** ☒ N/A

☐ A   ☐ B   ☐ C   ☐ D   ☐ E   ☐ F   ☐ G

**Areas of Significance (enter categories from instructions):**

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

TRANSPORTATION

**Period of Significance:**

c. 1890-1960

**Significant Dates:**

1890: The Athens Park and Improvement plats 300 acres north of Prince Avenue and west of Barber Street for what would become Boulevard and Buena Vista Heights neighborhoods.

1891: The streetcar traveling through the Buena Vista Heights neighborhood is converted to electric.

1902: Southern Manufacturing Company, a cotton mill, gets its charter. It is located across the railroad tracks, to the north of Buena Vista Heights and employs many neighborhood residents.

1909: The Southern Manufacturing Company's cotton mill is the second largest in northeast Georgia.

1917: The cotton mill has expanded to be the largest in the region.

1927: Athens Railway Company is purchased by Georgia Power. Georgia Power still owns the property at Boulevard and Satula Avenue, where the trolley barn continues to stand today.

1930: Streetcar service discontinued.

1999: Neighborhood designated on the National Register of Historic Places.

**Significant Person(s):**

The Buena Vista neighborhood, historically, has been extremely diverse. The inhabitants of Yonah Avenue, for example, were predominantly African-American. As early as 1914, several homes without



formal addresses appear in Athens city directories on Yonah Avenue. These residents were African-Americans whose trades included cooks, laborers, draymen, farmers and gardeners. On more prominent streets, such as Boulevard and Boulevard Heights, the residents were primarily white and held occupations such as carpenters, drivers and chauffeurs, traveling salesmen and a tremendous number of occupations associated with the cotton and transportation industries, such as streetcar conductors and car repairmen for the Athens Railway Company and mill workers for Southern Manufacturing. There also were entrepreneurs like the Dunaway family, which owned and operated the B. Dunaway Sons Company (undertakers, funeral directors and embalmers), and the owner of the Deep Rock Ginger Ale Company. Many students from local institutions also resided in the neighborhood.

**Cultural Affiliation:**

n/a

**Architects/Builders:**

Unknown

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**Areas of Significance**

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The Buena Vista Heights Local Historic District is significant under National Register Criteria A and C in the areas of **community planning and development**, and **architecture**.

In the area of **community planning and development**, the district is a good representative example of a streetcar suburb within a larger historic suburban landscape of the city of Athens. The district area was purchased in 1890 by the Athens Park and Improvement Company and then laid out in a gridiron pattern with one portion of the development, the National Register-listed Boulevard Historic District, located within the city limits of Athens and the other portion, the National Register-listed Buena Vista Heights Historic District, located outside the city limits. A 21-acre park marked the city limits and separation between the two portions of the residential developments. In 1891, electrified streetcars serviced the residential development.

The district is locally significant in the area of **architecture** for its excellent representative examples of architectural types and styles significant in Georgia during the late 19th century and early 20th century, as defined in “Georgia’s Living Places: Historic Houses in their Landscaped Settings.” The architectural types commonly found within the district include central hallway, gabled ell cottage, pyramid cottage, Queen Anne and bungalow. The variety of architectural types is a character-defining feature of this streetcar suburb.

**Background**

The neighborhood was planned in 1890 by the Athens Park and Improvement Company, a group of Athens businessmen who came together to build what was, at the time, one of the city’s first “suburbs.” Homes soon started sprouting along this corridor, taking advantage of the easy commute to downtown Athens, the proximity to the State Normal School (now the University of Georgia’s Health Sciences campus) and nearby Normaltown businesses, plus the Southern Manufacturing Company’s cotton mill across the railroad tracks that border the district to the north.

When it was first developed, Buena Vista Heights was just outside the city limits. The border can still be seen today, colloquially called “kudzu valley” — the stream and undeveloped area along the Georgia Power property on Boulevard. According to the original plan for the neighborhood, the “kudzu valley” was reserved for a park and the area across Boulevard was divided into lots, with Nantahala Avenue running through it.

Instead, the stream was dammed to create a small pond, which helped provide a power source for a nearby mill and the streetcar. The large garage that housed the streetcar is still on the Georgia Power property, and some remaining tracks are housed inside.

While the direction the streetcar line followed is debated among several sources — according to the district’s National Register application, it traveled west out of central Athens along Prince Avenue to Barber Street, west along Boulevard, south along Boulevard Heights (originally also named The Boulevard) and east back to Athens along Prince Avenue.

Buena Vista Heights was settled by middle-class families working as carpenters, policemen, clerks, taxi drivers, lunch stand operators, seamstresses, students, millers and grocers. One resident was the owner of Deep Rock Ginger Ale Company.

Through the years, the neighborhood has lost some of the homes to natural disasters and development. A tornado that touched down in 1973 destroyed four houses on the corner of Boulevard and Satula, and two large homes on the corner of Park and Boulevard may also have been casualties of the storm, or were demolished to clear the lot for new construction. Also, beginning in the 1970s, dozens of homes in the block formed by Easy Street, Park Avenue, Satula Avenue and Yonah Avenue have been demolished.

#### **Criteria Considerations (if applicable)**

n/a

#### **Period of significance (justification)**

The period of significance for the Buena Vista Heights Local Historic District begins in 1890 with the purchase and subdivision of the district area into its existing gridiron plan. The period of significance ends in 1960 when the last of the historic dwellings were constructed. In the 30 years following 1960, few homes were built in the neighborhood, with new construction taking place where fire or natural disasters destroyed an existing home.

#### **Contributing/Noncontributing Resources (explanation, if necessary)**

The 78 contributing primary structures encompass dwellings built within the original gridiron plan of the suburb, or midcentury homes that now contribute to the neighborhood’s eclectic nature. The 23 noncontributing primary structures consist of buildings that have been built after 1960 or have lost their historic integrity due to additions or alterations.



## **Developmental history/historic context (if appropriate)**

The Buena Vista Heights Historic District is closely aligned, both in proximity and in development, to the Boulevard Historic District. In fact, the two areas were developed at the same time by the same development company. Together, they were the earliest streetcar suburbs in Athens. James Reap describes the genesis of the area as follows:

“In 1890 the Athens Park and Improvement Company was organized and purchased 300 acres of land north of Prince Avenue and west of Barber Street. They cleared the land, laid out a mile-and-a-half-long avenue through the heart of it, and began subdividing it for sale. The development of this area was made possible by an agreement reached with the street railroad to switch from mules to electricity and thus open the area to easy access from the heart of the city.

The ‘streetcar suburb’ was a phenomenon sweeping the country in the days before the advent of the automobile, and the Boulevard, as the area became known because of its wide central street, was Athens’ own version. It was a well-planned development with a 21-acre park and land reserved along the railroad for industrial development. Those living east of the park were within city limits and enjoyed the benefits of city schools, lights and water. For those purchasing lots to the west of the Park in Buena Vista Heights, there was the advantage of no city taxes. There was a little something for everyone in Boulevard.”

It is important to note that, because of the access provided by the streetcar, it was no longer necessary for the residents of this area to work close to home. As a result, there was a mixture of incomes and lifestyles in the development area. Those living in Buena Vista Heights worked as carpenters, policemen, clerks, taxi drivers, lunch stand operators, seamstresses, students, millers and grocers.

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## **8. Major Bibliographic References**

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Clarke County Deed and Tax Records

Morgan, Julie D. “Buena Vista Heights Historic District,” Historic District Information Form, Dec. 18, 1996. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta.

Reap, James K., “Athens: A Pictorial History,” Norfolk: Donning Co., 1985.

Wright, Gwendolyn, “Building the Dream: A Social History of Housing in America,” Cambridge, Massachusetts, 1981.

**Previous documentation on file: ( ) N/A**

- ☐ Preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ preliminary determination of individual listing (36 CFR 67) has been issued  
date issued:
- ☒ previously listed in the National Register (similar boundaries)
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey #
- ☐ recorded by Historic American Engineering Record #

**Primary location of additional data:**

- ☒ State historic preservation office
- ☐ Other State Agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other, Specify Repository:

**Georgia Historic Resources Survey Number (if assigned):** n/a

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## 9. Geographical Data

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**Acreage of Property** Approximately 45 acres

### UTM References

A)	Zone 17	Easting 278300	Northing 3761020
B)	Zone 17	Easting 278260	Northing 3760490
C)	Zone 17	Easting 278820	Northing 3760800
D)	Zone 17	Easting 278940	Northing 3761020

### Verbal Boundary Description

The boundary for the Buena Vista Heights Historic District is indicated by a dashed black line on the map on Page 6. This boundary closely follows the National Register boundary, denoted by a heavy black line on the map.

### Boundary Justification

The local historic district boundary for the Buena Vista Heights Historic District includes the contiguous resources associated with the development of the district as a streetcar suburb.

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## 10. Form Prepared By

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**name/title** Kristen Morales  
**organization** Boulevard Neighborhood Association  
**street & number** 338 Satula Ave.  
**city or town** Athens      **state** GA      **zip code** 30601  
**telephone** 706-206-3055      **date** June 2011

**Consulting Services/Technical Assistance (if applicable)**    ( ) not applicable

**name/title** Laura Kviklys/historic preservation specialist  
**organization** University of Georgia Center for Community Design & Preservation  
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(x) **consultant**  
( ) **regional development center preservation planner**  
( ) **other:**