

Athens-Clarke County and
The City of Winterville

Community Assessment
Chapter Four:
Natural and
Cultural Resources

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CHAPTER 4: NATURAL AND CULTURAL RESOURCES

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4.3 Introduction

The purpose of the Natural Resources element of the Athens-Clarke County Comprehensive Plan is to:

- Inventory the natural and environmentally sensitive resources of Athens-Clarke County and the City of Winterville;
- Consider issues, problems, and opportunities associated with those resources; and
- Develop goals, policies, and strategies, for the appropriate use, preservation, and protection of those resources, which are consistent with State and Federal environmental law, as well as with the communities' priorities as expressed in other sections of the Comprehensive Plan.

The Georgia Department of Natural Resources has established minimum environmental planning standards pursuant to the Official Code of Georgia, § 12-2-8, entitled "Environmental Planning Criteria." These standards deal specifically with water supply watersheds, groundwater recharge areas, and wetlands. The information provided in the Natural Resources chapter of the Athens-Clarke County Comprehensive Plan satisfies both sets of environmental planning standards. The standards have been adopted by Clarke County that satisfy those requirements and are covered in the water supply watershed section of this chapter.

4.4 Mapping of Significant Natural and Cultural Resources

The maps created for this chapter follow the mapping requirements found in Chapter 110-12-1-07(03). Data for Natural Resources maps was obtained from various sources including: Athens-Clarke County tax database, 2003 aerial photos, 1998 data from the University of Georgia Institute of Ecology's Spatial Analysis Lab and tree cover data from the Community Tree Council.

4.5 Environmental Planning Criteria

Pursuant to the Official Code of Georgia, § 12-2-8, entitled "Environmental Planning Criteria," prepared by the Georgia Department of Natural Resources, establishes minimum standards for local governments to protect water supply watersheds, groundwater recharge areas, and wetlands. This protection is essential to public health, safety and welfare.

Athens-Clarke County has implemented and enhanced the State Environmental Planning Criteria. The state’s criteria have served as a springboard for the County to propose and adopt a variety of methods for protecting Water Supply Watersheds, Wetlands, Groundwater Recharge Areas and Protected Rivers. The result is a variety of new ordinances and programs designed to meet or exceed the State’s Title V Criteria.

4.5.1 Current Ordinances / Programs

The Protected Environmental Areas Ordinance was designed specifically to address the title V criteria. Athens-Clarke County has identified Floodplains, Wetlands, Riparian Buffer zones, Significant Groundwater Recharge areas and Water supply watersheds and water supply intake areas as environmental areas. Any potential development to take place on a parcel of land that contains environmental areas shall have to obtain and environmental areas permit. Chapter 8-6 Protected Environmental Areas of the Athens-Clarke County Code of Ordinances provides stringent standards for activities taking place in protected environmental areas.

Table 1: Riparian Buffers

Hydrologic Feature	Riparian Buffer Width
Protected River	100 ft.
Upper North Oconee River and Sandy Creek	100 ft.
Protected Streams in “I” zones as defined in Title 9 of Athens-Clarke County Code.	150 ft.
All other protected streams	75 ft.
Lake or Pond	25 ft.
State Waters	25 ft.

The Soil erosion and Sediment Control Ordinance sets up the development standards for Land Disturbing Activities. This ordinance incorporates the State’s BMPs (Best Management Practices) for Erosion and Sedimentation Control and provides standards for submission and review of Erosion and Sedimentation Control Plans.

NPDES Stormwater Phase II Best Management Practices and Implementation Program incorporates education, research, mapping, service and quality goals that are being and will continue to be implemented through 2007. These BMPs will provide the public with useful tools and knowledge to help better manage the county’s stormwater.

4.5.2 Future Projects / Ordinances

The Watershed Assessment and Protection Plan is being spearheaded by the County's Public Utilities Department. The primary objective of this project is to develop a plan to protect the waters within the study areas by assessing the current condition of each watershed with respect to water quality standards and designated uses, identifying the primary causes of impairment, and developing a protection plan in an EPD-acceptable format. This project will help guide the County's Public Utilities Department in their planned expansion of Wastewater Treatment facilities in the next five years.

A new Floodplain Ordinance will address the changes in the new FEMA maps and will provide standards for activities that will be permitted in the floodplain. The County's Public Works Department will review the new FEMA maps and will begin to develop a new ordinance that will better guide the activities that are permitted to occur within a floodplain.

4.5.3 Water Supply Watersheds

Based on topography maps, all major ridgelines and drainage corridors within the community have been identified. The area within a series of ridgelines that is drained by a creek or river system can be defined by a "watershed". Watersheds are important to the planning process because of the impacts they have regarding land use, flood control and sanitary sewer service.

The following criteria were established to protect existing and planned surface sources of drinking water. The criteria define four classes of water supply watershed: 1) larger than 100 square miles supplying reservoirs, 2) smaller than 100 square miles supplying reservoirs, 3) larger than 100 square miles supplying water withdrawals, and 4) smaller than 100 square miles supplying water withdrawals. Georgia has several major rivers that divide the state into large drainage basins. These drainage basins are also water supply watersheds for numerous local governments. Athens-Clarke County is located in the Oconee River Basin and is drained entirely by the Oconee River system.

All of Athens-Clarke County's drinking water is drawn from the North Oconee and Middle Oconee Rivers. The majority of the drainage area in both of these watersheds is located within Jackson County, outside of Athens-Clarke County and the City of Winterville. Watershed protection measures will be developed and implemented by

the Upper Oconee Water and Sewer Authority. The Upper Oconee River Basin Water Authority is comprised of Jackson, Oconee, Barrow, and Athens-Clarke County.

Criteria for the protection of large water supply watersheds are less stringent than those for small water supply watersheds because large drainage basins are less vulnerable to contamination by land use development. There are no minimum protection criteria for stream corridors of the watershed tributary to the water supply intake, except that the stream corridors of the perennial tributaries within a seven mile radius upstream of a water reservoir must be protected through maintenance of a 100 foot vegetative buffer and exclusion of impervious surfaces, septic tanks, and septic tank drainfields within 150 feet of the stream banks.

Criteria for the protection of small water supply watersheds do not apply to Athens-Clarke County, as these types of water supply watersheds are not present in the County.

The watershed for Athens-Clarke County and the City of Winterville exceeds 100 square miles in area and does not include a reservoir. Therefore, no watershed protection is required. Future plans for a regional reservoir, to be located in Jackson County, will require that watershed protection measures be adopted. Those measures will be adopted by the Upper Oconee Water and Sewer Authority once the reservoir is completed. An emergency purpose reservoir exists just north of the Athens perimeter and is known as the Sandy Creek Reservoir. Because this reservoir is for emergency purposes only, no protection is mandated under the watershed protection criteria.

A 150-foot vegetative barrier must be maintained around all reservoirs in addition to stream buffers and setbacks. Additionally, only uses that minimize disturbance of the natural terrain and vegetation, such as hiking trails and picnic areas, should be permitted in buffer areas. The purpose of the buffer and setback requirements is to leave an area of natural vegetation that will act to slow down water flow and trap sediment and other contaminants carried in runoff before they reach the water supply stream or reservoir.

Impervious surface coverage should be limited to reduce the amount of runoff by leaving undisturbed areas in the watershed where rainfall can be absorbed into the ground instead of running off into streams or reservoirs. A higher rate of runoff contributes to pollution of the water supply stream.

Additional criteria at all locations of the small water supply watershed strictly prohibit the siting of new hazardous waste treatment or disposal facilities. Sanitary landfills are permitted only if they have synthetic liners and leachate collection systems. New facilities that handle hazardous materials under the Georgia Department of Natural Resources (DNR) guidelines will be required to perform their operations on impermeable surfaces that have spill and leak collection systems. Impervious surface area developed within the watershed area is limited to 25% of the total area or not to exceed the existing amount of impervious area within the watershed, whichever is greater.

4.5.4 Wetlands

Freshwater wetlands are defined as those areas that are inundated or saturated by surface of groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. The ecological parameters for designating wetlands include hydric soils, hydrophytic vegetation, and hydrological conditions that involve a temporary or permanent source of water to cause soil saturation.

It is difficult to put a value on wetlands as they have both an ecological, aesthetic, and economic value. Wetlands are beneficial socio-economically, as well as to fish and wildlife. The benefits to fish and wildlife are the provision of food and habitat, and through food chain support. Socioeconomic benefits include flood protection, erosion control, groundwater recharge, pollution abatement, sediment filtering, and the provision of a variety of harvestable natural products. Other values associated with wetlands involve aesthetics, educational programming, and research opportunities.

It is estimated that over fifty-four percent of the wetlands that originally existed in the United States have disappeared due to unplanned development in wetland areas. It is important that Athens-Clarke County plan future growth to preserve remaining wetlands so that their benefits continue to accrue for future generations.

The U.S. Department of the Interior has mapped wetlands for Athens-Clarke County and the City of Winterville. Wetlands were identified by an analysis of aerial photographs based on vegetation, visible hydrology, and geography in accordance with "Classification of Wetlands and Deepwater Habitats of the United States". The photographs typically reflect conditions during the specific year and season that they were taken. Thus, a detailed, on the ground, and historical analysis of a single site may result in a revision of wetland boundaries established through photographic

interpretation. Additionally, some small wetlands and those obscured by dense forest cover may not be included. These maps are the most commonly used.

Soil survey maps are used extensively as a secondary data source for wetlands mapping by identifying hydric soils. Hydric soils are those soils that are saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part of the soils. In general, hydric soils are usually flooded, or ponded for one week or more, during the growing season. These soils usually support hydrophytic vegetation.

Limitations on the use of soil maps for wetland identification are numerous. Many small but cumulatively significant areas that often are wetlands (with hydric soil inclusions) are not mapped because the soil classification systems used in soil survey maps classify soils in landscape groupings. Aquatic beds and many tidal or permanently flooded wetlands are typically mapped as open water, not wetlands, on Soil Conservation Service (SCS) maps. This can lead to an under-estimation of current wetlands acreage. Moreover, many drained hydric soils can retain sufficient "hydric" features to result in their being classified by soil maps as hydric even after decades of continuous drainage. Conversely, not all wetlands contain soils that are classified as hydric, and this can lead to underestimation of wetland acreage. Wetlands may be the result of recent impoundment. In such areas, it typically takes at least a decade for hydric soil features to appear.

The location of probable wetlands, based on the above discussed map sources have been mapped for Athens-Clarke County. (See map 4-1 - Environmental Areas). The State of Georgia has provided criteria in §391-3-16(3)(c) "Criteria for Wetlands Protection" which describe for local government minimal considerations for wetland protection in the land use planning process with regard to wetlands identified in the Department of Natural Resources freshwater wetlands database. Those minimal considerations are as follows:

1. Whether impacts to an area would adversely affect the public health, safety, welfare, or property of others.
2. Whether the area is unique or significant in the conservation of flora and fauna including threatened, rare or endangered species.
3. Whether alteration or impacts to wetlands will adversely affect the function of the wetlands, including the flow or quality of water, erosion or shoaling, or adverse impacts on navigation.

4. Whether impacts or modification by a project would adversely affect fishing or recreational use of wetlands.
5. Whether an alteration or impact would be temporary in nature.
6. Whether the project contains significant state historical and archaeological resources, defined as "Properties On or Eligible for the National Register of Historic Places".
7. Whether alteration of wetlands would have measurable adverse impacts on adjacent sensitive natural areas.
8. Where wetlands have been created for mitigation purposes under Section 404 of the Clean Water Act, such wetlands shall be considered for protection.

It is critical to understand that all freshwater wetlands identified by DNR are protected by federal law and are subject to the same minimal land-use planning considerations defined by the state of Georgia.

Although all wetlands are protected under the law, the quality, extent, or present use of some wetlands may qualify them for special consideration regarding mitigation requirements if those wetlands must be altered or degraded. That is, some wetlands may be so valuable in the present condition as to be irreplaceable or to require significant mitigation acreage and efforts.

The Comprehensive Plan supports the protection of wetlands, particularly those that have been identified as being significant for their value as wildlife habitat. Wetlands should be designated and protected as open space. The alteration or destruction of identified "significant" wetlands and wetlands created for mitigation purposes pursuant to §404 of the Clean Water Act should be discouraged. Wetland protection criteria guidelines adopted by the Department of Natural Resources should be implemented.

4.5.5 Groundwater Recharge Areas

Groundwater recharge areas, as defined by state law, are any portion of the earth's surface where water infiltrates into the ground to replenish an aquifer. Probable "significant recharge areas" have been mapped by the Department of Natural Resources. Mapping of recharge areas is based on outcrop areas, lithology, soil types and thickness, slope, density of lithologic contacts, geologic structure, the presence of karst, and potentiometric surfaces. Standards have been developed for their protection, based on the level of pollution susceptibility.

Only a small portion of one significant groundwater recharge area, as identified by the Department of Natural Resources, is located within Athens-Clarke County. Protection measures for groundwater recharge areas are identified by the DNR based on the level of pollution susceptibility, types of soils, and slope of the specific recharge area.

It is important that these recharge areas be protected. Over 40% of Georgia's population obtain their drinking water from groundwater sources. If polluting substances seep into the ground in a recharge area, these pollutants are likely to be carried into the aquifer and contaminate the groundwater, thus making it unsafe to drink. Section 8-6-9 of the Protected Environmental Areas chapter of the Athens-Clarke County Code of Ordinance includes standards that address all land disturbing activities in areas indicated as significant groundwater recharge areas. The standards are as follows:

- (a) New waste disposal facilities must have synthetic liners and leachate collection systems.
- (b) No land disposal of hazardous waste shall be permitted.
- (c) The handling, storage and disposal of hazardous materials shall take place on an impermeable surface having spill and leak protection approved by the Georgia Department of Natural Resources, Environmental Protection Division (EPD).
- (d) New aboveground chemical or petroleum storage tanks larger than 650 gallons must have secondary containment for 110 percent of tank volume or 110 percent of the largest tanks in a cluster of tanks. Tanks used for agricultural purposes are exempt if they comply with all federal regulations.
- (e) New agricultural waste impoundment sites shall be lined if they are within a low pollution susceptibility area and exceed 50 acre-feet. As a minimum, the liner shall be constructed of compacted clay having a thickness of one foot and a vertical hydraulic conductivity of less than 5×10^{-7} cm/sec or other criteria established by the Natural Resources Conservation Service.
- (f) Permanent stormwater infiltration basins shall not be constructed in areas having high pollution susceptibility.
- (g) No construction may proceed on a building or mobile home to be served by a septic tank unless the Athens-Clarke County Health Department first approves the proposed septic tank installation as meeting the requirements of the Georgia Department of Human Resource Manual for On-Site Sewage Management (hereinafter DHR Manual) and paragraphs (h) and (i) below.
- (h) New homes served by a septic tank/drainfield system shall be on lots having minimum size limitations as follows, based on application of Table MT-1 of the DHR Manual (hereafter DHR Table MT-1). The minimums set forth in DHR Table MT-1

may be increased further based on consideration of other factors (set forth in Sections A--F) of the DHR Manual, pages M-1 and M-2: One hundred ten percent of the subdivision minimum lot size calculated based on application of DHR Table MT-1 if they are within a low pollution susceptibility area.

- (i) New mobile home parks served by septic tank/drainfield systems shall have lots or spaces having minimum size limitations as follows, based on application of Table MT-2 of the DHR Manual (hereinafter DHR Table MT-2). The minimums set forth in DHR Table MT-2 may be increased further based on consideration of other factors (set forth in Sections A-F) of the DHR Manual, pages M-1 and M-2:
- (j) One hundred ten percent of the subdivision minimum lot or space size calculated based on application of DHR Table MT-2 if they are within a low pollution susceptibility area.
- (k) New facilities that handle hazardous materials of the types listed in Section 312 of the Resource Conservation and Recovery Act of 1976 (excluding underground storage tanks) and in amounts of 10,000 pounds or more on any one day shall perform their operations on impervious surfaces and in conformance with any applicable federal spill prevention requirements and local fire code requirements.
- (l) Each recharge area shall be determined to have a pollution susceptibility of high, medium, or low based on the Georgia Pollution Susceptibility Map, Hydrologic Atlas 20, 1992 Edition. Said map is hereby adopted and made a part of this chapter by reference. All of Athens-Clarke County is located within a low pollution susceptibility area, as indicated on the Georgia Pollution Susceptibility Map, Hydrologic Atlas 20, 1992 Edition.

Recharge areas in Athens-Clarke County are located in the southeastern part of the County (see Map 4-1). Land use within these areas is primarily agricultural, including crop and forest, with scattered large lot residential development.

The Comprehensive Plan supports protection of the recharge areas within Athens-Clarke County. Groundwater recharge protection guidelines established by the Department of Natural Resources should be adopted and implemented. The presence of a water recharge area in Athens-Clarke County requires that regulations be adopted to protect this area as indicated by the DNR. Furthermore, the development of a multi-county reservoir to be used for a drinking water supply will require protection as well.

4.5.6 Protected Rivers

O.C.G.A. §12-2-8 requires the Department of Natural Resources to develop minimum planning standards and procedures for the protection of river corridors in the state, and

requires local governments to use these minimum standards in developing and implementing local comprehensive plans. The method mandated for the protection of river corridors is the establishment of natural vegetative buffer areas bordering each protected river. Local governments are required to develop river corridor protection plans that will maintain the integrity of this buffer area. Nothing shall prohibit local governments from establishing standards that are more restrictive than the minimum standards established by the Department of Natural Resources.

A "protected river" includes any perennial river or watercourse with an average annual flow of at least 400 cubic feet per second as determined by the U.S. Geological Survey.

State waters are defined as any and all rivers, streams, creeks, branches, lakes, reservoirs, ponds, drainage systems, springs, wells, and other bodies of surface or subsurface water, natural and artificial, lying within or forming a part of the boundaries of the state which are not entirely confined and retained completely upon the property of a single individual, partnership, or other land owner.

Athens-Clarke County has provided for the protection of state waters within the Athens-Clarke County Code of Ordinances. This protection takes the form of the required buffers outlined in the County's Environmental Areas Ordinance (Chapter 8-6). Furthermore, Athens-Clarke County has extended the required 100' riparian buffer on "protected rivers" to include all of the North and Middle Oconee Rivers and Sandy Creek. Please refer to Map 4-1 to view the County's Environmental Areas.

The North and Middle branches of the Oconee River played an integral part in the history of Athens-Clarke County. In addition to serving as a means of transportation for Native Americans and early settlers alike, the rivers furnished drinking water, provided energy to power the first industries, and allowed Athens and Clarke County to grow and prosper. Consequently the river corridors are rich with historical resources, such as mills, bridges, and other early industrial sites. It is also reasonable to expect the identification of archaeological resources within the undeveloped areas of the river corridor, particularly those areas that have not been subjected to flooding. The rivers and stream corridors of Athens-Clarke County continue to enhance urban development. They provide a place to escape the routine of everyday life while enjoying and interacting with nature. For wildlife, the river and stream corridors provide natural habitats that allow animals the freedom to roam and feed. The preservation of these corridors will improve the quality of life within Athens-Clarke County and, thereby, enhance the long-term vitality of our communities. Athens-Clarke County has demonstrated its support of the river and river corridors in two

ways: on going plans to develop the Oconee Rivers Greenway system, and the nomination of the Athens-Clarke County River system as a Regionally Important Resource.

The Oconee Rivers Greenway Commission is an advisory body established by the Athens-Clarke County Mayor and Commission in cooperation with the University of Georgia. The Commission relies on citizen volunteers from the community to help promote and create solutions for establishing the greenway. It is the mission of the Oconee Rivers Greenway Commission to protect the Oconee Rivers and insure the long-term integrity, natural beauty and life support functions of the rivers; to provide citizens the opportunity to enjoy healthy river-oriented recreational activities; to develop an economically viable plan for a Greenway system based on sound environmental principles, and to assist in the implementation of the Greenway Plan. The Greenway system begins with Cooks Trail, which provides a connection to the Sandy Creek Nature Center and Sandy Creek Park.

In Athens-Clarke County, the Middle Oconee and North Oconee Rivers have been designated by the Environmental Protection Division of the Georgia Department of Natural Resources as “protected” rivers. As defined by the Mountain and River Corridor Protection Act, this designation requires a local government to adopt protective measures for these rivers to provide proper sediment and erosion control. The county has exceeded these requirements through the Environmental Areas Ordinance and the Soil Erosion and Sedimentation Control Ordinance.

4.5.6.1 Regionally Important Resources Nomination

The governing bodies of Athens-Clarke County and the City of Winterville nominated the Oconee River System as a Regionally Important Resource. Although the specific nomination was not approved for designation, the Georgia Department of Community Affairs (DCA), in a blanket designation, has recognized all the river systems in Georgia as Regionally Important Resources. This nomination was submitted by the Northeast Georgia RDC to DCA on September 30, 1992. The specific nomination read: “All perennial streams of 1st and 2nd order, with a buffer of 100 feet or the 100 year flood plain, which ever is greater. Streams of 3rd order or greater with a buffer of 200 feet or the 100 year flood plain, which ever is greater.”

The Oconee River System was nominated in order to ensure the proper management and protection of the Athens-Clarke County water supply. The county gets all of its drinking water from the Oconee River System that amounts to 15.5 million gallons per

day. There are economic, health, and recreation-related advantages to watershed protection, as well. Economic benefits include a reduction in the cost of water treatment. By protecting the water source, Athens-Clarke County can minimize the cost of water treatment. Obviously, public health is tied to the condition of the drinking water. Additionally, the river system has environmental and recreational importance. Many rare species of plants and birds inhabit these areas.

One of the greatest threats to the river system is water pollution. The major sources of pollutants in the water supply are stormwater runoff pollution from urban and agricultural areas, discharges from wastewater treatment plants, improperly installed septic systems, and industrial facilities. While several of the sources of pollution are closely monitored and controlled, others prove more difficult to identify and manage. Non point-source pollution, or contaminants which enter the river system from thousands of dispersed points at intermittent intervals is particularly challenging to identify and mitigate. Intensive agriculture, industry, commercial and residential development which is incompatible with the protection of the river system will affect (and has affected) water quality, availability, and aesthetics of river and creek front lands and wildlife.

In accordance with the "Criteria for River Corridor Protection," developed by the Department of Natural Resources, any development within the corridor must be in compliance with the criteria listed below.

1. A one hundred foot natural vegetative buffer shall be maintained within the corridor. Should any development require disturbance of the natural vegetative buffer, the buffer shall be restored as quickly as possible following any land-disturbing activity within the river corridor.
2. Single-family dwellings, including the usual appurtenances, shall not be prohibited within the buffer area as long as the dwelling is in compliance with all local zoning regulations and the dwelling is located on a tract of land containing at least two acres.¹
3. Only one dwelling shall be located on each two-acre or larger tract.

¹Pursuant to the Criteria for River Corridor Protection, the size of the tract of land shall not include any area that lies within the protected river (for tracts of land that include portions of a protected river, the area between the river banks cannot be counted towards the two acre minimum size).

4. Septic tanks serving the dwelling are permitted within the buffer area; however, the drain field shall not be located within the buffer area.
5. Septic tanks and their drain fields for non single-family residential developments are expressly prohibited within the river corridor.

Industrial and commercial land uses within the river corridor which existed prior to the adoption of this comprehensive plan are exempt from this criteria provided that such uses do not impair the drinking quality of the river water and all state and federal government rules and regulations are met.

The construction of road and utility crossings shall be permitted provided that such crossing meet all requirements of the Erosion and Sedimentation Control Act of 1975, as amended, and any applicable local ordinances on soil erosion and sedimentation control

The following land uses shall be permitted in a river corridor, provided that such uses do not impair the long-term functions of the protected river or the river corridor.

1. Timber production and harvesting, if consistent with best management practices established by the Georgia Forestry Commission and the drinking quality of the river water as defined by the federal Clean Water Act, as amended, is not impaired;
2. Wildlife and fisheries management activities consistent with the purposes of O.C.G.A. §12-2-8;
3. Waste water treatment;
4. Recreational usage consistent either with the maintenance of a natural vegetative buffer or with river-dependent recreation;
5. Natural water quality treatment or purification;
6. Agricultural production and management, if consistent with best management practices established by the Georgia Soil and Water Conservation Commission, the drinking quality of the river water as defined by the federal Clean Water Act, as amended, is not impaired, and said activity is consistent with all state and federal laws, and all regulations promulgated by the Georgia Department of Agriculture; and,
7. Any other uses permitted by the Department of Natural Resources or under Section 404 of the Clean Water Act, as amended.

The following land uses are specifically prohibited within river corridors:

1. Handling areas for the receiving and storage of hazardous waste;
2. Hazardous waste or solid waste landfills; and
3. Other uses unapproved by the Athens-Clarke County Board of Commissioners as not being consistent with this river corridor protection plan or this comprehensive plan. All current uses in the river corridor will be permitted provided they do not impair the long-term functions of the river. Future uses, those uses approved after adoption of this comprehensive plan, must conform to the river corridor protection plan.

This comprehensive plan does not want to prohibit development along the river, but wants the river corridor protected from incompatible development. In order to achieve this goal, the development practices and review process of Athens-Clarke County and the City of Winterville have incorporated the federal and state requirements relating to natural resource protection.

It should also be noted that the Athens Community Watershed Project has been organized to address Clarke County water quality issues in new ways, and to share information regarding local water quality with a variety of local businesses, institutions, agencies and citizen groups. For more information, contact the Community Watershed Project, 264 N. Jackson Street, Athens, Georgia, 30601; or phone (706) 546-9008.

4.5.7 Protected Mountains

There are no Protected Mountains within Clarke County.

4.6 Other Environmentally Sensitive Areas

4.6.1 Public Water Supply Sources

The Athens-Clarke County Public Utilities Service Delivery Plan outlines possibilities for future development of additional public water supply sources as well as plans to bring some reservoirs offline.

Their decisions are based on growth and development patterns outlined in the county's Future Land Use Plan. Short and long term growth projections are taken into account when planning future utility services. The University of Georgia is a significant utility

customer in Athens-Clarke County. Growth projections made by University Planners must be integrated into the overall utility plan. A reserve block of water capacity is developed from the projections provided by the University.

The Athens-Clarke County public Utilities Service Delivery Plan was updated in 2004 and is serving as the springboard for new Public Utility projects.

4.6.2 Steep Slopes

The Piedmont, the area in which Athens-Clarke County and the City of Winterville are located, appears to have been a broad, fairly smooth plain. Over an extended period of time, narrow valleys were created by natural erosion caused by streams. Between the drainage ways, there are low hills and ridges.

Slope characteristics have a direct impact on the types of land uses that may be developed. Sites with slopes between 0% and 5% are most easily developed, the most cost effective, and are appropriate for most types of land uses. As the percentage of slope rises, sites become more difficult and expensive to develop, drainage problems increase because of the more rapid rate of storm water runoff, and the types of land uses that are appropriate for the site become more limited. This is due to the difficulties associated with grading these sites for building slabs, as well as for vehicle movement and parking. At slopes of 12% and greater, sites become quite difficult to develop, costs can become prohibitive for certain land uses. As a general rule, the following land uses should be developed on lands having the indicated general slope characteristics:

Industrial areas - not more than 6% slope.

Retail, wholesale, warehousing and related uses - not more than 12% slope.

Multi-Family Residential - slope usually under 18%.

Single Family Residential – may be developed on slopes greater than 18%

Map 4-2 shows topography with and slope percentages. Table 2: Slope Acreage Breakdown identifies the acres of land within the slope percentage categories.

Athens-Clarke County has adopted standards that reduces the amount of development on slopes that are 25% or greater. These slopes are not mapped due to the large scale of the map data. Developers are asked to show those slopes based on the County's two-foot contours. That data is at a scale that is too detailed to show here. Over all density for lands zoned for single family subdivisions is calculated on the amount of the gross acreage does not contain slope that are 25% or greater. Most of the areas with steep

slopes are located along streams and rivers. These areas of land are also removed from the density calculations due to the increased riparian buffer area over the State of Georgia’s 25-foot protected buffers. The increased buffer width will be discussed further in water supply watershed section of this chapter. The result is an adjusted tract acreage that does not allow the use of environmentally sensitive areas, such as steep slopes, for calculating the residential density allowed by certain zoning districts.

Table 2: Slope Acreage Breakdown

Slope Percentage	Acreage
0 - 5.875%	65,289
5.875 - 11.751%	11,547
11.751 - 17.626%	857
17.626 - 23.501%	54
23.501 - 29.377%	5

Source: USGS Digital Elevation Models, Athens-Clarke County GIS, 1999

As the amount of developable land with little topography and other environmental constraints becomes limited, steep slopes will increasingly become a consideration for land use planning in Athens-Clarke County and Winterville. The following should be considered in the location of land uses:

- Areas with slopes of 25% or greater
- The possible increase in soil erosion from storm water runoff in areas with steep slopes.
- The aesthetic effect of developing steep slopes.

4.6.3 Coastal Resources

There are no coastal resources within Athens-Clarke County.

4.6.4 Flood Plains

Because of the potential for the loss of life and property due to development occurring within flood plains, the locations of flood plains are important to the planning process. The Federal Emergency Management Agency has located the limits of the 100-year and 500-year flood plains on Flood Insurance Rate Maps. The 100-year flood plain is defined as the area of land along the edges of streams or lakes that is required to

contain a 100-year flood. Similarly, the 500-year flood plain is defined as the strip of land along the edges of streams or lakes that is required to contain a 500-year flood. A 100-year flood has a 1% probability of occurring in any given year and a 500-year flood has a 0.2% probability of occurring in any given year.

The floodway is generally restricted to the existing stream and river channels, and flood plains in Athens-Clarke County are generally narrow and do not remove significant amounts of land from urban development. Although, it should be noted that because of the siltation of stream beds and increased runoff caused by new development within a stream's watershed, the land area required to contain floods often increases with new development unless mitigating measures are enacted.

The North Oconee River has the most extensive floodway area, with flood impacted zones typically 500 feet wide. This flood plain widens to 1,200 feet in the Riverside Park area, roughly 2,400 feet east of the University of Georgia along River Road. The area most impacted by flood plains is located between the North Oconee River and Sandy Creek. The widest flood zone on this part of the North Oconee is where the Southern Railway tracks cross the river. At this point, the flood zones are approximately 1,000 feet wide. Sandy Creek also has a significant flood plain just north of US 441, where the flood plain reaches 2,000 feet.

The Middle Oconee River has a flood plain that widens to approximately 1,500 feet immediately to the north of the Seaboard Coast Line Railroad.

Another significant flood plain is located along a tributary stream that runs parallel to the Athens Perimeter from the Athens County Club property to Newton Bridge Road. This flood plain is approximately 1,000 feet wide at its largest point.

A statewide effort is in the process of adopting new Digital Firm Maps that will better define floodplain areas and have the latest GIS data included with them. This will enable the floodmaps to be layered with other GIS information.

4.6.5 Soils

In planning for future development, it is important that an accurate analysis be made of local soil conditions. Soil properties directly influence the construction of buildings, roads and other improved areas, agricultural activities, and the location and design of septic tanks and drain fields. Local soil surveys are an invaluable tool for land use planning because of the information about site-specific development capability. Soil

surveys are the primary data source for determining prime agricultural lands, suitability of building foundations and septic tank drain fields, slope conditions, wildlife suitability, and flood/wetland conditions. Another important consideration is the suitability of urban soils for the existing and newly planted urban forest. Athens-Clarke County has adopted standards that address the condition of these soils for trees with the passage of the Community Tree Management Ordinance. The Ordinance is discussed further in the forest land section of the ordinance.

Not only should the suitability of soils for particular developments be considered, but the stability of soils on lands under development or recently developed must be considered during the planning of future development. The loss of soil by storm water runoff and wind erosion can be significant if not monitored during and after development occurs. Athens-Clarke County has addressed these concerns while meeting the Environmental Planning Criteria, which is discussed in detail in water supply watershed section.

Particular soils on individual sites will determine the suitability of development on that site whether it is residential, commercial, industrial, recreational, and so on. That type of detail can only be determined by an individual soil survey for that site. Large-scale soils maps may only determine areas of the county suitable for agricultural uses. For comprehensive planning purposes Table 3: Soil Association Acreage and Characteristics and Map 4-4 are provided in order to demonstrate the general types of soils found in broad areas and their development suitability as it relates to topography.

The general soils map can demonstrate areas with prime agricultural soils. For this reason Map 4-3 shows both the prime agricultural soils and areas zoned for agricultural uses. It should be noted that the examination of soil associations presented in this chapter reflects only general limitations on urban development and should only be used for broad planning analysis. A detailed soil analysis should be conducted before site-specific development decisions are made. There are eight soil associations in Clarke County, ranging from poorly-drained alluvians to well drained upland types. Most of the upland soils have slight to moderate limitations for urban development. There are some areas of the county where caution should be exercised in the development of even upland soils. Table 3: Soil Association Acreage and Characteristics indicates the soil associations in Clarke County and assesses the limitations that these soils place on certain types of development. Table 3: Soil Association Acreage and Characteristics lists soils in Athens-Clarke County, total acreage of those soils, and various soil characteristics that can pose limitations to development. Additionally, limitations for urban uses have been classified for soils that present light, moderate, or severe

limitations to certain types of urban development. The geographic location of these soil types can be determined through analysis of the soil survey maps.

Table 3: Soil Association Acreage and Characteristics

Soil Type	Acreage	Description
Congaree-Chewacla-Alluvial	7439	Nearly level, well-drained to poorly drained soils on flood plains. Moderate to severe due to flood plain limitations.
Appling-Cecil	3815	Nearly level to sloping; on broad, slightly dissected uplands. Slopes of 2-10% are prohibitive to industrial development
Cecil	17495	Nearly level to sloping; well drained on smooth uplands. Slight for residential and industrial development.
Davidson-Cecil	9161	Gently sloping to steep; on ridgetops and hillsides. Some moderate slope limitations in some areas.
Davidson-Pacolet-Musella	1581	Gently sloping to steep; on narrow to fairly broad ridgetops and valley slopes. Few; some slight slope limitations in areas.
Pacolet-Madison-Davidson	33490	Moderately sloping to steep; on highly dissected uplands. Moderate to severe due to slope limitations.
Madison-Cecil	2992	Gently sloping; on broad, smooth ridgetops. Few limitations to none.
Madison-Pacolet-Louisa	1963	Moderately steep to steep; on hillsides and valley slopes. Moderate to severe due to slope limitations.
<i>Source: USDA Soil Conservation Service, General Soil Map: Clarke Co., Georgia, 1967. Athens-Clarke County GIS</i>		

The most severe limitations for urban development in the community exist where soils are poorly drained, alluvial types (Type 1). These areas include river and stream bottom lands and are generally more suited to undeveloped open space or non-

intensive, recreational areas. The most common soil types in Athens-Clarke County are Cecil sandy clay loam, with 6-10% and 10-15% slopes. These soils comprise 20.4 percent of total soils, pose a moderate limitation to residential development due to slope, and pose a moderate to severe limitation to commercial development, also due to slope. Ashlar, Cartecay, Enon-Wilkes, Iredell, Louisa, Mecklenburg, Pacolet and Toccoa soils generally pose severe limitation to both residential and commercial development and in some cases are unsuitable to passive recreation. These soils comprise over 38 percent of the soils in Athens-Clarke County. The “shrink-swell” nature of these soils creates difficulties for the construction of large buildings. When these soils become wet they expand abnormally, and when they dry out, they shrink or contract to a much greater degree than other soil types. The expanding and shrinking characteristic tends to make the foundations of heavy buildings and large paved areas crack.

Countywide, 15 percent of the soils pose limitations to development due to slopes on these soils that exceed 15 percent. Slopes of more than 15 percent require substantial alteration for building development and pose severe limitations to septic tank drain fields. Ashlar, Enon-Wilkes, Louisa, Madison, and Pacolet soil associations generally pose significant limitations in this respect. Alteration of steep slopes changes the natural character of an area, and can create serious erosion problems. Developers should be encouraged to implement development practices that will minimize erosion and reduce other detrimental effects caused by development in areas with significant slopes.

4.6.5.1 Erosion

A major threat to the maintenance of soils is erosion, a process which occurs naturally but which can be greatly accelerated by human activity. Factors that influence erosion are climate, topography, and vegetative cover. Other factors that effect the amount of erosion is topography and the intensity of the land use being developed.

The Environmental Planning Criteria and the NPDES MS4 Phase II required Clarke County to adopt a set an erosion and sediment control standards in March 2003. Athens-Clarke County also has been a local issuing authority for storm water permitting and inspections since 1994.

4.6.5.2 Soil Suitability for Septic Tank Fields

A major consideration of soil suitability in Athens-Clarke County is the consideration of septic tank fields for use in conjunction with single family homes and duplexes

throughout Athens-Clarke County. The county has extended the minimum size required for a septic tank lot to 25,500 square feet if the lot is served by the County water supply, and 50,000 square feet for lots served by a private well. This would apply to both single family and duplex lots. This minimum lot criteria is contingent upon each individual lot meeting percolation tests conducted by the Clarke County Health Department. Most of the land in Athens-Clarke County and the City of Winterville, outside of the flood plain, is suitable for septic tank usage. This has been a significant factor in advancing urban sprawl development forms throughout the county, particularly the proliferation of scattered subdivisions throughout Athens-Clarke County. As infrastructure, in particular sewer, is extended to areas outside the County's service district, the request for denser development will increase. The zoning and future land use that was adopted in 2000 was developed based in part by the availability of sewer service. Athens-Clarke County is in the planning and permitting stage of a major sewer line expansion along Trail Creek to the northern part of the County. That line extension will serve a couple of developments currently using oxidation ponds and large manufactured home subdivision served by septic systems.

4.6.6 Plant and Animal Habitats

Land use in Athens-Clarke County provides habitat for a variety of species found in the Piedmont region of the Southeast, including, deer, turkey, squirrel, raccoon, many non-game animals, and songbirds. Quail, rabbit, and dove are most abundant around cropland areas. The streams and impoundment areas provide habitat for waterfowl and other wildlife. Beaver and otter are also numerous in these areas.

The primary game species are deer, turkey, and quail. Gray squirrels are occasionally found in the more mature forests that contain at least 20 percent oaks and hickories. The oak-pine forests are inhabited by a variety of small birds including warblers, vireos, thrushes, nuthatches, woodpeckers, chickadees, brown creepers, wrens and towhees. Red-shouldered hawks, broad-winged hawks and accipiter hawks are the most common birds of prey.

The Athens-Clarke County Mayor and Commission adopted the Greenway Network Plan in 2002. This plan established a mechanism for the creation of a "green infrastructure" in Athens-Clarke County. Wildlife corridors and travel ways are an integral component of this plan. Using vegetative cover maps, aerial photographs, and knowledge of the landscape, Athens-Clarke County staff and citizen volunteers help plan for the acquisition of property that interconnects natural areas. Such

interconnectivity provides travel corridors between habitat “islands of refuge”, utilizing both riparian and upland routes.

In 2000, Sandy Creek Nature Center, facility of the Leisure Services Department, entered into a cooperative venture with the Georgia Power, Co. W.I.N.G.S. program. This program converts utility right of ways into wildlife habitat. Using a 3-year rotation, approximately one-third of the utility right of way on the Nature Center property is given a light harrowing. This activity prevents the establishment of woody plants and creates a rich early field successional habitat.

Expanding on the success of the W.I.N.G.S program, in 2004, Athens-Clarke County Leisure Services Department initiated the development of a Natural Resources Management Program. The plan, still in formative stages, initially focuses on invasive plant removal and habitat restoration and maintenance. Several projects have been initiated as part of this planning effort.

Using local funds through the SPLOST program in 2004, the Leisure Services Department cooperated with the Upper Oconee Watershed Network (UOWN) to restore a small creek in the “Johnson’s Meadow” area of the North Oconee River Greenway. Later that year, a restoration project was initiated that converted 17 acres of overgrown riverfront property, including Johnson’s Meadow, into native habitat. This project involved staff and volunteers and removed over 30 tons of invasive plant material, trash, and debris from the sites. The area was replanted using a native grass mix. An early successional habitat management protocol was established as part of this effort requiring mowing twice per year – generally around the end of May and again between November and February. This standard eliminates/controls invasive plants while allowing ground nesting birds and single life-cycle insects a chance to complete their reproductive cycle. This standard also minimizes the impact on multi-generational lifecycle wildlife. In 2005 an additional 2.1 acres was added to this project from a site acquired for Dudley Park and located off of Mulberry Drive.

Continuing efforts to develop a Natural Resource Land Management program, Sandy Creek Nature Center worked with the USDA Forest Service during 2005 on a five-year invasive species control study. Privet was removed on two flood plain sites. One site was cleared by hand and the other cleared using a specialized machine. A third site on the Sandy Creek Greenway serves as a control. The study will monitor privet regeneration and be used to establish and refine current practices and standards. The study will conclude in 2010.

Also in 2005, Sandy Creek Nature Center established a Piedmont Prairie Demonstration Project. Once common during pre-European settlement times, this habitat has virtually vanished throughout the Piedmont region because of human activity and the elimination of fire. On a one-acre demonstration plot, invasive species were removed and native Piedmont prairie plants established. Interpretive materials were developed and used as part of the Center's public and schoolage educational activities. During the winter of 2006, the first controlled burn in an ongoing program was conducted, an essential step in this restoration project.

In spring 2006, the Leisure Services Department continued to expand its Natural Resources Management Program by designating early successional "zones" within the grass areas of the Parks. In cooperation with Central Services, Landscape Division, all grass areas within the parks were categorized into zones. These zones defined the mow rate, height, and intensity of maintenance. Future plans will expand zones to include standards for stream/river banks, evergreen, and hardwood forest management. Soils directly affect the kind and amount of vegetation that is available to wildlife as food and cover. If the soils have potential, wildlife habitat can be created or improved by planting appropriate vegetation, by maintaining the existing plant cover, or by helping the natural establishment of desirable plants.

Soils are rated on their potential as a habitat for open land, woodland, wetland, and rangeland wildlife. Soils in Athens-Clarke County are rated good, fair, and very poor. A rating of "good" indicates that few limitations impact management, and satisfactory results can be obtained if the soils are used for the designated purpose. A rating of "poor" indicates that there are severe limitations for the designated wildlife habitat. Generally, the habitat can be created, improved, or maintained, but management is difficult and must be intensive. A rating of "very poor" means that very severe limitations exist for the designated wildlife habitat. Wildlife habitat is impractical or impossible to create, improve, or maintain on soils having such a rating. This information can be used in planning for parks, wildlife refuges, nature study areas, and other developments for wildlife.

Over 89% of all soils in Athens-Clarke County are suitable for open land and woodland wildlife habitat. However, only 3.3% of all soils in Athens-Clarke County are suitable for wetland wildlife habitat.

Table 4: Athens-Clarke County Soils - Potential for Wildlife Habitat

G = Good; F = Fair; P = Poor; VP = Very Poor
(%) = slope

Soil Name	Total Acres	% Total Acres	Open land wildlife	Woodland wildlife	Wetland wildlife
Appling sandy loam Cecil sandy loam Grover sandy loam (2-10%) Gwinnett sandy clay loam (6-10%) Iredell sandy loam (2-10%) Madison sandy loam (2-25%) Madison sandy clay loam (10-25%) Mecklenburg sandy clay loam (6-15%) Toccoa fine sandy loam Wickham sandy loam (2-6%)	127,685	55.6	G	G	VP
Appling sandy clay loam (6-15%) Ashlar Complex Cecil sandy clay loam, eroded (6-15%) Louisa gravelly loam, (10-30%) Madison sandy clay loam (6-10%)	61,015	26.7	F	F	VP
Cartecay soils	6,155	2.7	G	G	F
Cartecay soils, ponded	1,260	0.6	P	P	G
Davidson loam (2-6)	1,400	0.6	G	G	P
Davidson clay loam, eroded (6-15%)	3,745	10.7	G	F	VP
Enon-Wilkes complex, (10-25)	9,485	4.2	F/P	G/F	VP
Mecklenburg fine sandy loam (2-6%) Pacolet complex (2-6%)	5,180	2.3	F	G	VP
Pacolet sandy loam, (14.25%)	12,785	5.6	P	F	VP

Open land habitat consists of cropland, pasture, meadows, and areas that are overgrown with grasses, herbs, shrubs, and vines. These areas produce grain and seed crops, grasses and legumes, and wild herbaceous plants. The kinds of wildlife attracted

to these areas include bobwhite quail, pheasant, meadowlark, field sparrow, cottontail rabbit, and red fox.

Woodland habitat consists of areas of hardwoods or conifers, or a mixture of both, and associated grasses, legumes, and wild herbaceous plants. Wildlife attracted to these areas include wild turkey, ruffed grouse, woodcock, thrushes, woodpeckers, squirrels, gray fox, raccoon, deer, and bear.

Wetland habitat consists of open, marshy or swampy, shallow water areas where water-tolerant plants grow. Some of the wildlife attracted to such areas are ducks, geese, herons, shore birds, muskrat, mink, and beaver.

The Georgia Natural Heritage Program of the Department of Natural Resources, Wildlife Resources Division, has compiled a list of rare element occurrences for Athens-Clarke County.² A rare element occurrence is defined as a "species of concern...considered sufficiently rare or the status unknown so as to warrant the collection of occurrence information".³ This information is available on a county-wide basis only. No specific rare element occurrences are listed for individual areas within Athens-Clarke County. The rare elements identified by the Georgia Natural Heritage Program have been identified in Tables 5 and 6, along with their Global and State Relative Rarity rankings, State protection status, and a brief description of typical habitat.

²Special Concern Plants and Animals Potentially Occurring in Clarke County, (Social Circle, GA: Georgia Natural Heritage Program, Georgia Department of Natural Resources, June 29, 1998).

³Freshwater Wetlands and Natural Heritage Inventory, letter to Joe Tichy, NEGRDC, December 1, 1989.

Table 5: Special Concern Plants Potentially Occurring in Athens-Clarke County

Common Name & Species	Global Rank	State Rank	State Status	Habitat
Schwerin Indigo-Bush <i>Amorpha schwerinii</i>	G3	S2		Rocky upland woods
Glade Windflower <i>Anemone berlandieri</i>	G4?	S1, S2		Granite outcrop ecotones; openings over basic rock
Georgia Aster <i>Aster georgianus</i>	G2, G3	S2		Upland oak-hickory-pine forests
Drooping Sedge <i>Carex prasina</i>	G4	S3		Forested seepage slopes
Sedge <i>Carex stricta</i>	G5	S1		Sag ponds
Twisted Sedge <i>Carex torta</i>	G5	S1?		Rocky streambeds
Sedge <i>Carex venusta</i>	G4	SU		Bogs and low woods
American Chestnut (Nut-bearing) <i>Castanea dentata</i>	G4	S3		Upland mixed oak or oak-hickory forests
Bigfruit Hawthorn <i>Crataegus ravenelli</i>	G?	SUQ		Open hardwood forests
Pink Ladyslipper <i>Cypripedium acaule</i>	G5	S4	U	Upland oak-hickory-pine forests; piney woods
Large-Flowered Yellow Ladyslipper <i>Cypripedium calceolus</i> var. <i>pubescen</i>	G5	S3	U	Upland oak-hickory-pine forests; hardwood forests
Carolina Larkspur <i>Delphinium carolinianum</i>	G5	S3		Granite outcrops; rocky, calcareous oak forests;
Open-Ground Whitlow-Grass <i>Draba aprica</i>	G3	S1, S2	E	Granite outcrops
Pipewort <i>Eriocaulon koernickianum</i>	G2	S1		Granite outcrops
Harper Heartleaf <i>Hexastylis shuttleworthii</i> var. <i>harperi</i>	G4T3	S2?	U	Low terraces in flood plain forests; edges of bogs

Common Name & Species	Global Rank	State Rank	State Status	Habitat
Broadleaf Bunchflower <i>Melanthium latifolium</i>	G5	S2?		Mesic deciduous hardwood forests
Indian Olive <i>Nestronia umbellula</i>	G4	S2	T	Mixed with shrubby heaths in hard or flatwood areas
American Ginseng <i>Panax quinquefolius</i>	G4	S3		Mesic hardwood forests; cove hardwood forests
Dwarf Chinkapin Oak <i>Quercus prinoides</i>	G5	S2		Upland oak-hickory-pine forests; usually over basic soils
Dwarf Granite Stonecrop <i>Sedum pusillum</i>	G3	S3	T	Granite outcrops
Roundleaf Meadowrue <i>Thalictrum subrotundum</i>	G1, G2, Q	SH		Swamp edges, streamsides; mesic ravine forests
Piedmont Barren Strawberry <i>Waldsteina lobata</i>	G2?	S2	T	Stream terraces and outcrops

Source: Georgia Natural Heritage Program, Georgia Dept. of Natural Resources, Social Circle (1998).

Table 6: Special Concern Animals Potentially Occurring in Athens-Clarke County

Common Name & Species	Global Rank	State Rank	State Status	Habitat
Bachman's Sparrow <i>Aimophila aestivalis</i>	G3	S3	R	Open pine or oak woods; old fields; brushy areas
Ocmulgee Shiner <i>Cyprinella callisema</i>	G3	S3		Blackwater and brownwater streams
Altamaha Shiner <i>Cyprinella xaenura</i>	G1, G2	S1, S2	E	Brownwater streams
Eastern Silvery Minnow <i>Hybognathus regius</i>	G5	S3?		Blackwater and brownwater streams
Southeastern Myotis (Bat) <i>Myotis austroriparius</i>	G3, G4	S3		Caves and buildings near fresh water
Northern Pine Snake <i>Pituophis melanoleucus melanoleucus</i>	G5T4	S3		Dry pine or pine-hardwood forests
Bewick's Wren <i>Thryomanes bewickii</i>	G5	SU	R	Thickets; brushy areas; open woods
<i>Source: Georgia Natural Heritage Program, Georgia Dept. of Natural Resources, Social Circle (1998).</i>				

Explanation of Rarity Rank and State Protection Status Abbreviations

The "Global Rank" and "State Rank" columns indicate relative rarity of species at the range-wide or global level and the Georgia or state level, respectively.

State (Global) Rank

- S1 (G1) Critically imperiled in state (globally) because of extreme rarity (5 or fewer occurrences).
- S2 (G2) Imperiled in state (globally) because of rarity (6 to 20 occurrences).
- S3 (G3) Rare or uncommon in state; rare and local throughout range or in a special habitat or narrowly endemic (21 to 100 occurrences).
- S4 (G4) Apparently secure in state (globally), and of no immediate conservation concern.
- S5 (G5) Demonstrably secure in state (globally).
- SU (GU) Possibly in peril in state (range-wide) but status uncertain; need more information on threats.

- SH (GH) Of historical occurrence in the state throughout its range, perhaps not verified in the past 20 years, but suspected to be still extant. These organisms and/or communities need to be re-surveyed.
- (T) Taxonomic subdivision (trinomial, either a subspecies or variety), used in a global rank, for example "G2T2."
- Q Denotes a taxonomic question - either the taxon is not generally recognized as valid, or there is reasonable concern about its validity or identity globally or at the state level.

State Protection Status

The following abbreviations are used to indicate the status of state-protected plants and animals or those proposed for state-protection in Georgia.

- E Endangered
- T Threatened
- R Rare
- U Unusual, and deserving of special consideration.

The Georgia Natural Heritage Program staff, located in Social Circle, Georgia, provides development review services that will evaluate the potential impact of a specific development on the habitats of all Special Concern Plants and Animals identified in Athens-Clarke County. This service is provided free of charge.

4.6.7 Other Significant Sensitive Areas

Athens – Clarke County has no other significant sensitive areas. If any other significant sensitive areas are brought forward by the public, the County will investigate and act accordingly.

4.7 Significant Natural Resources

4.7.1 Scenic Areas

As part of the comprehensive planning process, an inventory of scenic views, corridors, and gateways has been prepared for Athens-Clarke County. This inventory takes into account both the natural and built environment. The intent of this inventory is to identify those areas that are considered to be aesthetically pleasing, publicly visible, and possess qualities that define the visual character of the county.

Scenic views and corridors can be divided into two basic categories: urban and rural. Urban views and corridors deal primarily with those areas that offer distinctive and generally positive views of Athens' downtown skyline, of the University of Georgia campus, and the major arterials collector streets, and downtown roadways. Rural views are defined as those vistas that offer distinctive and generally positive views of pasture, cropland, or largely undeveloped or undisturbed properties throughout Athens-Clarke County.

Scenic areas were identified through the Landscape Assessment⁴ as the number two amenity that would improve Athens-Clarke County. Several scenic areas overlap with areas suggested for parks or green areas and could be preserved if the area is designated for a park or as a green area.

The locations of the significant views and sites are determined largely by proximity to transportation corridors. Indeed, many of these views and sites are points of entry or "Gateways" into Athens-Clarke County along major roadways. It is anticipated that, at a later date, some form of regulatory effort would be organized to manage the views of these areas. This regulatory effort has been incorporated into the development of the county's Future Land Use Plan and any subsequent Zoning Code revisions will incorporate measures to protect significant views and sites.

4.7.2 Agricultural Land

4.7.2.1 *Prime Agricultural Soils*

In Georgia, prime farmland soils are those soils best suited for producing food, feed, forage, fiber, and oilseed crops. Soils throughout the state possess the quality, length of growing season, and moisture supply necessary for high-sustained crop yields. These can be produced economically if properly treated and managed according to modern farming methods. "Additional soils of statewide importance" are those soils that, in addition to prime farmland, are important for the production of food, feed, fiber, and forage crops. As development in Athens-Clarke County has extended beyond the historically urban centers of Athens and Winterville, and into the undeveloped agricultural areas of the county, the amount of prime agricultural land has diminished. Athens-Clarke County/Winterville had a total of 279 farms in 1959. By 1994, the total number of farms had decreased to 166. This decrease is a direct result of the urbanization of the county with land-intensive development. In addition to the nationwide decline in the numbers of smaller, family-based farms, the increased commercial, industrial and residential development during this period had a dramatic affect on the decline of farms throughout the county. In 2002 there were 104 farms in Athens-Clarke County that comprise a total of 14,121 acres. The average size of these farms is 136 acres. According to Soil Conservation Service information, all soils within Athens-Clarke County and the City of Winterville that are not within the urbanized area or within the flood plain are classified as prime farmland. The amount of prime agricultural land in the county is estimated to be less than 20,000 acres, which is less than 25% of the total land area.

In December 2003 the Athens-Clarke County Mayor and Commission adopted a density of one unit (single family home) per ten acres of land. This may have some effect on the reduction in the amount of farms being developed as single family subdivisions.

Ultimately, the market place will determine the amount of land in Clarke County that is used for agriculture.

4.7.3 Forest Land

Georgia has the largest commercial forest acreage of any state in the U.S., and the forest products industry is one of the state's largest employers. In addition to the economic values, forests are important parts of the ecological system; they prevent soil erosion, serve as wildlife habitats, provide aesthetic qualities, and help maintain watersheds. A severe problem is occurring in Georgia because many landowners are cutting more trees than they are planting. Forest regeneration is a time-consuming process, taking

from 25 to 40 years for pine forests to reach market age. Timber harvesting, without planning for regeneration, has long term social and economic consequences for areas where it occurs. For these reasons, an analysis of forest resources is an important component in this element and in the comprehensive plan as a whole. Athens-Clarke County has a total area of 77,890 acres. Originally, virgin forest covered most of the county. In 1989, forestland comprised 35,726 acres, or roughly 46% of total acres. This is a decrease of 2.2 percent since 1982. Map 4-5 illustrates the various tree cover types across Athens-Clarke County.

The following is a list of the three basic approaches to forestland management in Athens-Clarke County:

- (a) Sawtimber Management – Landowners can intensively manage for high quality sawtimber. Generally, sawtimber rotations are around 35 years with one or two pulpwood thinnings starting at around age 18 or 20 with a possible second thinning around age 25. In some cases, landowners may opt for a pulpwood rotation of 20-25 years with no thinnings. In either of these two methods, landowners may participate in pine straw harvesting. Generally the trees are replanted after harvest.
- (b) Stewardship Management – This involves managing for multiple resources such as timber, wildlife, soil, water, recreation, and aesthetics. Some or all of these are taken into account during any activity that occurs on the tract. Some landowners in Clarke County have opted to join the stewardship program.
- (c) Some landowners do not practice any sort of organized management scheme. They allow their timber to grow and harvest it when they need the additional source of income, or when they are forced to harvest by the threat of timber diseases or insects.

In April 2005 Athens-Clarke County adopted a Timber Harvesting Notification requirement. A notification is required along with a \$5,000 surety bond or letter of credit. This is meant to insure that land is not cleared of trees for development purposes in order to avoid the tree conservation requirements required by the Tree Management Ordinance, which will be discussed later in this section. If timber harvesting or clearing occurs without an approved tree management plan then a three-year development limitation is imposed on that property. During any harvesting or timber or forest management activities, the operation should comply with Georgia's Recommended Best Management Practices. However, if Best Management Practices are not followed, water quality could be diminished and the EPA or EPD can impose fines for violating the Water Quality Act. In addition, the timber buyers will not purchase timber from loggers who routinely violate the Forestry Best Management Practices.

4.7.3.1 Georgia Champion Trees

In an effort to recognize trees of outstanding size or possessing unique qualities, the Georgia Forestry Commission maintains a registry of Georgia's Champion Trees. This list is organized by species and location, and provides the trees circumference, height, crown spread, and overall score. In Athens-Clarke County, two trees have been recognized as National or Georgia Champions. The trees earning this recognition include:

National Champions:

- Georgia Oak (*Quercus georgiana*) owned by Wilbur and Marion Duncan, 73 inches in circumference; 75 feet tall; 63 foot crown spread; and a score of 164 points.

Georgia Champions:

- River Birch (*Betula nigra L.*) owned by Oconee Hill Cemetery, 151 inches in circumference; 90 feet tall; 80 foot crown spread; and a score of 261 points.
- Cedar, Blue Atlas (*Cedrus atlantica*) Owned by the University of Georgia, 94 inches in circumference; 55 feet tall; 70 foot spread; and a score of 167 points.
- Cedar, Incense (*Libocedrus decurrens*) owned by Alva Jo Evans; 133 inches in circumference; 78 feet tall; 40 foot spread; and a score of 221 points.
- Cedar, Japanese (*Cryptomeria japonica*) owned by Harry Yates; 43 inches in circumference; 53 feet tall; 23 foot spread; and a score of 102 points.
- Chinaberry (*Melia azederach*) owned by Kay Russell; 103 inches in circumference; 48 feet tall; 46 foot spread; and a score of 163 points.
- Ginko (*Ginko biloba*) owned by the University of Georgia; 101 inches in circumference; 80 feet tall; 55 foot spread; and a score of 195 points.
- Oak, Georgia (*Quercus georgiana*) owned by Wilbur and Marion Duncan, 73 inches in circumference; 75 feet tall; 63 foot crown spread; and a score of 164 points.
- Oak, Pin (*Quercus palustris*) owned by the University of Georgia; 98 inches in circumference; 67 feet tall; 56 foot spread; and a score of 179 points
- Oak, Sawtooth (*Quercus acutissima*) owned by the University of Georgia; 103 inches in circumference; 54 feet tall; 74 foot spread; and a score of 176 points.

The Community Tree Council has also recognized 67 additional County Champions.

4.7.3.2 Urban Forest Resources

Athens-Clarke County values its urban forest for many reasons. In fact trees are one of the County's greatest resources. Urban trees absorb carbon from the air, filter out dust particles, cool their surroundings, protect the soil from erosion, reduce noise, and add to the aesthetic quality of the environment. There has been and continues to be many studies on the benefits of urban trees. Kathy Wolf from the University of Washington Center conducted one such study for Urban Horticulture in 2003. This study was demonstrated that people spent more money in shopping areas with tree canopy. The study was conducted in downtown Athens.

Given the age of both Athens and Winterville, many of the street and park trees are fairly old. In order to help ensure that these trees continue to provide canopy cover, Athens-Clarke County has taken significant measures by adopting a Community Tree Program and Community Tree Management Ordinance. Athens-Clarke County continues to be recognized as a Tree City USA. The Tree City USA Program is designed to recognize those communities that effectively manage their public tree resources, and to encourage the implementation of community tree management based on four standards. The Arbor Day Foundation sets the following standards: establishing a Tree Board, which is charged, by ordinance, to develop and administer a comprehensive city tree management program; adopt a tree ordinance which details public tree care policies for planting, maintenance and removals; establish an annual budget of at least \$2.00 per capita for a forestry program; and issue an Arbor Day proclamation and observe Arbor Day. The Georgia Forestry Commission will assist any local government with the compliance of the Tree City USA standards.

4.7.3.3 Downtown Athens Tree Trail

A self-guided walking tour has been organized by the Athens-Clarke County Urban Tree Advisory Committee to highlight some of the significant urban tree plantings in downtown Athens. The tour is one mile long and begins at the Church-Waddel-Brumby House Welcome Center, continues through the University of Georgia's North Campus Quadrangle, past City Hall, and returns to the start via the Veterans Memorial Plaza at the County Courthouse.

In addition, a *Tree Registry* prepared by the Junior Ladies Garden Club of Athens in 1977 details the exact location and history of many public and privately owned trees throughout Athens. The *Founders Tree Trust* notebook contains tree planting records, official lists of trees planted, donors, and the people or event each tree commemorates.

Both of these documents can be found in the Heritage Room at the Athens-Clarke County Library.

4.7.3.4 Community Tree Program

The Community Tree Program was adopted by the Unified Government on April 3, 2001. It was established by the Mayor and Commission of Athens-Clarke County for the purpose of proactively conserving and professionally managing the public tree resource, and actively supporting the quality conservation and management of the private tree resource for public health and safety, environmental health, and the enhancement of the quality of life in Athens-Clarke County. The Community Tree Program includes:

- Administration of the Community Tree Management Ordinance,.
- Maintenance of the *Athens-Clarke County Tree Species List*.
- Public tree establishment, maintenance, and record keeping.
- Tree care education and outreach, and maintenance of an education and outreach activities include tree consultations with private property owners by request.
- Tree conservation workshops and tree conservation notes held and published periodically.
- On-site training programs held for garden clubs, neighborhood groups, and Athens-Clarke County staff.
- Distribution of the Best Management Practices for Community Trees,.
- Development Assessments.
- A Heritage Tree Program (now the Landmark Tree program).
- Other community tree care projects that include tree planting, mulching demonstrations, and participation in Community Tree Council activities.

In 2001 the Unified Government hired an urban forestry consultant as a part-time Community Forester. Over the last 4.5 years, the Community Forester has worked 2-3 days per week coordinating the Community Tree Program. The Community Forester is a Registered Forester in the State of Georgia and an ISA Certified Arborist. The Community Forester is a technical resource for staff, civic organizations, the Community Tree Council, and citizens.

Another element of the Community Tree Program was the development of the Best Management Practices for Community Trees. The *Best Management Practices for Community Trees: A Technical Guide to Tree Conservation in Athens-Clarke County, Georgia* was developed in 2001 and adopted by the Unified Government to guide tree

conservation. This guide has been distributed not only throughout Athens-Clarke County at educational programs and events, but also throughout Georgia and the Southeast. Many communities have adopted this publication as their own, and most recently the State of Tennessee and the City of Chattanooga have used the document to develop their own BMPs. Presentations on the BMPs have been given to the Georgia Urban Forest Council, the Kentucky Arborist Association, the Southern Chapter of the International Society of Arboriculture, and the National Arbor Day Foundation.

In order to satisfy the Tree City USA requirements the Community Tree Council was established on October 3, 2000 by ordinance of the Unified Government of Athens-Clarke County. The Council is comprised of 15 members, 10 are nominated by the Commissioners to represent the 10 Districts in Athens-Clarke County, one is nominated by the Athens-Clarke County Mayor to represent that office, and three are nominated to represent professions or activities relevant to the Council in fulfilling its mission. The mission of the Council is to:

- Provide current updated tree and forest information through an interactive Community Forest Information System (CFIS) to local government, the private sector and the citizens of Athens-Clarke County.
- Continue to offer programs, forums and events targeting local government, business, institutions, civilian advocacy groups and citizens of Athens-Clarke County.
- Promote sustainability and responsible management of Athens-Clarke County community trees, and provide opportunity for broad-based local involvement.
- Collaborate with Athens-Clarke County Landscape Management Division, working groups and partners to develop application demonstrations highlighting the value of trees, and encouraging tree conservation.

4.7.3.5 The Community Tree Management Ordinance

One of the perhaps most significant steps that Athens-Clarke County has taken towards managing and protecting the urban forest was the adoption of the Tree Management Ordinance in June 2005. This ordinance is meant to conserve portions of the existing tree canopy, but most of all it establishes guidelines and standards for the newly planted urban forest. Athens-Clarke County has had tree planting and landscape requirement since 2000. This ordinance establishes standards that will help ensure that those trees are planted and maintained properly. The goal of this ordinance is to reach forty-five percent tree canopy cover countywide. It is estimated that the current coverage is thirty-six percent. One significant way that it does this is by requiring that a

certified Arborist be on staff to monitor new developments. The effects of this ordinance, the Environmental Areas Ordinance, and the clearing standards for single family subdivisions adopted in August 2005 will prove to be significant in the conservation of one of Athens-Clarke County's greatest asset, its urban forest.

4.7.4 Major Parks

Athens-Clarke County's parks and recreation programs are administered by the Department of Leisure Services. The department's mission is to enrich the lives of our citizens through the stewardship of the community's natural resources and the efficient and responsive provision of quality leisure opportunities experiences and partnership. This full service "Department of Leisure Services" provides active and self-directed programs as well as facilities, grounds and natural resource management.

There are 38 parks and facilities with 84 buildings and structures in Athens-Clarke County. These parks include:

4.7.4.1 Regional Parks

Regional Parks are natural resource based; destination oriented resource based outdoor recreation and educational facilities serving the entire county and a population within an hour's drive. The typical acreage standard is from 500-1000 acres of diverse, scenic natural and cultural environments. Athens-Clarke County has two regional parks.

4.7.4.2 Community Parks

Community Parks have diversified indoor and outdoor recreation facilities and areas serving a population within 10-15 minutes driving time and situated in the main quadrants of the county. Typical acreage requirements are 100 acres and should include areas suitable for both active and passive recreation. Athens-Clarke County has four community parks.

4.7.4.3 Neighborhood Parks

Neighborhood Parks are typically within walking distance to the residential areas that they serve. They are family oriented spontaneous recreation facilities for daytime use only. They are small acreage sites, being made up of 5-10 acres of land. Athens-Clarke County has 27 neighborhood parks, three of which are located in the town of Winterville and 17 school sites that are being developed into new neighborhood parks.

Table 7: Parks located in Athens-Clarke County

Name	Type	Acreage
Sandy Creek Park	Regional	782
Sandy Creek Nature Center	Regional	225
Bishop Park	Community	33
James Holland Youth Sports Complex	Community	62
Memorial Park (excluding zoo)	Community	72
Satterfield Park	Community	13
East Athens Community Park	Community	118
Thomas Lay community Center and Park	Community	7
SE Clarke Community Park	Community	124
Ben Burton Park	Neighborhood	27
Dudley Park	Neighborhood	24
East Athens Community Center Park	Neighborhood	18
North Oconee River Park and Aguar Plaza	Neighborhood	24
Pope/Reese Street Park	Neighborhood	1
Rocksprings park	Neighborhood	6
Wesley Whitehead Park	Neighborhood	6.6
Winterville Auditorium and Tennis Courts	Neighborhood	3
Winterville City Park	Neighborhood	5
17 Parks at Elementary and Middle Schools	Neighborhood	219
Total Park Acreage		1769.6

4.7.5 Recreation Areas

Recreation areas are an important facet of Athens-Clarke County’s Natural Resource management program. This includes the preservation and conservation of natural areas, wetlands, waterways and forest as well as habitat restoration, enhancement and maintenance of wildlife habitat and travel corridors, and fisheries management.

In 2003 the Unified Government of Athens-Clarke County adopted Leisure Service's Greenway Network Plan. The Greenway Network Plan provides the blueprint for greenway and natural area development for future generations through the creation of "green infrastructure." The Greenway Network Plan begins the process of identifying, protecting and creating a series of corridors providing opportunities for conservation, preservation, education, transportation and recreation. Additionally, these corridors provide opportunities for individuals and families to experience nature in a variety of ways while linking parks, neighborhoods, points of interest and activity centers.

The Greenway(s) are planned to be interconnected, linear open spaces along important environmental, historic and/or scenic corridors that offer opportunities for linear recreation, such as hiking, canoeing, and bicycling and are considered safe, alternative transportation corridors. There are no specific acreage requirements, but areas should be of a size and scenic quality to encourage sufficient levels of interest and use. Trailheads and parking should be located off major arterial or collector roadways.

Athens-Clarke County is in the process of developing a network of linear, public open space that will offer passive recreation, environmental conservation and a continuous trail along the Oconee River system, with connections to parks, schools, civic centers and neighborhoods. These greenways will serve to reduce pollution and protect the integrity of the Athens-Clarke County water supply; inspire a community-wide respect for the waterway environment, and provide protection for native wildlife. A successful greenway program will contribute to developing Athens-Clarke County into a balanced and beautiful community with a desirable quality of life that attracts new residents, businesses and tourists. The following table describes the three greenways that have been slated for development. Map 4-6 illustrates Recreation Areas in Athens-Clarke County.

Table 8: Linear Parks located in Athens-Clarke County

Name	Description	Acreage
Sandy Creek Greenway And Cooks Trail	4.1 mile long linear park along Little Sandy Creek.	492
North Oconee River Greenway and Heritage Trail	Multi-use trail, approximately 4 miles long.	31
College Station Greenway Extension	Proposed multi-use trail to expand the North Oconee River Greenway from Oconee Street to College Station Road.	Under Study
East Community Park Extension	Proposed multi-use trail that connects the Cook and Brother plaza of the North Oconee River Greenway with the Historic Gun Emplacement (proposed) and the East Community Park	Under Study

4.7.5.1 *Natural Areas*

Leisure Services maintains several natural areas as part of the Greenspace Program and the Greenway Network Plan project. These natural areas include areas set aside for habitat protection, water quality protection, stream and river buffer as well as areas being held for future park and greenway development.

Table 9: Natural Areas for future Greenway Network

Name	Description	Acreage
Erwin Land Donation	24 acre stream buffer and potential neighborhood trail connection with Holland Youth Sports Complex	24
Rock and Shoals Heritage and Natural Area	Adjacent to the Georgia Department of Natural Resources Rock and Shoals State Heritage site, this natural area helps protect and encompass the second largest granite outcrop in Athens-Clarke County. This site includes fragile outcrop flora and fauna and several rare and endangered species.	25
Whitehall Shoals Heritage and Natural Area	This natural area is managed by Athens-Clarke County under an agreement with the Georgia Department of Natural Resources and currently provides river and habitat protection. Future use of this site could include trails, canoe/kayak launch, restrooms and trails.	30
Tillman Tract	This natural area is managed by Athens-Clarke County under an agreement with the Georgia Department of Natural Resources and currently provides river and habitat protection. Future use of this site could include foot trails connecting University Heights subdivision with the Whitehall Shoals Natural Area.	6

4.7.5.2 Rails To Trails

Athens-Clarke County is in the process of converting abandoned railroad lines into multi-use trails that will significantly enhance alternative transportation and connectivity between existing greenway facilities, bicycle facilities and community destinations. In addition to alternative transportation, the rail-trail conversion will enhance recreation alternatives associated with health benefits.

Table 10: Rail to Trail Projects

Name	Description	Acreage
Georgia Rail Road Rail-Trail Project.	Proposed project connects bicycle facilities on Barnett Shoals Road to Dudley Park and the Multimodal Center of East Broad Street. The rebuilding of the 10 loop at US 78 is proposed to accommodate the rail-trail project. Although funding is currently allocated, this project also includes a connection to the Georgia rail Station at Winterville.	Under Study
Pulaski Heights Greenway and Park	This proposed project connects the Pulaski heights community and the Athens are Council on Aging with the North Oconee River Greenway. Additional connections could include the Lyndon House Arts Center, Thomas Lay Community Center and Fire Station number 1 with the North Oconee Greenway. This project includes a park with ADA accessible trails and exercise stations specifically designed for older community members.	Under Study
Whitehall Shoals Heritage and Natural Area	This natural area is managed by Athens-Clarke County under and agreement with the Georgia Department of Natural Resources and currently provides river and habitat protection. Future use of this site could include trails, canoe/kayak launch, restrooms and trails.	30
Tillman Tract	This natural area is managed by Athens-Clarke County under an agreement with the Georgia Department of Natural Resources and currently provides river and habitat protection. Future use of this site could include foot trails connecting University Heights subdivision with the Whitehall Shoals Natural Area.	6

4.7.6 Conservation Areas

The Conservation Areas for Athens-Clarke County are primarily composed of lands from three different sources. The Georgia Greenspace Program, Conservation Easements and the Greenway Network Program each contribute conservation acreage in the county that totals approximately 696 acres.

The Georgia Greenspace Program assists rapidly developing counties and municipalities in preserving open space and designating it as permanent greenspace. In

order for land to be defined as a “greenspace” it must be undeveloped or restored and any form of recreation should be informal (passive). Because of these criteria, lands that allow for active recreation may not be included in greenspace calculations. To date, the county has used state-appropriated funds to acquire five greenspace properties, totaling approximately 57 acres. The Athens-Clarke County Greenway, and future greenway easements also help contribute to greenspace, as do conservation easements.

Many conservation areas in Athens-Clarke County are protected by conservation easements. These areas help provide conservation acreage for the county in addition to the greenspace acreage. Private non profit groups work with property owners in Athens-Clarke County in order to protect ecologically rich areas, farmlands and scenic areas. Conservation easements are an agreement between a private non-profit land trust and the property owner. The purpose of the agreement is to limit the amount and type of development that can occur on the property. Both parties agree upon the restrictions. The owner maintains their property rights, but the limitations on development become part of the deed, which then permanently protects the conservation values set forth by the land trust and property owner. It is the responsibility of the land trust to enforce the restrictions and monitor the site on a regular basis to ensure that the conservation easement is being properly protected. There are approximately 475 acres of conservation easements in Athens-Clarke County.

The Athens-Clarke County Greenway is an important component of the County’s Greenspace. The number one goal of the Athens-Clarke County Greenway Network Plan is to provide a natural river buffer system that enhances quality of life through conservation and preservation of natural life support systems. The following objectives from the Greenway Network Plan identify the system’s significant contribution to land conservation:

- Conserve interconnected upland greenspace and riverine corridors for plants and wildlife.
- Identify and secure lands for future conservation, education, recreation, cultural or interpretive purposes.
- Identify and secure unusual, rare or ecologically sensitive areas for conservation/preservation purposes.

Other significant resources (not included in the above acreage) in Athens-Clarke County include the following sites: Sandy Creek Park and Nature Center, State Botanical Gardens, The University of Georgia Campus, Whitehall Forest and Rock N Shoals. The University of Georgia owns the majority of these sites. The large portions

of land owned by the University of Georgia have a great impact on land conservation and greenspace in the County. Map 4-6 illustrates conservation areas in Athens-Clarke County

4.7.7 The City of Winterville

Most of the information in this chapter encompasses all of Athens-Clarke County including the City of Winterville. Some of the resources that have been mentioned are not located within the City of Winterville.

There are no streams within the City of Winterville that require any watershed protection measures. The City of Winterville draws its water from the Athens-Clarke County system and as such has the same protection measures that exist for Athens-Clarke County.

Winterville has not adopted the more stringent riparian buffer requirements that are used in the rest of Athens-Clarke County. The City of Winterville uses the minimum buffer guidelines that are outlined by the State of Georgia.

There are no wetlands, recharge areas, or rivers located in the City of Winterville.

The City of Winterville does not have active tree protection programs. The City of Winterville, which does have zoning and subdivision regulations, does not provide for tree protection through these ordinances.

4.8 Other Significant Resources

4.8.1 Significant Cultural Resources

The Cultural and Historic Resources component of this chapter provides an inventory of the historic resources located in Athens-Clarke County. This information was drawn from a variety of sources available to the preservation planner, as well as from a variety of local preservation organizations. The county's cultural history is detailed in the developmental history section and provides contexts for both existing and lost historic resources. All of the information included in this section has been reviewed for accuracy and includes the most current information available. This chapter has been

prepared according to the Minimum Planning Standards established by the Department of Community Affairs under the auspices of the Georgia Planning Act.

The Cultural and Historic Resources component of this chapter of the Athens-Clarke County Comprehensive Plan provides elected officials, staff, and residents with:

- ◆ A brief developmental history of Athens-Clarke County, organized chronologically and categorically. The categorical arrangement of the developmental history corresponds with the historic context categories included on the Historic Property Information Form (HPIF) and Historic District Information Form (HDIF) prepared by the Historic Preservation Division of the Georgia Department of Natural Resources. In the state of Georgia, both of these forms represent the first step of review when pursuing listing in the State and/or National Registers of Historic Places;
- ◆ An inventory of known historic resources, as well as areas known to have potential historic significance, that should receive special consideration in the planning process;
- ◆ An overview of the development of historic preservation programs at the national, state, and local levels;
- ◆ An outline of potential sources of support that can assist in the protection of historic resources.

It should be noted that much of the content of the Historic Resources chapter of the Athens-Clarke County Comprehensive Plan has been drawn from *Volume I of the Preservation Plan: Historic Resource Inventory and Assessment*, prepared in June 1996 and *Chapter 5: Historic Resources Inventory and Assessment*, adopted in 2000 by the Athens-Clarke County Planning Department.

4.9 Historic Landmarks

4.9.1 Developmental History of Athens-Clarke County

4.9.1.1 Natural Setting

During the early 18th century, the English founded settlements along the southeastern coast and sent explorers into the interior of the Georgia Piedmont to establish a fur trade with the Creeks and Cherokees. English settlers came to prefer the Piedmont's hardwood forests to all other types of land because of its fertility. Convenient sources of fresh water essential to farmstead settlement abounded in the Georgia Piedmont.

Rivers and streams of the area carried away much of the region's rainfall run-off, but a significant amount percolated into subterranean geological strata, which descended gradually in shelves from the mountains down to the Fall Line, providing an abundance of natural springs throughout North Georgia.

The eastern continental divide enters the northeastern corner of Georgia on the crest of the Blue Ridge and curves southward down across the Piedmont along the eastern edge of the Chattahoochee River basin west of Athens. As a result, the rivers of Clarke and other counties of northeast Georgia flow southeastward to the sea. Foremost among them, the Savannah River rises on the eastern slope of the Blue Ridge and follows a fairly straight course down through Georgia's easternmost watershed. Immediately west of the Savannah River basin lies the watershed of the Ogeechee, which rises in the lower Piedmont, then the watershed of the Oconee River, which flows down from the foothills through Clarke County and the city of Athens.

4.9.1.2 Native American Influence

Two nations of Native Americans, the Cherokees and a confederation of linguistic groups whom the English called Creeks, had conflicting territorial claims in the Georgia Piedmont at the time of first European contact. The people of both nations lived in clusters of towns and villages surrounded by clearings and fields where they practiced subsistence agriculture. Except for a small Creek settlement at Skull Shoals south of modern Athens, both nations had left the Georgia Piedmont largely unoccupied. The Creek confederation claimed territory covering most of modern Alabama and the southern two-thirds of Georgia. Their towns and villages, though, lay mostly in the coastal plain of the lower Chattahoochee River basin, some two hundred miles southwest of modern Athens. The Cherokees claimed even more territory, about forty thousand square miles of the southern highlands north of the disputed boundary, which ran eastward across the Piedmont of Alabama and Georgia, passing through modern Clarke County just north of Athens.

White settlement of the Georgia Piedmont came late in the colonial period. After the Georgia Trustees secured the charter in 1732 and James Oglethorpe helped to found Savannah the next year, the first land cession confined colonial settlement to the tidewater lying between the Savannah River on the north and the Altamaha River on the south, about halfway down the coast to Florida.

When the French and Indian War closed in 1763, Georgia gained the coastal tidewater down to the Florida border and all the coastal plain between the Savannah on the east,

the Ogeechee on the west, and up over the Fall Line to a small stream called Little River about twenty-five miles above Augusta.

In 1773 the pressure of heavy debt to Indian traders persuaded the Creeks and Cherokees to cede more than two million acres of the Georgia Piedmont. This so-called "New Purchase" opened up for settlement the western half of the Savannah River basin extending sixty miles upstream from the Little River boundary of 1763. The heart of the cession of 1773 was the valley of the Broad River, the Savannah's largest western tributary above the Fall Line. The Broad River Valley lies immediately east of the Oconee River watershed. The Georgia legislature initially designated the valley as Wilkes County but later subdivided it into several counties, two of which, Oglethorpe and Madison, today touch the eastern edge of Clarke.

Settlers from Virginia and the Carolinas began pouring into the Broad River Valley on the eve of the Revolutionary War, while the future site of Athens still lay beyond the western edge of the frontier in native territory. But the colonials managed to provoke the Cherokees into joining the war on the British side, so when the war ended in 1783, the Cherokees were obliged to give up the Oconee River watershed, which included the territory of modern Athens and Clarke County. By the time the Creeks approved this cession in 1790, the Georgia legislature had chartered a state university and was in the early stages of deciding where to put it.

4.9.1.3 *The Founding of Athens*

Although the state legislature chartered the university in 1785, the institution existed only on paper until 1801 when the appointed authority decided to locate it on land lying between the north and middle forks of the Oconee River a few miles above their confluence in what was to become Clarke County. The site chosen was a 633 acre tract donated by John Milledge on the west bank of the North Oconee River. On this site, the trustees established the initial unit of the university, which would be called Franklin College throughout the antebellum era.

Geography exerted a strong influence in determining the early growth of Athens and Clarke County. From any direction except the northwest, commerce and communication with Athens and Franklin College meant crossing the Oconee River, an intimidating barrier before the construction of bridges. The North Oconee, meandering southward through a rather steep-sided ravine half a mile east of the college gates, passed through Cedar Shoals, a section of rapids with exposed river bedrock adjacent to

the college. The Middle Oconee, about three miles west of the college gates, also passed over shoals slightly farther downstream.

From the earliest times, Native Americans followed deer tracks to these shoals to ford the river, establishing a trail used for east-west travel. The shoals also furnished river crossings for early settlers traveling north and south along the Pickens Trail. Later, these same river shoals would encourage the construction of mills and factories driven by water power.

4.9.1.4 Early Settlement

The campus of Franklin College during the antebellum era was confined mostly to the bluff overlooking the river. This was an almost level area about 200 yards wide that extended southward from the college gates some 400 yards before beginning a fairly steep descent into the vale of Tanyard Creek, which flowed from west to east into the North Oconee River, severing the campus from the pastoral landscape to the south.

The trustees soon sold off a slightly higher hill just north of the college gates, where the town of Athens began. As the town grew, Athenians laid out a grid pattern of streets. Of the five east-west streets, Front Street, now Broad, crossed immediately in front of the college gates. The next was Clayton, slightly up the southern slope, then Market (now Washington), Hancock on top of the hill, and finally Dougherty Street over on the northern slope. The north-south streets, from west to east, began with Pulaski and continued eastward with Hull and Lumpkin Streets, College Avenue, and Jackson and Thomas Streets. Pulaski Street on the West and Thomas Street on the East intersected with Broad on the South and Dougherty on the North to form the four corners of the original grid. These boundaries continue to define the heart of downtown Athens today.

College Avenue, extending northward from the college gates up over the crest of the hill to Dougherty Street, would eventually become the commercial and governmental center of Athens. The old Town Hall originally stood in the middle of Market (Washington) Street between Lumpkin and Hull. Its successor, the Athens City Hall, was built on top of the hill facing east on College Avenue between Washington and Hancock. In the downtown area of early Athens, the most prestigious homes were built primarily on College Avenue and on Dougherty, Pulaski, Thomas, and Jackson Streets.

At the northwest corner of the grid, where Pulaski and Dougherty streets intersect, a low ridge, well over a mile wide in some places and with only gradual changes in

elevation, extended northwestward for more than forty miles without crossing a stream. This natural highway would evolve from an Indian trail into an excellent "ridge road." When it was designated as a "Federal Road" in the 1820s, it linked Augusta and Athens commercially with the Cherokee nation in northwest Georgia and with middle Tennessee and central Kentucky. The discovery of gold in Cherokee Georgia in 1829 filled the Federal Road with fortune hunters and multiplied demands for Cherokee removal. Nine years later the Cherokees were forced out, opening up northwest Georgia to rapid settlement and turning this road into the main commercial artery serving Jefferson, Gainesville, and the Gold Country, with connections into the Tennessee Valley and beyond. Athenians eventually named their stretch of this important thoroughfare Prince Avenue.

The breadth of the ridge just out of town and the natural beauty of the landscape along Prince Avenue encouraged its development into an avenue of grand homes. Many of the properties were fair-sized farms in a suburban setting, and virtually all contained acreage enough to include separate kitchen houses, vegetable gardens, servants' quarters, stables, barns, other outbuildings, and here and there a formal garden and a small orchard. By 1859, when this commercial artery was officially designated Prince Avenue, the double row of capital mansions, set back among spacious lawns and stately groves, had transformed the avenue into one of the most palatial streets in all of Georgia.

From the middle section of Prince Avenue, about a mile northwest of the college gates, a ridge road of major significance branched off southward and followed the high ground between the North and Middle forks of the Oconee River as far as the mansion and mill village of Whitehall, some five miles from downtown. The in-town section of this road, named Milledge Avenue for the university's early benefactor, became Prince Avenue's closest rival as an avenue of grand homes.

Although ten of the twelve historic districts in Athens-Clarke County at the end of 1995 flank Prince and Milledge avenues, the great majority of homes in these districts represent not only the wealthy, but also middle class and "blue-collar" residential areas.

The rivers and ridges of Clarke County, the university campus and the young city on a hill north of it, together constituted the primary features defining early Athens.

4.9.1.5 Agriculture

Clarke County, a border county between the Appalachian foothills and lower Piedmont, had a dual agricultural economy. In the northern part of the county, the small independent yeoman farmer predominated before the Civil War. They cultivated little or no cotton and owned few slaves. In the southern and eastern parts of the county, larger-scale cotton plantations held sway. This dual system continued after the Civil War, but an intensive cotton culture did eventually spread into northern Clarke. With the collapse of the cotton industry in the 1930s, many fields reverted to forest, which now cover much of the county's land area. Presently only 24% of the county is classified as farm land and less than 1% of the population make their living on farms.

4.9.1.6 Education

4.9.1.6.1 Settlement & Formation of Clarke County (1780-1820)

On January 27, 1785, the Georgia General Assembly created the first chartered state-supported university in the nation, the University of Georgia. Abraham Baldwin served as the first president of the institution, which existed only on paper for a number of years. In 1793, the Georgia General Assembly endorsed the concept of state-supported higher education by setting aside an endowment of 40,000 acres of land to be laid out in 5,000 acre tracts. However, no action was taken until 1801, when the legislature sent the Senatus Academicus to Jackson County to select a site for the University and to contract for a building. The delegation of five men, including Abraham Baldwin, John Milledge, George Walton, John Twiggs, and Hugh Lawson, decided upon a hill high above the shoals on the land of Daniel Easley, despite the fact that the university already owned five thousand acres nearby. The state eventually mismanaged the disposition of, sold, or lost these 5,000 acres. Even so, John Milledge purchased 633 acres from Easley and donated the parcel to the trustees of the University. The trustees named the site Athens after the center of classical learning in Greece.

When University President Josiah Miegs arrived in the summer of 1801, he lodged with Easley until the first college buildings were erected. Because the first students arrived in the fall of 1801 before any buildings had been constructed, Miegs lectured outdoors. When Easley completed construction of the president's house, Miegs held classes there until the completion of the first classroom, a log cabin twenty feet square and a story and a half high. Easley also built the University's grammar school, a frame building completed in 1804 and deemed necessary because many students came unprepared for

college level study. On May 31, 1804, the first commencement took place beside the rising walls of the first permanent brick building, Old College, which was modeled after Connecticut Hall at Yale University. The contractor, John Billups, completed the building in 1806. Miags and Hope Hull plotted the 37-acre square of the university and laid out the first lots of the town. In 1808, the University's first chapel opened. By 1806, the University had 70 students and the grammar school had 40; however, curriculum conflicts and financial difficulties lead to decreasing enrollment and the eventual shutdown of the University in 1818. Under the leadership of Moses Waddel, the University re-opened in 1819 and soon prospered.

During the first decade of the town's existence, patrons and teachers established institutions without state or county control and offered a private education to the young men and women of the area. Although these private schools and academies offered a basic education, most of these institutions had tuition fees that were prohibitive. Specialized instruction in languages, singing, dancing, and painting contributed to the county's cultural development.

Before 1806, at least two schools existed – one school for boys and one for girls. Opened as early as 1803, Mrs. Allan and her daughter operated a girls seminary in Athens, where young ladies could board and receive instruction. In 1810, the school was relocated four miles south of town.

Eventually, the academic atmosphere created by the University encouraged the growth of other academies and schools in Athens. In 1809, a dancing academy and singing school opened. During 1814, two schools for girls were opened in Athens, and in 1815, a grammar school opened on the road from Watkinville to Lexington.

Rural communities attempted to meet their educational needs with small elementary institutions, known as Old Field schools. By 1817, the Georgia legislature appropriated the first funds to be used by the counties to pay the tuition of children whose parents were unable to bear the educational expenses. The county paid the tuition of these needy children to whatever schools were available, but the majority of those qualifying attended the Old Field schools. Even so, any school receiving this aid was commonly known as a poor school.

4.9.1.6.2 Rural Community Formation and Identity (1820-1860)

Until the University and Athens achieved a measure of stability in the 1820s, the development of a public educational system remained relatively slow. In 1821, the

Georgia legislature doubled the funds allotted for the poor school system, and in 1837, there was a failed attempt to create a free education system.

The Athens Grammar School, successor to the University's grammar school, operated in 1833 under the direction of J.N. Waddel. In the 1820s, the Athens Female Academy was perhaps the best known of the county's several academies. Despite its name, instruction was not limited to girls. The Trustees of the University gave the lot for the academy and the house built by private contribution. The academy was opened in 1829, and the operations expanded considerably during the 1840s.

In Georgia during the 1830s, a variety of churches and private groups sponsored manual labor schools, institutions where pupils could partially pay for tuition by working on the school farm. The Presbyterian Education Society of Georgia operated the Athens Manual Labor School until 1834, when the society relocated the school to a more rural area near Milledgeville (known as Midway at the time). It was re-opened there in 1835 as Midway Seminary, and the institution survives today as Oglethorpe University.

During the 1840s and 1850s, several private schools were established in Athens. Miss Emily Witherspoon operated a private elementary school for girls and boys. In 1842, the Athens High School for Young Ladies was opened. The Grove Seminary for Young Ladies opened in 1850. Center Hill Classical School and Cobbham Academy prepared boys for college or business. In 1856, a lot was purchased on Milledge Avenue for the construction of the new high school for young ladies, the Lucy Cobb Institute. T.R.R. Cobb raised the money for the three-story masonry structure, which was completed in 1858 and named in honor of the memory of his eldest daughter.

State educators successfully launched a free school system by 1858, when the legislature authorized public school systems and allotted additional funds for elementary institutions. Clarke County instituted a form of free school system in 1859, but it was repealed in 1860 in favor of an adaptation of the old poor school fund. This adjustment seemed to address educational needs of the time and by 1860, Clarke County had 26 schoolhouses and 29 teachers.

In 1859, Clarke County had approximately a dozen schools in operation with a combined enrollment of 400. In this year, the University of Georgia began operation of a preparatory school located on a site at the intersection of present-day Prince Avenue and Oglethorpe Street. This eventually became the site of the State Normal School.

Although Athens was the educational center of Clarke County, several academies and schools were operated outside its environs. These included Watkinsville Academy, Clarke County Academy, Salem Academy, Farmer's Academy, and Pine Grove Academy.

4.9.1.6.3 *Development as Clarke County Seat (1860-1900)*

Even after 1886 when the county instituted a free public school system, Athens-Clarke County residents – both black and white – assembled, built, and funded their own schools. African-American examples of private educational institutions range from a small, rural, nineteenth-century schoolhouse to an early twentieth-century industrial school.

Founded in 1868, the Knox Institute became the best known of Athens' black private schools. It was located on the corner of Pope and Reese Streets in what is now known as the East Hancock Historic District. Although the building is gone, the site is still recognizable by an original fieldstone retaining wall. In 1913, the Knox Institute became the first high school for black students ever accredited by the Accrediting Commission of the University of Georgia. By 1924, the school enrolled 339 students from five states. However, the school closed its doors in 1929.

Noted and accomplished African-American educators from Athens included Lucius Henry Halsey, J. Thomas Heard, S.F. Harris and Judia Jackson Harris. These architects of learning established reputable institutions that offered wide curricula.

The State Normal School was opened in Athens in 1891 and provided the inspiration for the neighborhood's name. In 1928, the Normal School became known as the Georgia State Teachers College when legal requirements for teacher certification were changed.

4.9.1.6.4 *Maturation and Expansion (1940-1980)*

Following the end of World War II, the U.S. Navy for its Supply Corps School acquired the Georgia State Teachers College campus (formerly the State Normal School). The Navy still operates the school on the site today.

During the 1960's, Athens-Clarke County experienced the revolution of integration. In 1961 the University of Georgia admitted its first two African American students which thrust the campus into turmoil for a period of days. Nine years later the public school system followed suit as a black high school merged with the local white one.

4.9.1.7 Religion

4.9.1.7.1 Settlement and Formation of Clarke County (1780-1820)

Some of the earliest settlements in Clarke County were communities begun along the Oconee River by religious denominations; the Methodists at Watkinsville and the area between the forks of the Oconee River; the Baptists at Trail Creek, Barber's Creek, and Barnett Shoals; and the Presbyterians at Sandy Creek. Congregations in rural settlements formed more quickly than those in Athens.

The Methodists, Presbyterians, and Baptists were well established in Athens by 1806. Initially, individual denominations held their religious gatherings in private homes, meeting houses, and on the campus of the University of Georgia. Opened in 1808, the University's original chapel became the town's first religious edifice. Hope Hull, often regarded as the "Father of Methodism in Georgia," held services in the Athens area as early as 1804 in a log cabin, the first Methodist meeting house west of the Oconee River. In 1810, Hull erected a larger log cabin, known as Hull's Meeting House, to hold the growing congregation. From 1801 to 1880, the Old Athens Cemetery on Jackson Street served as a common burial ground.

4.9.1.7.2 Rural Community Formation and Identity (1820-1860)

Bible classes initiated by University President Robert Finley in 1817 led to the establishment of the First Presbyterian Church. His successor, Dr. Moses Waddel, founded the congregation on the college campus on Christmas Day 1820 and became the church's first pastor. The Baptists established a congregation in 1830. Elizabeth Stockton Moore held meetings in her home which led to the founding of the Episcopal congregation in 1843. Despite growing congregations, nine out of ten people actually belonged to no church as late as 1831. However, the religious message was further spread by services, Sunday Schools, revivals, camp meetings, bible societies, temperance societies, and religious organizations.

The first churches were simple, frame buildings constructed on land provided by the University of Georgia. The Methodists were the first denomination to build a church. In 1824, Thomas Hancock donated a lot for the construction of a forty-foot square, frame building with seats for whites in the middle and galleries for slaves on three sides. In 1828, the Presbyterians built a church on campus (current location of the north wing of the Academic Building). Around 1830, the Baptists constructed a small frame

church on a corner of the campus, at Lumpkin and Broad Streets. In 1832, James Carlton and Ross Crane constructed the University's extant Chapel for \$15,000.

As church membership increased during the 1840s and 1850s, the more prominent and established congregations began construction of stylish, masonry churches that were intended to "anchor Athens' downtown physically and spiritually for the next century." In 1852, the Methodists erected the First Methodist Church on the southwest corner of Hancock and Lumpkin Streets, the site of the congregation's first frame church. In 1855, Ross Crane designed and constructed a Greek Revival style church on Hancock Avenue for the Presbyterian congregation. Completed in 1856 at the cost of \$10,000, the First Presbyterian Church featured a steeple surmounted by a gigantic hand, carved and gilded, with a finger pointing toward heaven. In 1858, the Baptist congregation hired James Carlton to design the Athens Baptist Church for the southeast corner of College and Washington Streets.

Because the Old Athens Cemetery was nearly filled by a half-century of burials, a committee was appointed in 1853 to select a site for a new cemetery. In 1855, a tract was purchased along the Oconee River south of the Athens Factory. Dr. James Camak designed the plan for the Oconee Hill Cemetery, which opened in 1856. Lots were divided into three classes and free spaces were set aside for the indigent.

During this period, most blacks were actively religious. The Slave Code of all southern states after the 1830s forbade slaves to have separate religious services unless supervised by whites. Although many blacks in town worshiped in churches for whites with segregated seating, separate black congregations also operated under the supervision of sponsoring white denominations. Two churches for blacks existed in 1849. A black Presbyterian congregation worshiped in the little church on campus that the Baptists had built and vacated in 1858; the building burned in 1860. Within rural Clarke County, Shady Grove, Chestnut Grove, and Billups Grove were among the churches for blacks that predated the Civil War.

Rural congregations increased in number as well. In the 1830s, the Disciples of Christ settled the Scull Shoals area and established the Republican Church. By 1850, there were 21 churches for 5 denominations in Clarke County; Methodist (11), Baptist (7), Presbyterian (2), Episcopalian (1), and Christian (1). Before the advent of the Civil War, two new rural churches were organized: Buena Vista Baptist Church, often referred to as Barrett's Baptist Church, organized in December of 1858; and Princeton Factory Baptist Church was established in March of 1859.

4.9.1.7.3 Development as Clarke County Seat (1860-1900)

Religious diversity increased as the Jewish, Christian, and Catholic congregations formed during this period. When a small group of Jewish people assembled in Athens after the Civil War, Robert L. Bloomfield offered the first meeting place. The Congregation of the Children of Israel organized in the early 1870s, and Moses Myers served as president of the congregation for the first 25 years. Around 1876, the First Christian Church also organized. The formation of the Roman Catholic congregation occurred near the end of the 19th century. Prior to this time, priests from Washington or Sharon traveled to celebrate mass for Athens' Catholic citizenry.

Newly formed congregations adopted facilities and constructed houses of worship. Robert L. Bloomfield was responsible for the construction of a Neo-Gothic Episcopal chapel on Oconee Street, adjacent to the Athens' Factory mill village. The chapel was consecrated as St. Mary's Chapel on Easter Day 1870. In 1873, the Right Reverend Bishop Gross, Bishop of Savannah, acquired the property on the northwest corner of Pulaski and Dougherty Streets, and the congregation utilized an existing building, which became known as the Roman Chapel. This small, frame structure was formerly the University of Georgia's Law School and the law offices of T.R.R. Cobb. The Congregation of Israel utilized Moses Myers' building on College Avenue until 1884 on the southeast corner of Pulaski and Dougherty Streets. In 1892, the Episcopal Church was demolished when the congregation relocated to Prince Avenue. The Baptist congregation replaced their church on the corner of College and Washington in 1898.

Blacks withdrew from white church affiliations and formed independent congregations. In 1860, Joseph Williams, a black Presbyterian preacher who had ministered to Georgia blacks since the 1840s, was assigned to the First Presbyterian Church. Within six months, Williams gathered a sizable black congregation that met in the church's basement and in the independent churches for blacks outside of town. In 1866, the First African Methodist Episcopal congregations organized in a blacksmith shop on Foundry Street. The church was originally named after Pierce's Chapel in honor of Reverend Lovick Pierce, a white minister of the First Methodist Church who helped the members locate a building on the Oconee River so that they might worship independently. Hill's First Baptist Church organized in 1867. Within the black community, lodges formed and organized insurance and burial insurance programs. In 1882, the Gospel Pilgrim Society purchased land from Elizabeth Talmadge and founded the Gospel Pilgrim Cemetery.

Religion functioned as a primary force that shaped Athens' blacks' lives. Churches such as Chestnut Grove, Hill First Baptist Church, and the First A.M.E. Zion Church blossomed during the antebellum and reconstruction years and matured by the early twentieth-century. Although A.M.E. Zion formed in 1866, Chestnut Grove assembled before the Civil War. These churches flourished in Athens-Clarke County. Seeds that propagated from the early churches spread, rooted, and blossomed elsewhere in the community. African-American men and women who led active religious lives at once preserved their community, their traditions, and their African heritage. Churches functioned as the core of the black community. Most operated schools. Picnics, weddings, and political events held on church property tightly-knitted the community in times of celebration. In times of duress, churches provided support so that Athens' blacks could endure death, slavery, and segregation.

In 1893, the rural churches that existed included New Hope Church, Mt. Zion Church, Bethel Church, New Grove Church, Moore's Grove Church, Boggs Chapel, Prospect Church, Corinth Church, and Big Creek Church.

4.9.1.7.4 Urbanization of Clarke County (1900-1940)

At the beginning of the century, the first suburban church was constructed. Emmanuel Episcopal Church, completed in 1899, occupied their new granite, Gothic style church. Prosperous congregations initiated improvements and construction of new facilities on the fringes of the downtown area near Prince Avenue. In 1902, the First Presbyterian Church was substantially remodeled. The steeple was completely removed, the hand having been removed before the turn of the century, and a new portico constructed. In 1913, St. Joseph's Catholic Church built a masonry building upon the northwest corner of Pulaski and Dougherty Streets, in front of the Roman Chapel that they had previously utilized. In 1915, First Christian Church constructed a new brick facility on the northeast corner of Pulaski and Dougherty Streets, across from their original frame building. The Baptist congregation relocated to the new First Baptist Church on the southwest corner of Pulaski and Hancock Streets in 1921. In 1925, Emmanuel Episcopal Church completed a bell tower, dedicated to Robert L. Bloomfield for his instrumental role in the transportation of the granite for the building. Charles Morton Strahan, developed the grounds and designed the rectory and parish hall for this congregation.

The black community flourished as well. By 1908, Hill's First Baptist Church constructed a brick church with Gothic Revival detailing and a modified cross plan on the northeast corner of Pope and Reese Streets. The First A.M.E. congregation hired an

architect and a builder to construct a church on the southeast corner of Hull and Strong Streets in 1916.

Due to the movement toward town and the increase of absentee landlordism and black tenant farms, five rural churches disbanded around the turn of the century. However, rural churches remained plentiful; in 1915, there were 17 churches for blacks and 8 churches for whites. Methodist was the prevailing denomination among whites and Baptist among blacks, and none of the rural churches had a full-time pastor.

4.9.1.7.5 *Maturation and Expansion (1940-1980)*

By 1944-45, almost 10,000 of Athens' citizens were members of the 14 churches for whites, including Methodist (4), Baptist (4), Presbyterian (2), Episcopalian (1), Christian (1), Church of Christ (1), and Holiness (1).

Urban renewal relocated one congregation and attempted to relocate another. The Congregation of Israel's synagogue was demolished in the late 1960s, and the congregation moved to Dudley Drive. Although their parsonage was demolished in 1969 for the construction of Urban Renewal projects, the First A.M.E. Church successfully fought pressure to relocate and nominated their historic property to the National Register.

Also, by 1944-45, there were thirteen churches for blacks, including Baptist (7), Methodist (5), and Holiness (1). Hill's First Baptist Church, Hill's Chapel, Ebenezer Baptist Church, First A.M.E. Church, St. John's A.M.E. Church, Greater A.M.E. Church, and St. Mark's Church were among these congregations.

4.9.1.7.6 *Unification: Athens-Clarke County (1980-1995)*

All major and most minor denominations are represented in Athens today, including African Methodist Episcopal (A.M.E.), Anglican, Apostolic, Assembly of God, Baptist, Catholics, Charismatic, Christians, Christian Scientists, Church of Christ, Church of God, Disciples of Christ, Episcopal, Evangelical, Hebrew, Jehovah's Witness, Latter-Day Saints, Lutheran, Methodist, Nazarene, Non-Denominational, Pentecostal, Pentecostal Holiness, Presbyterian, Seventh Day Adventist, Society of Friends, and Unitarian-Universalist.

Since the 1980s, prominent churches within the city have continued expansion programs, sometimes resulting in the razing of the surrounding communities that they

were originally built to serve. Large parking lots are a testament to the weekly influx of suburban parishioners.

4.9.1.8 Transportation

4.9.1.8.1 Settlement and Formation of Clarke County (1780-1820)

Roads, bridges, and ferries were of great concern to the frontier country. However, inclement weather and rough terrain often made travel by coach, carriage, horseback, or foot an ordeal. By the early 1800s, Athens was serviced by stages traveling between Athens and Augusta. In 1804, a post road opened between Watkinsville and Athens, and by 1811, a horse path from Athens to Fort Stoddard provided safe and sure passage as a U.S. postal route to New Orleans and for settlers moving onward to the western frontier. By the 1820s, a new road connected Watkinsville and Athens and offered easier egress.

The 1820s completed two bridges, a small bridge across Barber's Creek on the Athens-Watkinsville Road and one across the Oconee River near Athens. However, bridges often washed out and were expensive to rebuild and maintain.

4.9.1.8.2 Rural Community Formation and Identity (1820-1860)

As the county seat, Watkinsville served as the junction of mail routes, stage runs, and rudimentary roads to Athens from Greensboro and Madison. In 1828, a direct mail route connected Athens and Danielsville. By 1837, stage service from Milledgeville arrived via Watkinsville three times a week. Even after the advent of the railroad, post coaches and stages transported passengers to Athens from railroad lines in Crawfordville and Greensboro until the lines were extended to Athens. In 1845, the Hodgson brothers established a stagecoach line between Athens and Gainesville to transport mail and passengers. Although some of the roads became passable, most remained unreliable country trails, maintained only by the occasional trimming of low-hanging branches and underbrush and the filling of mudholes. After the legislature authorized the incorporation of joint stock companies in 1850, two plank road companies organized in Clarke County to improve transportation routes to Clarkesville and Gainesville. Even so, no evidence exists that these improvements were implemented.

In a disastrous flood, the Harrison Freshet of 1840, waters washed out most of the bridges, including Athens upper and lower bridges and the bridge built at Princeton

Factory in 1834. A double track bridge, 435 feet long and 24 feet wide, replaced the lower Athens bridge, which connected Front Street with the Georgia Railroad Depot. The old upper Athens bridge was replaced by a single track span. By 1850, Clarke County had ten bridges: three over the Appalachian, four over the Middle Oconee, one over the North Oconee, one over Barber's Creek, and one over Sandy Creek.

During this period, a new form of transportation arrived. The Charleston-Hamburg Railroad of South Carolina completed its line across from Augusta in 1833. Eager to transport their goods through Augusta and Savannah and frustrated by the expense, slowness, and hassles of freight travel by wagon, Georgia citizens established a railroad. On December 21, 1833, the General Assembly chartered the Georgia Railroad. In 1834, the organizational meeting commenced in Athens at the home of James Camak, the first president, and route survey and construction soon began. Powered initially by animals and then by steam, the Georgia Railroad first reached Athens in 1841; however, the tracks terminated at Carr's Hill east of the Oconee River. The Georgia Railroad Depot in Athens was built at this terminus in 1841-42. As the terminus for the only railroad extending into northeast Georgia, Athens became a center for commerce and trade and served as the home office for the Georgia Railroad until 1841, when the headquarters moved to Augusta. By 1842, freight moved between Athens and Augusta twice a week and passengers traveled daily, except Sunday. When the Georgia Railroad replaced its depot in 1855, the new depot was once again constructed on the eastern side of the Oconee River, requiring wagons and stages to transport passengers and freight into town. When other railroads' plans for extension through the county developed in the 1850s, citizens explored additional railroad connections to retain the town's newly acquired status as regional trade center.

4.9.1.8.3 Development as Clarke County Seat (1860-1900)

Until this time, streets were either untitled or had unofficial titles, but in 1859, a committee named 46 streets in Athens, primarily after distinguished local men. In 1885, the city authorized a modest, street-paving program, replacing dirt streets and mudholes with vitrified brick, granite blocks, and creosoted wood blocks. In 1898, a particularly wet winter, and the passing of numerous Spanish-American army wagons, encouraged additional street improvements. Street paving bonds were issued in 1900, and cement sidewalks followed the next year.

In 1866, a Clarke County Grand Jury suggested that the county and city buy the lower Athens bridge, since the privately owned toll bridge across the Oconee was poorly maintained. Three years later, the bridge was reopened in 1870. The old upper Athens

bridge, which was a covered bridge located near North Avenue, provided passage across the Oconee River as well.

Athens grew as a marketplace serviced by an increasing number of railroads. R.L. Bloomfield, promoter and first board president, initiated a new rail line from Athens to Clayton. Although authorized in 1854 and chartered in 1871, the Northeastern Railroad's first train to Athens did not arrive until 1876. Two more railroads soon followed, the Macon and Northern Railroad in 1887, and the Georgia, Carolina and Northern Railroad in 1891. The completed railroad trestle provided access into Athens across the Oconee River, near the upper Athens bridge on North Avenue. Such competition eventually forced the Georgia Railroad to construct a new depot on the western side of the river, near Broad Street.

4.9.1.8.4 Street Railway

In 1870, Mr. William Bailey Thomas built and operated for a short time a freight railway on Oconee Street. It was intended to transport goods from the Georgia Railroad depot on Carr's Hill to downtown Athens, and the route was named the Athens Street Railway. In 1885, a promoter from Texas named Mr. Snodgrass introduced the first passenger street railway cars to Athens in 1888. The company that he founded was eventually named the Classic City Street Railway Company and he shipped mules in to Athens to power his cars. Rails for this service were laid on Broad, College, Clayton, Lumpkin, Hancock, Pulaski, Prince, and Milledge. The cars using these rails were named the Lucy Cobb, Pocahontas, and No. 2. When the line went into receivership, Mr. Harris purchased the business and electrified the line. On June 23, 1891, the first electric streetcar moved down the roads of Athens, powered by a hydroelectric plant at Mitchell Bridge and Tallasse Shoals. When Snodgrass returned to Texas, the streetcar line changed owners who then went into business with the Athens Park and Improvement Company. The new company extended the line for electrified streetcars down Boulevard. The streetcar barn was located off of Boulevard at the end of the line on land given to the railway by the Athens Park and Improvement Company as an inducement to extend the line through their new Boulevard residential development. In the 1890s, new streetcar tracks extended past Cobbham, and out Prince Avenue, to the Normaltown area. When the venture failed again, subsequent owners purchased and built dams and power plants at Mitchell Bridge and Tallasse shoals to provide electricity, which replaced a small steam-powered generator that had been built on Boulevard. In 1910, all of the property belonging to the Athens Electric Railway Company was transferred to the Athens Railway and Electric Company, which became part of the Georgia Power Company in 1927.

4.9.1.8.5 Urbanization of Clarke County (1900-1940)

Athens soon became a major center of transportation and trade. At the turn of the century, Clarke County had 200 miles of graded roadway. As the county engineer from 1908 to 1919, Charles Morton Strahan mapped the county and extended its system of public roads. He also pioneered an innovative surfacing technique, known as the Clarke County method. Approximately half of the county's roads benefited from this surface treatment, which was distinguished by a mixture of sand and clay as a topsoil for paving roads. Convict labor maintained the roads. Anticipating the impact of the automobile, Strahan helped draft legislation that created the Georgia Highway Department in 1918 and became the department's first head. By 1923, Athens had 105 miles of streets, and improved highways spread throughout Clarke County.

In 1915, Clarke County had five railroads: Seaboard Air Line, Southern, Georgia, Central of Georgia, and the Gainesville Midland. Seaboard served as the only main line in the county. Midland was a local railroad connecting Athens and Gainesville. Three stations existed outside of Athens: Georgia Railroad Station (Winterville), Central of Georgia Railroad Station (Whitehall), and the Georgia Midland Railroad Station (Ocnee Heights). In 1906, small towns grew up around these stations and businesses opened to serve the residents of each area.

In 1907, the state of Georgia and Athens witnessed air travel when Ben Epps opened a shop on Washington Street and designed, built, and briefly flew his first airplane. Although his plane resembled the Wright Brothers' 1903 bi-plane, Epps' first venture was technically a monoplane. Epps continued to test his new designs in 1909, 1911, 1924, and 1930. During these innovative years, Epps continued to fly other planes that he had purchased, and in 1919, the Rolfe-Epps Flying Service offered flight instruction, passenger flights, and aerial photography. The company operated on rented land that is now the site of the Athens-Ben Epps Field. Epps died in a plane crash in 1937.

4.9.1.9 Commerce

The Athens-Clarke County area had become the trading, market, and banking center for Northeast Georgia by the 1840s. Athens filled a need for the people of the region, who previous to the city's rise were compelled to make long and expensive trips to Augusta, then on to the nearest important city. With the spread of an intensive cotton culture following the end of the Civil War, Athens became a major cotton market. This large

and lucrative business continued until the boll weevil and the Great Depression caused its ultimate collapse.

African Americans' presence penetrated the business community, as well. Although enslavement prevented most blacks from owning shops, slaves' experiences in the bustling city as skilled artisans prepared them for post-bellum life. Some former slaves such as Madison Davis, a Reconstruction politician and later a real estate agent, took active roles in both politics and business. Another ex-slave, Monroe Bowers "Pink" Morton, emerged as a wealthy entrepreneur and established the Morton Theater. Black-owned businesses sprouted all over town. However, many black professionals and businessmen established their operations at the crux of Washington and Hull Streets, also known as "Hot Corner." African-American doctors, dentists, pharmacists, newspaper offices, and grocers assembled at this auspicious locale and opened shops where they could serve the interests of the black community. At the corner African-American men and women intermingled socially and supported local vendors. Most importantly, "Hot Corner" gave black professionals opportunities to establish businesses and practices in a supportive environment.

Banking played a key role in downtown development, and Bankers Row on Broad Street for many years housed much of the financial community. In the early 20th century, the Athens Savings Bank stood on Broad, flanked by the National Bank of Athens at "Bank Corner" (at Broad and Jackson Streets) and the American State Bank. Other banking establishments by the 1920s included the Commercial Bank of Athens, People's Bank, Clarke County Bank, and Georgia National Bank, which was founded in 1903.

New warehouses and freight depots grew up along Foundry Street as Athens became a major center for transportation and trade. Athens was one of the largest cotton markets in the world in 1910, handling more wagon loads of cotton than any other town in Georgia. World War I caused cotton prices to soar and then plummet. The demand for cloth and uniforms proved a boon to Athens textile industries as cotton prices rose to unprecedented highs. As a result, cotton was still the principal crop across much of the region, and the tired land required increasing amounts of fertilizer to produce a crop. While many of the small farmers did not prosper under this one-crop system, the cotton factors, fertilizer manufactures and farm implement suppliers in Athens did very well.

The depression that hit rural Georgia began in 1920 and lasted until World War II. Diversification and a balanced economy helped Athens and Clarke County weather the economic storms of the 1920s and 1930s. While some businesses, banks, and farms

failed, the area fared far better than most, aided in part by the presence of the university and a building program there fostered by the New Deal.

4.9.1.10 *Industry*

Before 1828, manufacturing in Clarke County included flour milling, saw milling, grist milling, cotton ginning, cotton pressing, furniture making, blacksmithing, tailoring, milliner and mantua making (an early term for “dressmaker”), saddle tanning, and bridle and harness making. Most of these businesses were small independent operations. After 1828 the emphasis was placed on the manufacture of cotton goods.

During the years 1829 to 1833, three cotton mills opened in Athens. The first of these mills opened in 1830 and was named the Athens Manufacturing Company (later the Georgia Factory)—located about five miles south of Athens on the lower end of the Oconee River’s north fork. Wealthy citizens in Athens and Clarke County invested in the cotton mill, which boasted 1,000 spindles and 30 looms when it opened. In 1837, management of the mill was taken over by John White, who quickly acquired full ownership. The factory-owned mill village that developed took his name as Whitehall. By 1849, the average daily production of the mill’s 70 workers was 140 yarn bundles and 800 yards of cloth. The mill complex included the factory, houses, stores, and other facilities. The factory earned profits during the Civil War by producing Confederate uniforms. After the war, the mill purchased the closed armory in Athens and greatly expanded its textile production.

The second textile plant in Athens, which opened in 1834, was the Athens Cotton and Wool Factory (Athens Factory). This mill was located near the center of Athens at Cedar Shoals. A series of disasters plagued the mill in its early years: in 1835, a fire destroyed most of the mill; in 1840, a flood wiped out the factory; and in 1857, another fire took place. The undaunted investors rebuilt after each of the disasters and the factory continued to produce stripes, bedticking, linsey-woolsey and other textiles.

The third factory incorporated in Athens in 1833 was called the Camak Manufacturing Company and later Princeton Factory in 1834. Located two and one-half miles south of Athens on the banks of the Oconee River, the mill produced cotton as well as woolen textiles. A mill village with several houses and a store developed near the factory. The factory was sold to Dr. James S. Hamilton in 1845 and was eventually purchased by Captain James White. The Princeton Factory mill building, a large two-story brick structure, burned in 1973.

By the 1840s, Athens and Clarke County were second only to Savannah and Chatham County in capital invested in manufacturing. The three mills employed 220 persons and together had 5,630 spindles. All three mills continued to operate into the mid-20th century. In the 1940s, the manufacturing industry, chiefly textiles, employed one-fifth of the work force in Clarke County. After World War II, mill villages disappeared as corporations owning the mills sold their properties and offered mill workers the chance to purchase homes. At the Princeton Factory, mill houses were moved away from the factory site. Thomas textiles bought the mill site at Whitehall and operated the last water-powered textile plant in the county for many years.

Another early industry was the Pioneer Paper Mill. This site, in southern Clarke County, began in the 1830s and continued through the Civil War. The mill was described as being a wooden structure on a stone basement, two stories high. Paper was manufactured here until after the Civil War. In the 1890s, the site became a cotton mill, and in 1946 the mill was altered to produce cordage, which is still produced there today.

Also, in the early 1900s, Southern Manufacturing Company, one of the largest cotton mills in the region, located in Athens. By 1909, the mill boasted 384 looms and 21,020 spindles. In addition, at the intersection of present-day Westlake Drive and Milledge Circle, Bobbin Mill operated until the turn-of-the-century, supplying bobbins made from locally grown dogwood trees to supply the textile industry. Also, Star Thread Mill operated at Barnett Shoals and supported a mill-village settlement.

After World War II, outsider-owned businesses multiplied, and mill villages became a thing of the past. In 1951, Clarke County landed its first major outside industry when Dairy Pak, a company based in Cleveland, Ohio, opened a new branch in Athens for the production of milk and juice cartons. The following year, Gold Kist began poultry processing in Clarke County. In 1954, General Time opened a \$2.5 million plant on Newton Bridge Road, which made Westclox and Seth Thomas timepieces. In 1957, Westinghouse (now ABB) moved some of its corporate executives to Athens from Sharon, Pennsylvania, to run a new plant.

4.9.1.11 Military

During the Civil War, Athens served as the collection point for volunteers from surrounding counties. The town also became a haven for refugees from the active theaters of war. Residents from cities such as Savannah and Brunswick forwarded their valuables to Athens for safekeeping and women and children traveled to Athens

seeking safety. During the war, Athens Fire Company No. 1 organized as a home guard. The Cook and Brother Armory also brought new industry to Athens. The armory opened on December 25, 1862, on the east bank of the Oconee River in renovated mill buildings and manufactured infantry rifles, artillery rifles and carbines. At its peak, the factory produced 600 guns of each class per month. Additionally, Calvary horseshoes, bayonets, and agricultural machinery were made at the armory. Because workers were at a premium and the armory could employ 200 people, women and slaves supplied much of the labor.

4.9.1.11.1 Stoneman's Raid

On August 1, 1864, two Union brigades under the command of Colonel Horace Capron and Colonel Adams passed through Madison, setting fire and destroying commissary supplies. At midnight, they stopped just below Watkinsville. The next day, the troops ransacked Watkinsville, taking horses, mules, and provisions. Plans were laid to enter Athens and "destroy the armory and other government works." Adams' brigade advanced towards Athens along present-day Highway 441. The "Mitchell Thunderbolts" (the Athens home guard) and Captain Ed Lumpkin's battery (along with the double-barreled cannon) were well entrenched at the outer defenses of Athens on a hill above the paper mill on Barber's Creek. Shots from Lumpkin's artillery reportedly killed a lieutenant, wounded several soldiers and sent the remaining troops fleeing upriver in the direction of Jefferson. Capron's battalion, having remained behind at Watkinsville, got word of the strength of the Athens fortification and set out to rejoin Adams, but got lost between Watkinsville and Athens. Another battery of Lumpkin's men exchanged gunfire with a group of Union troops on Mitchell's Road about sunset the same day.

After the battle near Jug Tavern, a contingent from Major Cook's Armory battalion Calvary, men of the 16th Georgia Calvary and a regiment of Kentucky Infantry rounded up about 300 men. On August 3, the first Union prisoners arrived in Athens for processing on the field near Old College and internment in the Chapel. For the next few days, Confederate troops rounded up prisoners in the woods surrounding the battlefield and sent them to Athens under guard by the Thunderbolts. Approximately 430 Union cavalry prisoners were captured. The Thunderbolts escorted the prisoners to the depot for shipment to Camp Sumner near Andersonville, Georgia.

4.9.1.12 Architecture

The historic architecture of Athens-Clarke County spans a period from the 1820s through the 1940s and post-war period. The dwellings existing in and around the urbanized area of the county include the early vernacular, Plain Style, log dwellings, Federal, Greek Revival, Italianate, Gothic Revival, Romanesque, and various other manifestations of the eclectic tastes of the Victorian Era. Later styles such as the bungalow, Classic Revival, and Craftsman are also well-represented.

The dwellings of the cotton mill workers have a distinctive flavor, usually being one or one-and-a-half stories with massive central chimneys and, almost, inevitably, shed rooms projecting from the rear. Relatively few early rural dwellings have survived, but several good examples of the Plain Style still exist.

The Antebellum mansions in the Greek Revival style are among the noted landmarks of Athens. The majority of these houses are found along Milledge and Prince Avenues that were Athens' most fashionable streets for many years. It should be noted that no Greek Revival mansions exist in rural Clarke County today, and probably few, if any, ever existed there.

The historic commercial structures in the historically urbanized areas of Clarke County exhibit the widely varying styles found in domestic architecture with those of the Victorian Era predominating.

The work of many nationally and regionally renowned architects is exhibited in Athens. City Hall, one of the most distinctive structures in downtown Athens, was designed by Augusta architect L.F. Goodrich and built in 1904. In 1905, James Knox Taylor, architect of the U.S. Treasury Building in Washington, D.C., designed the Renaissance Revival Federal Building located across from City Hall on College Avenue. In 1908, Athens' first skyscraper, the Southern Mutual Insurance Company building, was constructed on College Avenue. The seven-story building was the largest ferro-concrete office building in the South at the time, and the region's first example of Commercial-style architecture.

Atlanta architect A. Ten Eyck Brown designed the 125-room Georgian Hotel, Athens' first fine hotel, constructed in 1909. Brown also designed the Clarke County Courthouse, built in 1918, which exhibits both Neoclassical and Beaux Arts elements. Athens' tallest structure, the nine-story Holman Hotel (now the NationsBank building), was built in 1913 on the corner of Clayton and Lumpkin Streets, and competed with the Georgian for local prominence. Local architect Frederick Orr designed a number of

early-20th century residences in the areas around Milledge Avenue and Milledge Circle, as well as the YWCO gymnasium that was constructed in 1913.

Regionally recognized Atlanta architect Neel Reid designed a number of local residences, as well as the Renaissance Revival-style Michael Brothers department store, which was built in 1923 at Clayton and Jackson Streets. Also, in addition to other local work, architect Wilmer Heery re-designed the Peabody Library, located on the University of Georgia's North Campus, to accommodate the Georgia Museum of Art in 1958.

4.9.1.13 Towns, Communities, and Neighborhoods

4.9.1.13.1 City of Winterville

While the community surrounding what would become Winterville appears to have had its beginnings with the advent of the railroad, the initial settlement of the area had a much more exotic beginning. Much of the land that is now part of the City of Winterville was a part of a land grant from the State of Georgia to a Revolutionary War hero named Count d'Estaing, who later deeded the land to a Madame Gouvain, who was an acquaintance of the Empress Josephine, the widow of a French general, and a private secretary to President James Monroe. The first settler to the area is said to be Keziah Hale, who arrived in 1802 and built a house near Shoal Creek on the Athens Road. The Pittard family later purchased this house, and the Hale family relocated elsewhere in the area shortly thereafter.

It was the development of the railroad that was the catalyst for the community that would eventually become Winterville. The Georgia Railroad Company finished its line from Union Point in Greene County to Athens in 1841, and apparently it was not long after this that the company established "Six Mile Station," essentially the site of present day Winterville, as a wood and water stop along the line. The name of the station refers to the distance of the stop from Athens – roughly six miles. The station formed the nucleus for the development of Clarke County's second significant railroad town, and this community proceeded to thrive with the growth and further development of the railroad. In the early 1850s, members of the Winters family, for whom the community would eventually be named, began to settle in the area. Diedrich Heinrich Winter, later called Henry, was from Bremerhaven in Germany, and was the first of his family to arrive in the area. His brother Christopher and his cousin John Winter of Hanover followed him shortly thereafter in 1860.

Henry Winter, who ultimately worked for the railroad for forty years, worked as the first section foreman, and the station soon became known as “Winter’s Station.” In 1866, John Winter, who operated a shop in the community, became the first postmaster and about this time the community came to be called Winterville.

As evidenced by the large number of houses present today which appear to have been constructed during the last quarter of the 19th century, the Winterville community appeared to generally prosper in the years following the close of the Civil War. Several of the area churches appear to have received their starts about this time. The first church in the county was the Line Church, established after 1859 when Sarah Hart Pittard deeded 2 1/4 acres to the trustees. The first pastor was Isaac M. King. All denominations originally utilized the structure that was built for services, but eventually solely the Methodist Church used the building. The First Baptist Church was organized in 1886 when it broke off from the Moore’s Grove Church, and the Reverend Coile served as the first pastor and continued to serve for a period of fifty-five years.

Winterville was incorporated in 1904, with W.R. Coile serving as the first mayor and John Pittard as the first clerk. The town straddled the county line between Clarke and Oglethorpe Counties, and in 1906 the state legislature allowed the citizens of to vote themselves into one county or another. The results of this referendum placed Winterville within Clarke County.

By 1920, Winterville had a population of 510 citizens, five general stores, one drugstore, a bank, two garages, two cotton gins, two grist mills, and a number of doctors. Residents also took an interest in civic boosterism, and organized an annual Winterville Community Fair.

The agricultural community continued to prosper with its own schools, which consolidated with the Athens schools in 1956, churches, and other public amenities. Residents of Winterville value their distinct identity and history, and have made significant decisions in recent years to protect their autonomy from the recent growth of nearby Athens. The most influential of these recent developments was the community’s decision to not consolidate with the rest of Clarke County under the unified government of Athens-Clarke County.

The community has managed to preserve its small-town atmosphere, and continues to promote its unique identity through the several special events, the largest of which is

the annual Marigold Festival. This festival recognizes the city's nickname as the "City of Marigolds."

4.9.1.13.2 Cobbham

Northwest of the Central Business District lies Athens' oldest residential "suburb," first laid out in the early 1830s. It has evolved from an almost rural setting for a few large Antebellum homes with their dependencies to a rather densely populated in-town area of single and multi-family dwellings and, increasingly, commercial and institutional intrusions. The area, originally called Cobbham, is bisected by one of Athens' major thoroughfares, Prince Avenue. Once one of the town's most majestic and beautiful streets lined with large Antebellum and Victorian Era homes, Prince Avenue is now lined mostly with late 20th-century commercial structures while only a few landmark buildings survive.

To the south of Prince Avenue is the Cobbham Historic District, stretching from Fire Hall No. 2 at the intersection of Prince Avenue and Hill Street on the east to Athens Regional Medical Center at King Avenue on the west. Streets are laid out in a gridiron, and extension of the downtown grid pattern, which is cut diagonally by Prince Avenue. The area is characterized by rather narrow, tree-shaded streets lined with dwellings reflecting architectural trends and tastes from the Greek, Gothic, and Italianate Revivals through the late 19th-century eclecticism, to the Craftsman and Classic Revival styles of the early 20th-century. Many of the houses are large in scale, and a number have been subdivided into apartments. Cobbham joins the East and West Hancock Districts on the south.

Also historically a part of Cobbham is the Boulevard Historic District, which lies to the north of Prince Avenue, between that street and the Seaboard Coast Line Railroad. Although initially considered a part of Cobbham, the Boulevard District has developed a separate identity since the latter part of the last century. Unlike Cobbham, the streets are laid out parallel and perpendicular to Prince Avenue. The rough grid is distorted east of Barber Street and west of Park Avenue as the streets follow the changing angle of Prince Avenue. The larger late 19th and early 20th-century houses reflecting the varying architectural styles of the period are found primarily along the street known formally as Boulevard. When the area was developed in the late 19th-century, streetcars ran down this wide thoroughfare, giving it special distinction. This street most resembles the Cobbham District south of Prince Avenue and, as in that neighborhood, the street was once lined with huge shade trees which were largely destroyed in a 1973 tornado.

4.9.1.13.3 Normaltown

Beyond Talmadge Drive along both sides of Prince Avenue is the neighborhood known as Normaltown. At the heart of this neighborhood was the State Normal School, which opened in 1891 and provided the inspiration for the neighborhood's name. The Normal School became known as the Georgia State Teachers College in 1928, when legal requirements for teacher certification were changed. It is now the campus of the United States Navy Supply Corps School. The historic two- and three-story brick buildings of the Normal School reflect Classical Revival design. The Navy has since constructed a number of contemporary buildings on the campus for classroom and dormitory space. Along Oglethorpe Avenue may be found a number of large Victorian Era and turn-of-the-century houses on tree-shaded and landscaped lots which face the Navy School campus. The commercial area of Normaltown along Prince Avenue was once a local business center of one- and two-story brick commercial structures dating from around the turn-of-the-century. Many of these buildings still exist today, although several have been removed and replaced with contemporary commercial buildings and medical offices supporting the nearby Athens Regional Medical Center.

North of Prince Avenue and adjacent to the Normaltown commercial area is a residential area known as Buena Vista Heights. This area was developed around the turn of the century as a streetcar suburb at the end of the Boulevard streetcar line.

4.9.1.13.4 Whitehall

On the southern boundary of Clarke County between the North Oconee River and the Central of Georgia Railroad lies the mill village of Whitehall. The community is laid out, basically, along a central axis defined by Whitehall Road that descends sharply from bluffs on the north and south to cross the river on a modern concrete bridge. Many structures front on this street and others are located on narrow lanes that branch off the main thoroughfare on either side of the river. Though at first it is not perceptible, the community is divided into two mill villages – one serving the mill located along the river, and the second for the mill adjoining the Central of Georgia tracks to the south. The modest one and one-and-a-half story frame structures, which housed the mill operatives, were once owned by the mills but are now largely owned by the present residents. There are several larger and more elaborate houses for the mill supervisors, as well as the mansion of the owner known formally as Whitehall. A school and a company store remain as well as several original mill structures and fragments of the dam near the Oconee Bridge. Nearby, on the North Oconee, are the remains of two dams and power plants that were constructed to provide hydroelectric

power for the mills. In 1997, the mill building at Whitehall was rehabilitated through an adaptive use project that developed the structure as loft apartments.

4.9.1.13.5 Brooklyn

During the Spanish-American War, a training camp for volunteer soldiers was set up west of Athens along a broad ridge that offered a clear view of the Athens skyline. This area of high ground was located near the present intersection of Broad and Hawthorne Streets. The area came to be called Brooklyn, after the soldiers from the New York City borough that camped here with the Fifth New York Regiment.

4.9.1.13.6 Barberville

Across the North Oconee River to the north of the Central Business District, are the Grace Street, Ruth Street, and Madison Heights neighborhoods. The land rises steeply from the river for some distance to a crest at the edge of the old Athens city limits. This area near the crest of the hill was once known as Barberville. Some older structures, often greatly altered or in poor condition, are located along the river. A few well-kept Victorian era and Turn-of-the-century dwellings are grouped along North Avenue, the principal north-south thoroughfare for the area. Most of these older dwellings are interspersed with trailer parks and contemporary developments. The historical integrity of the entire area has, unfortunately, been largely lost. Beyond Barberville, North Avenue becomes the Ila and Old Danielsville Road. Commercial structures line much of this highway and radiating subdivisions now dot the rolling, once largely agricultural, countryside.

4.9.1.13.7 East Athens and Carr's Hill

To the east of the Central Business District and University of Georgia, across the North Oconee River, lie the East Athens and Carr's Hill neighborhoods, situated to the north and south of Oak Street, respectively. East Athens is characterized by small dwellings and neighborhood businesses which serve the low and moderate income families of the area. The section was settled early, but subsequent development of private and public housing and alterations to existing structures have destroyed, to a large extent, its historic character. The Chicopee Mills complex, an industrial plant with original structures dating from the Civil War, is situated near the banks of the Oconee River at Broad Street, and is the dominant historic structure in the area. The complex has been renovated and is now used by the University of Georgia.

4.9.2 Historic Resource Surveys

Due to the concurrent and continuous nature of surveys, the following survey review encompasses all known survey efforts, evaluated through surviving survey reports, documentation results, and final products. The depository for documentation materials and the final product of each survey conclude each reference. A portfolio of all accessible survey reports resides in the Athens-Clarke County Planning Department.

4.9.2.1 Historic American Buildings Survey (1935 to the Present) and Historic American Engineering Record (1969 to the Present)

In 1933, HABS/HAER began as an emergency funding project within the National Park Service and, in 1935, it became a cooperative effort between the National Park Service, the American Institute of Architects and the Library of Congress. Within the Athens-Clarke County vicinity, the selective survey documented one monument and thirty-two buildings, including five demolished structures and one relocated structure.

Table 11: HABS / HAER Documented Buildings and Structures in Athens-Clarke County, Georgia

HABS	
1	1234 Lumpkins Street (House)
2	225 Milledge Avenue (House)
3	897 Milledge Avenue (House)
4	Camak House, 279 Meigs Street
5	Charles Hayes House, 1720 South Lumpkin Street
6	Cobb Institute, Girls' Dormitory, 220 North Milledge Avenue
7	Dearing House
8	First Presbyterian Church
9	General R. D. B. Taylor House, 634 Prince Avenue
10	Golding-Gerdine House, 129 Dougherty Street
11	Grant-Hill-White-Bradshaw House, 570 Prince Avenue
12	H. C. White House, 327 South Milledge Avenue
13	Hamilton-Hunnicut House, 325 Milledge Avenue
14	Hodgson House, 87 Oconee Street
15	Hotel, 480 Broad Street
16	James Sledge House, 749 Cobb Street
17	Joseph Henry Lumpkin House, 248 Prince Street
18	Lyle House, 320 Lumpkin Street

HABS	
19	Merk House, 735 Prince Avenue
20	Nicholson House, 224 Thomas Street
21	Parr House, 227 Bloomfield Street
22	Reed House, 185 Hull Street
23	Ross Crane House, Pulaski & Washington Streets
24	Stevens Thomas House, 347 Hancock Street (moved from Pulaski Street)
25	T. R. R. Cobb House, 194 Prince Avenue
26	Tallassee Shoals Hydroelectric Facility, Middle Oconee River
27	Taylor Monument, Oconee Hills Cemetery
28	Thomas-Carithers House, 530 Milledge Avenue
29	University of Georgia Chapel
30	University of Georgia Phi Kappa Hall, Broad & Jackson Streets
31	University of Georgia, Demosthenian Hall
32	Upson House, 1000 Prince Avenue
HAER	
	Tallassee Shoals Hydroelectric Facility, Middle Oconee River

The HAER program, established in 1969, concentrated on engineering resources such as bridges and dams and documented no resources within Athens-Clarke County. Survey efforts compiled archival materials such as black and white photographs, information data sheets, and architectural measured drawings. The Library of Congress files the records, which are also published within The Georgia Catalog: Historic American Buildings Survey. The Heritage Room of the Athens-Clarke County Library has secured microfilm copies of these records.

4.9.2.2 Athens-Clarke Heritage Foundation House Survey (1967)

In 1967 the Athens-Clarke Heritage Foundation (ACHF), a citizen non-profit organization, conducted an initial survey of the Athens area. The Athens-Clarke Heritage Foundation House Survey sought to provide a convenient source of written and photographic information on buildings constructed in Athens before 1900. This selective survey documented 797 resources along streets in existence in the 19th century, utilizing Charles Morton Strahan's 1893 "Map of Athens, Georgia" and excluding smaller buildings of similar or identical appearance to other survey sites. Although it emphasized dwellings, the survey also included commercial and institutional resources. Field research yielded a black and white photograph attached to an individual data sheet, which supplied reconnaissance level information regarding

ownership, use, architect/builder, value, exterior appearance, date of construction, style, physical condition, and an evaluation of significance. The survey summary, data sheets, photographs, and negatives are kept in the Hargrett Rare Book and Manuscript Library, University of Georgia Libraries.

Historic Structures Survey: Clarke County, Georgia (1975)

While employed by the Historic Preservation Division⁵ of the Georgia Department of Natural Resources, Patricia Irwin Cooper conducted the Historic Structures Survey: Clarke County, Georgia in 1975. This survey effort identified resources within the city limits of Athens and Winterville and several sites in the unincorporated sections of Clarke County. The endeavor documented 229 buildings, including 156 in Athens, 15 in Winterville, and 58 in Clarke County. The survey was selective with minimum documentation: field research produced a color slide and an information form for each resource. The survey form contained categories such as the site's original owner, style, facade material, outbuildings, plan, alterations, condition and significance; historical accounts and personal insights from current owners supplemented these categories. The survey report compiled a list of Athens-Clarke County's oldest sites, a list of endangered resources, and a list of sites and districts potentially eligible for nomination to the National Register. The Historic Preservation Division of the Georgia Department of Natural Resources received the original survey report, slides, and forms; the Northeast Georgia Regional Development Center and the Athens-Clarke County Planning Department retained copies of the forms.

4.9.2.3 *Athens-Clarke Heritage Foundation & HPD Grant-Funded Survey (c.1977-1985)*

In the late 70s and early 80s, Athens-Clarke Heritage Foundation, as recipient of matching grant funds from the Historic Preservation Section⁶ of the Department of Natural Resources, contracted separately with two preservation consultants, David Brown and Dale Jaeger, to survey historic areas of Athens and prepare nominations to the National Register. District listings resulting from this work were: Downtown Athens (1978), Cobbham (1978), Bloomfield (1985), Boulevard (1978), Boulevard (1985), Milledge Avenue (1985), Milledge Circle (1985), Woodlawn (1987), Reese Street (1987), Oglethorpe Avenue (1987), and West Hancock (1988).

⁶ Historic Preservation Division of the Georgia Department of Natural Resources, previously known as the Office of Historic Preservation and the Historic Preservation Section.

4.9.2.4 City of Athens Historic Resource Survey (1988-1989)

Receiving a Certified Local Government (CLG) matching grant for \$7000 in 1988, the City of Athens instigated a comprehensive and intensive Historic Resources Survey. The project assessed 1,422 sites, comprised of commercial, residential, and institutional properties within the city limits of Athens. Although originally intended to document the existing fifteen National Register listings and four districts, the survey completed the individual properties and only one of the districts. In 1989 an additional \$6000 matching grant enabled the continuation of survey efforts in the three remaining districts and the development of a design guidelines brochure. Surveyors recorded information upon the Georgia Historic Resource Form and attached contact prints and photographs. Information relating to the current owner, site description and plan, historical context/significance, and Universal Transverse Mercator (UTM) reference was omitted to expedite the survey. Accurate architectural descriptions with professional terminology provided detailed information for each resource, cross-referenced to tax map numbers. The Athens-Clarke County Planning Department forwarded duplicates to the State Historic Preservation Office and retained the original forms, field maps, and negatives.

4.9.2.5 State-Owned Historic Property Survey (1992)

In 1992 the Historic Preservation Division of the Georgia Department of Natural Resources and the Georgia Trust for Historic Preservation co-sponsored the State-Owned Historic Property Survey, financed by the Governor's discretionary fund. Seeking to identify and document all resources owned or leased by the State of Georgia that were constructed in 1942 or earlier, this survey incorporated buildings, structures, sites, objects, and landscape features and omitted prehistoric sites and highway bridges. The Athens-Clarke County area possessed 85 of the 1175 historic resources identified within this comprehensive state-wide survey. The consultant intensively documented the resources upon the Georgia Historic Resources Form and utilized secondary resources. The Historic Preservation Division completed database entry and forwarded to the Athens-Clarke County Planning Department copies of the survey forms and a copy of the published report *Held in Trust: Historic Buildings Owned by the State of Georgia*.

4.9.2.6 Winterville Historic Resource Survey (1993)

As a preliminary step in a community-wide preservation planning initiative, Constance Malone, a private preservation consultant, conducted the Winterville Historic Resource Survey. The survey was sponsored by the Winterville Historic Preservation Committee and the City of Winterville, and funded through the Georgia Department of Natural Resources' Historic Preservation Division. The intensive and comprehensive survey identified 83 properties in Winterville's city limits, which is within Clarke County but not within the jurisdiction of the Athens-Clarke County Historic Preservation Commission. Documenting all properties identified as 50 years or older regardless of physical condition or integrity, the field survey yielded black and white photographs and contact prints which were attached to the Georgia Historic Resource Forms. The survey report included a breakdown of buildings by architectural style, building type, and exterior materials and a recommendation of a multiple resource National Register nomination for one district and an individual property.

4.9.2.7 Assessment of Winterville's Inventory of Historic Resources

This survey document assesses the collective condition of Winterville's historic resources, and identifies possible next steps and sources of support for future preservation efforts. With rare exception, the historic structural resources of the City of Winterville are in fair to excellent condition, and are threatened only by the financial concerns of individual property owners. The vast majority of these resources are residential structures. Due to its role as a "bedroom community" for Athens-Clarke County, the overwhelming residential character of the city is likely to continue in the future. It should also be noted that the landscape and surroundings should be given as much attention as the structures in order to maintain Winterville's character as a small, rural community.

There are only a few commercial buildings of historic or architectural significance in Winterville. This is due in large part to the fact that there has been, and continues to be, relatively little commercial activity in Winterville. Historically, Winterville's commercial success was as a railroad town. However, with the advent of automobile transport and the diminishing use of rail passenger traffic through Winterville, the commercial growth of the town stalled. This lack of commercial development pressure has been instrumental, however, in preserving the structures that were built prior to the early years of the 20th century. In recent years, Winterville has been successful in adaptively reusing some of its commercial buildings, such as the use of the Winterville Railroad Depot as a community center and the use of the former Winterville Bank building as a residence. The old general store and the mechanic's garage remain vacant, however, and need attention.

By including these commercial structures, as well as the historic residential buildings, in a National Register District, financial incentives and programs would become available for these property owners to take advantage of and complete the stabilization of these valuable historic resources. In addition to commissioning this study, Winterville City Council has also taken a significant step by establishing the Winterville Historic Preservation Commission. Once the district or its contributing structures are also designated locally, this commission will work to protect the resources and pursue options for their continued maintenance.

4.9.2.8 Prince-Dougherty Corridor Study (1993)

Through another Certified Local Government (CLG) matching grant, the Athens-Clarke County Planning Department conducted the Prince-Dougherty Corridor Study in 1993. The basis of the study was an intensive and comprehensive survey, which evaluated the visual aspects and evolutionary character of this major traffic corridor. The study documented 171 historic and non-historic properties along Prince Avenue and Dougherty Street. The North Athens Perimeter, which intersects the western end of Prince and the eastern end of Dougherty, served as a boundary; excluding two large, non-historic complexes at either end of the corridor. An extensive field survey compiled a comprehensive building inventory and produced individual Georgia Historic Resources Forms with black and white photographs attached and UTM references omitted. Research efforts supplemented these forms with copies of historic photographs of existing or former buildings. The Athens-Clarke County Planning Department retained all originals and negatives and published the Prince-Dougherty Corridor Study to aid future planning efforts and to serve as a model study for traffic corridors.

4.9.2.9 Comprehensive Plan Windshield Survey (1993)

The Athens-Clarke County Planning Department initiated the Comprehensive Plan Windshield Survey in 1993 to provide location and preliminary information on concentrations of historic resources. Neither comprehensive nor intensive, the survey included buildings constructed before 1932, except those owned by State or Federal Governments and those of significantly reduced integrity. Survey efforts noted landmarks and resources of outstanding quality and significance not previously surveyed. Although field survey identified all historic resources within the accessible, non-incorporated regions of the county, surveyors recorded only representative buildings within the city limits and residential neighborhoods. The survey produced

color slides and used an abbreviated survey form, comprised of information regarding name, location, style, date of construction, and a preliminary determination of National Register eligibility. Assessing architectural styles, building types, dates of construction and median age of housing, the information resulted in the Historic Resources Element of the Athens-Clarke County Comprehensive Plan (July 1994), and the Athens-Clarke County Planning Department retained the forms and slides.

4.9.2.10 Preservation Planning Survey (1995)

Guided by the Athens-Clarke County Historic Preservation Commission, a team of preservation graduate students from the University of Georgia implemented a Preservation Planning Survey in 1995. With the intention of creating a methodology for future surveys, the study developed a format and applied it to four preselected, residential areas. Comprehensive and intensive, this endeavor focused on buildings of integrity constructed prior to 1940 and documented 783 historic resources; comprehensive but reconnaissance survey efforts covered two more areas. The team adapted a field survey form for clarity and speed, generated Georgia Historic Resource Forms and included contact prints. The Athens-Clarke County Planning Department received forms and negatives and a copy of the Athens Preservation Planning Study.

4.9.2.11 New Town, Lickskillet, Barrow/Pulaski Neighborhood Survey (1998)

This survey was conducted as part of an overall revitalization strategic plan for this area immediately north of downtown Athens and east of the Boulevard Historic District. The survey was completed by second-year Masters of Historic Preservation students from the University of Georgia in February 1998. Field survey forms, maps and photographs for the subject properties were prepared and are available from the Athens-Clarke County Planning Department.

In addition to the aforementioned surveys, individual sites and specific areas are often the subject of survey efforts during the course of the local designation process, National Register nominations, and Certificates of Appropriateness and Section 106 reviews. Athens-Clarke County's Historic Preservation Planner and planning interns regularly complete specialized surveys requested by the Historic Preservation Commission. Recently, these have included the Hull Street area, the Cloverhurst area, and four individual dwellings of significance. Property owners and developers, seeking financial incentives, document their properties; the Puritan Mill complex serves as a recent example. Non-profit organizations, academic institutions, and government agencies

sponsor research and surveys of historic sites as well. In addition, graduate students with the Masters of Historic Preservation program annually produce planning and preservation studies.

4.9.2.12 Downtown Athens Athens-Clarke Heritage Foundation Survey (2003)

This survey was conducted as preliminary research in preparation for an amendment to expand the existing Downtown National Register Historic District and in part, toward an effort to locally designate downtown. Areas surveyed include all properties within the original National Register District to record properties toward an updated period of significance and for all properties zoned C-D (Commercial Downtown), toward an expansion of National Register boundaries. The survey was completed by preservation consultant, John Kissane, and funded by the Athens-Clarke Heritage Foundation. Field survey forms, maps and photographs for the subject properties were prepared and are available at the Athens-Clarke Heritage Foundation.

4.9.3 Designation of Historic Resources in Athens-Clarke County

Once historic resources have been identified through surveying and evaluated regarding their age and historic structural integrity, the next step is to determine which properties are eligible for designation. The designation process involves in-depth research regarding the historic resource or resources. From this research, it is determined whether the resource(s) possess national, state, or local historical significance.

4.9.3.1 National Register of Historic Places

The National Register of Historic Places is the official list of the nation's historic and cultural resources worthy of preservation. The National Register was authorized by the National Historic Preservation Act of 1966 and is part of the national effort to identify, evaluate, and protect our architectural and archaeological resources. The program is administered by the National Park Service under the Secretary of the Interior. Properties listed in the National Register include buildings, structures, sites, objects, and districts significant in American history, architecture, archaeology, engineering, and culture.

Benefits of National Register listing include the following:

- Recognition that a property is of significance to the nation, state, or community.
- Consideration in the planning for federally assisted projects, including review by the Advisory Council on Historic Preservation under Section 106 of the National Historic Preservation Act of 1966.
- Eligibility for certain federal tax benefits, such as the investment tax credit for rehabilitation of income-producing buildings and the charitable deductions for donations of easements.
- Qualification for federal preservation grant consideration when funding is available.

To be listed in the National Register, a property must meet the National Register criteria for evaluation. Basic criteria for consideration require that a property be old enough to be considered historic (generally at least 50 years old) and that the majority of its defining characteristics remain intact. In addition, the property must (a) be associated with events, activities, or developments that were important in the past; or (b) be associated with the lives of people who were important in the past; or (c) be significant in the areas of architectural history, landscape history, or engineering; or (d) have the ability to yield information through archaeological investigation that would answer questions about our past.

National Register listing does not place obligations or restrictions on the use of an individual property. National Register listing is not the same as local historic district zoning or local landmark designation that protects listed properties with design review and other regulatory measures. Properties listed in, or eligible for, the National Register are only subject to an environmental review for projects using federal funds – regardless of the amount. National Register listing does not encourage public acquisition of or access to property.

In the state of Georgia, the Historic Preservation Division (HPD), under the Department of Natural Resources, administers the National Register program. For individual properties, a “Historic Property Information Form” is completed and submitted by an applicant. For historic areas or districts, a “Historic District Information Form” is used. Both forms are available from the HPD, the Athens-Clarke County preservation planner, and the preservation planner at the Northeast Georgia Regional Development Center. Owners of properties interested in listing a historic resource in the National Register should first contact one of these agencies for further information and assistance.

Historic resources (i.e. buildings, structures, sites, objects, and districts) listed in or eligible for National Register listing fall under Section 106 of the National Historic Preservation Act (NHPA), as amended, for environmental review if they are “federally assisted” and considered an “undertaking.” An “undertaking” means a project, activity, or program funded in whole or in part under the direct or indirect jurisdiction of a Federal agency, including: a) those carried out by or on behalf of the agency; b) those carried out with Federal financial assistance; c) those requiring a Federal permit, license, or approval; and d) those subject to State or local regulation administered pursuant to a delegation or approval by a Federal agency. [16 U.S.C. 470w(7)]. The following is a working definition of “undertaking”:

An undertaking means any project, activity, or program that can result in changes in the character or use of historic properties, if any such historic properties are located in the area of potential effect. The project, activity, or program must be under the direct or indirect jurisdiction of a Federal agency or licensed or assisted by a Federal agency. Undertakings include new and continuing projects, activities, or programs and any of their elements not previously considered under Section 106. [36CFR § 800.2(o)]

Agencies, organizations, and property owners in Athens-Clarke County that are involved in an undertaking should follow Section 106 review procedures and contact either the local or regional preservation planner, or the Historic Preservation Division (HPD), for further information.

4.9.3.2 Georgia Register of Historic Places

Established in 1989, the Georgia Register of Historic Places is the state’s companion to the National Register of Historic Places. Modeled closely after the National Register, the Georgia Register is Georgia’s official statewide list of historic properties worthy of being preserved. Properties listed in the National Register are automatically listed in the Georgia Register.

4.9.3.3 Local Designation

Under the provisions of the Georgia Historic Preservation Act of 1980, local governments can pass historic preservation ordinances to specify procedures for designating historic properties within their jurisdictions.

The City of Athens passed their preservation ordinance in 1986. The ordinance provided for the appointment of an Historic Preservation Commission to review and

recommend historic properties and resources for local designation by the Athens-Clarke County Mayor and Chair and Commission, as well to recommend resources to be considered for listing in the National and Georgia Registers. Following unification with the Clarke County government in 1991, the preservation ordinance applied to all of Clarke County, excluding the City of Winterville.

Athens-Clarke County presently has a total of sixteen (16) designated historic districts, nine (9) of which are both locally designated and listed in the National and/or State Registers, while nine (9) districts have received National and State Register listing only. In addition to the designated districts, a total of fifty-four (54) individual properties have been locally designated and/or listed in the National and State Registers. Twenty-one (21) individual properties have been listed both locally and at the State and National levels. Eighteen (18) properties have received local designation only, fifteen (15) properties have been listed in the State and National Registers only, and the Tree That Owns Itself received local designation in 1988. Also, eighteen properties in Athens-Clarke County have been documented as part of the Historic American Buildings Survey (HABS). However, two of these properties have since been razed or removed.

Table 12: Properties Listed in the Georgia and National Registers of Historic Places

Name	National Register	Locally Designated	HABS
Anderson Cottage	1975*	1994	
Athens Factory	1980		
Athens High and Industrial School	1987*	1988	
Athens Manufacturing Company (Whitehall Mill)	2002	2002	
Barrow School		1991	
Bishop House	1976		
Bloomfield Street Historic District	1985	1988	
Bobbin Mill Works		1990	
Coca-Cola Bottling Plant (Bottleworks)	2006	2002	

Name	National Register	Locally Designated	HABS
Boulevard Historic District	1985	1988	
Brightwell Shotgun Row <i>(locally designated as part of the Boulevard Historic District)</i>	2001	1988	
Buena Vista Historic District	1999		
Camak House	1975	1990	YES
Carnegie Library Building (Navy School Museum)	1975		
Chase Street School	1985*	1991	
Chase-Albon House (aka Presbyterian Manse)	1974	1988	YES
Chestnut Grove School	1984	1998	
Church-Waddel-Brumby House	1975	1988	
Clarke County Courthouse	1978*	1991	
Clarke County Jail	1980	1991	
West Cloverhurst-Springdale Historic District	2007	1998 (in part)	
Cobb Institute	1972		YES
Cobb-Treanor House	1979		YES
Cobbham Historic District	1978	1988	
Crane-Ross House	1979	1991	YES
A.P. Dearing House (a.k.a. Albin P. Dearing House)	1979	1991	YES
Dearing Street Historic District	1975	1998 (Part)	
Downtown Athens Historic District	1978	2006	
F.M. Coker Building	1978*	1998	
Firehall No. 2	1978*	1990	
First African Methodist Episcopal Church	1980	1998	
Franklin House	1974	1990	YES
Garden Club of Georgia House	1972		

Name	National Register	Locally Designated	HABS
Georgian Hotel	1978*	1991	
Gospel Pilgrim Cemetery	2006	1988	
Henry W. Grady House (aka Taylor Grady House)	1976	1988	YES
Dr. James S. Hamilton House	1979	1990	
Hamilton-Williams House	1985*	1998	
West Hancock Historic District	1988		
Henderson Avenue Historic District <i>(listed on the National Register as part of Dearing Street Historic District)</i>	1975	1999	
Hiram House	1987*	1998	
Hodgson House	1985*	1991	
Homewood		1991	
Hoyt Street Station		1988	
Gov. Wilson Lumpkin House	1972		
Joseph Henry Lumpkin House	1975		YES
South Milledge Avenue Historic District	1985		
Milledge Circle Historic District	1985		
Morton Theatre Building	1979	1988	
Newton House	2002	1998	
Oglethorpe Avenue Historic District	1987		
Old North Campus	1972		
Parr House	1982		YES
Parrott Insurance Building	1977	2006*	YES
Phinzy-Segrest House	1985*	1991	
Reese Street Historic District	1987		
Rocksprings Shotgun Row Historic District	1996	2000	
Scudder-Lewis House	1985*	1994	
James A. Sledge House	1974		YES

Name	National Register	Locally Designated	HABS
R.P. Sorrells House	1992		
Susan Building	1988*	1988	
Taylor-Grady House	1976	1988	YES
Thomas House (aka YWCA)	1985	1991	YES
Thomas-Carithers House	1979	1991	YES
Tree That Owns Itself	1975*	1988	
UGA President's House	1972		YES
Upson House	1973	1988	YES
Ware-Lyndon House	1976	1988	
Warehouse Historic District	1988		
Whitehall Mansion	1979		
Wilkins House	1970	1991	
Winterville Historic District	2001		
Woodlawn Historic District	1987	1988	
<i>* Individual Property that is listed or designated as part of a district</i>			

4.9.3.3.1 Potential Designations

A number of historic properties in Athens-Clarke County have been listed in the National and Georgia Registers of Historic Places, but have yet to receive local designation. In addition to these properties, numerous historic districts have been surveyed throughout the county, but have not yet received designation at any level.

Table 13: Short-list of Properties Eligible for the National Register and/or Local Designation lists those properties that have been surveyed, are identified as eligible for the National Register or have been listed in the National Register, and have yet to be designated locally.

Table 13: Short-list of Properties Eligible for the National Register and/or Local Designation

Name	Location
Athens Warehouse Historic District	Thomas, Hancock, & Mitchell Streets and Georgia RR.
Beech Haven	Off Broad St.
Billups Grove Schoolhouse	5700 Lexington Rd.
Buena Vista Heights Historic District	Park and Yonah Aves., Pound St., Boulevard and Nantahala.
Carr's Hill Historic District	Between Oconee St. and the N. Oconee River.
Civil War Armory	Waters St.
Coke Talmadge House	1275 Prince Ave.
Dearing Street Historic District in entirety	Dearing St.; Finley to Milledge
E.K. Lumpkin House	973 Prince Ave.
Emmanuel Episcopal Church	498 Prince Ave.
First Baptist Church of Athens (Pulaski)	135 & 115 Prince Ave.
First Christian Church	270 Dougherty St.
James White Jr. House	1084 Prince Ave.
Julius Talmadge House or C.G. Talmage House	1295 Prince Ave.
King Avenue Historic District	King Ave.; Prince Ave. to Broad St.
McNutt's Creek Battlesite	Puritan Road
Milledge Avenue Historic District	Milledge Avenue - Broad St. to Five Points
Milledge Circle Historic District	Area Southwest of Five Points
Mure-Newberry House	1055 Prince Ave.
Oconee Hill Cemetery	East of UGA between Georgia RR & N. Oconee R.
Oglethorpe Avenue Historic District	U.S.N. Supply Corps School, Oglethorpe and Normal Aves
Pulaski Street/Pulaski Heights Historic District	Pulaski Street between Prince Avenue and Cleveland Avenue
Puritan Cordage Mill and Mill Village	151 Puritan Rd.
R.P. Sorrells House	220 Prince Ave.
Reese Street Historic District	Between Broad, Harris, Meigs, and Finley

Name	Location
Sandy Creek Pump Station	No Address
Seaboard Coast Line RR Station	900 College Ave.
Saint Joseph's Catholic Church	134 Prince Ave.
West Hancock Historic District	Between Hill, Franklin, Broad/Hancock, and Plaza.
Whitehall Mill Village	Whitehall Road
Wray-Nicholson House and Hull Street Historic District	200 Block of Hull St.

4.9.4 Economic Benefits of Historic Preservation

The preservation of historic landmarks and districts has a measurable impact on the community. Athens-Clarke County is fortunate to retain so many of its historic neighborhoods and commercial areas, which most cities have lost and neo-traditional planners are attempting to recreate. Apart from the aesthetic benefits, the maintenance and retention of these resources affords heritage education opportunities. Heritage tourism continues to bring visitors who discover walking and driving tours and shop within the Athens' historic commercial downtown. Additional economic benefits of rehabilitation of existing buildings, as opposed to new construction, include the use of existing public services and the increase in property values for historic properties.

4.9.4.1 *Economic Benefits of Historic Preservation in Georgia: A Study of Three Communities: Athens, Rome, and Tifton (1996)*

The project goal was to measure the effects of preservation efforts on local economies using the National Trust for Historic Preservation's research model, *The Economic Benefits of Preserving Community Character: A Practical Methodology*. The National Trust methodology calls for analysis of three types of economic activity: real estate activity, construction activity, and tourism. Information was gathered on both residential and commercial neighborhoods. Areas considered for the purpose of the study are located within districts listed in the National Register of Historic Places, or protected by a local preservation ordinance. For each designated historic neighborhood selected, a comparable non-designated historic area was chosen.

Athens-Clarke County, Georgia

Approximately 600 properties, sampled from six of Athens' local and national historic districts were examined. The study examined the comparative rate of property value increase between designated and non-designated areas. Construction data was gathered from building and electrical permits for these areas also. Finally, tourism data were collected from research provided to the state, and from historic sites in the Athens area.

Table 14: Economics Study – Athens-Clarke County Sample Areas

Boulevard	Designated - L/N
Woodlawn	Designated - L/N
Milledge Circle	Designated - N
West Hancock	Designated - N
Cloverhurst	Non-Designated at the time report was prepared
Pulaski Heights	Non-Designated
King	Non-Designated
Downtown (commercial)	Designated - N
<i>The sample area names were assigned for this study and do not represent actual district names. The term district is not applied to these areas because they represent only portions of designated districts.</i>	
<i>L - locally designated / N -nationally designated (National Register Historic Places)</i>	

Real Estate Activity:

Assessment and sales figures for residences and businesses were collected and analyzed. These numbers were compared to neighborhoods of similar visual character but dissimilar preservation standing.

The study totals reveal a positive analysis of the benefits of preservation. Woodlawn outperformed its comparison group, Cloverhurst, by eight percentage points (61.33%-53.37%). Additionally, Milledge Circle surpassed its two control groups, with an increase of 50.63%. Assessment values in the King area increased at a rate of 21% and Pulaski Heights rose 30.49%. Boulevard, which compares to the non-designated Pulaski area, increased by 42.5%. West Hancock grew at a modest rate over the period, 4.5%. Thus, the assessment values of the designated properties out-pace their individual comparison districts in each case.

Real estate values in the downtown district grew greatly over the twenty-year span. The 187 property assessment values sampled from a four-block area adjacent to the University increased at a rate of 65.46%. Since implementation of the Main Street Program in 1980, the district assessment values have risen at a rate of 41.03%.

Construction:

An examination of preservation-related construction activity demonstrates that this work can benefit the economy through the number of local construction, manufacturing, and sales jobs it creates. The number and dollar value of local rehabilitation projects in the community were assessed. Permit fee revenue stemming from construction and rehabilitation were also calculated. Additionally, tax incentives, enacted by local, state and federal governments, add to the benefits of rehabilitating designated structures. For example, home and business owners in Athens can benefit from the local tax abatement program. This incentive program provides an owner of a historic property an eight-year freeze on property tax assessments with an incremental increase to current fair market value during the ninth year.

Over the last nineteen years, the Athens-Clarke County Building Inspections Department's records show a much higher level of construction work in designated areas, both locally and nationally, than non-designated areas. The total number of projects in designated neighborhoods is 120, with a value of over \$1.4 million. In contrast, the non-designated neighborhoods engaged in one-third as many projects, with a total value of only \$370,000.

Also, the total permit fees collected are much higher in the designated areas, totaling \$10,285, compared to \$2,880 in non-designated areas. Reviewing county-wide participation in the state and federal tax incentive programs for rehabilitation, figures indicate that rehabilitation projects represent over a \$13 million reinvestment in the community from 1979 to 1996 (figure not adjusted for inflation).

Sales tax, resulting from historic rehabilitation, also demonstrates increased benefits of designation. From 1980 to 1995, neighborhoods with local and national designations each contributed over \$4,000 in sales tax. The non-designated areas brought in \$2,175. Downtown was by far the most active area, with over 175 projects totaling over \$7 million current dollars. Additionally, downtown rehabilitation brought nearly \$30,000 in building permit fees to the local economy. Downtown projects also generated the most temporary work. Over the last fifteen years, downtown rehabilitation produced 200 temporary jobs, over 13 positions each year. Rehabilitation in the commercial district has brought in nearly \$50,000 in sales tax over the last fifteen years. In addition to jobs and dollars spent on such construction work, this activity generates considerable sales tax revenues for the community.

Tourism:

Numerous benefits to the community are afforded by visitors who are attracted by local historic tourism sites. The Davidson-Peterson Associates firm, which compiles tourism statistics for the state of Georgia, found that tourism brought over \$123 million to Athens-Clarke County in 1994, and over \$134 million in 1995. This nine percent growth rate represents an additional eleven million dollars spent within the Athens community.

The expenditures made by tourists while visiting an area represent new funds coming into the community. These funds are re-spent and result in additional benefits. The Athens Welcome Center, located in the Church-Brumby House, has approximately 20,000 visitors annually. The Junior League of Athens, which provides services at the Taylor-Grady House, reports that in the last year, their tours and events brought in over \$23,000.

Summary of findings from Athens Case Study:

In the sampled study areas, property assessment values show that designated districts, especially locally designated, have increased in value faster than their non-designated comparison areas. Downtown Athens has shown especially strong results. Both the Main Street Program and National Register listing have contributed greatly to this success. Construction data shows comparatively high levels of financial investment in designated areas. Additionally, the rehabilitation of these properties has contributed more temporary jobs, permit revenue and tax dollars to the community than have non-designated neighborhoods. Once again, the downtown has outperformed all other study areas. Numbers for tourism, in general, indicate growth in Athens. Overall, data gathered in accordance with the Trust methodology shows the significant fiscal impact of preservation.

4.9.4.2 Other Related Economic Studies:

This study has also been published by the National Trust for Historic Preservation as part of their *Dollars & Sense of Historic Preservation* Series. Other studies in this series include titles such as *Virginia's Economy and Historic Preservation: The Impact of Preservation on Jobs, Business, and Community Development* by Donovan D. Rypkema, *The Impacts of Historic District Designations in Washington D.C.* by Dennis Gale, as well as *The Economic Benefits of Preserving Community Character: A Practical Methodology*, by the Government Finance Research Center of the Government Finance Officers Association.

4.9.4.2.1 Heritage and Cultural Tourism

A 1997 Travel Industry Association of America (TIA) survey found that 27%, or 53.6 million adults said they took at least one trip in the previous year that included a visit to a historic place or museum that was more than 50 miles from their home. In fact, the top five destinations for family travel in 1998 were: historic sites (41%); city (40%); ocean/beach (36%); lake (34%); family reunion (34%).⁷ Also, 33 million U.S. adults attended a cultural event such as a theater, arts, or music festival. Cultural and historic travelers spend more, stay in hotels more often, visit more destinations, and are twice as likely to travel for entertainment purposes than other travelers. The same TIA study found that the South Atlantic region of the U.S. is the most popular destination region for historic/cultural travelers, accounting for 24% of all historic/cultural trips nationwide.

Heritage tourism in Athens-Clarke County draws heavily from the thousands of visitors and students attracted by Athens' cultural amenities, the University of Georgia, and travelers passing through Athens from the surrounding region and Metro Atlanta. Attractions within Clarke County that involve and /or are related to historic preservation include:

- The Classic Center & Foundry Street Warehouses
- The Morton Theatre
- The Athens Welcome Center, located in the Church-Waddel-Brumby House
- The Taylor-Grady House
- University of Georgia North Campus
- U.S. Navy Supply Corps Museum
- Travelers on the Antebellum Trail

Several current projects have also been initiated that will add heritage tourism destinations to Athens-Clarke County. Some of these include the Arnocroft House, the Heritage Trail/North Oconee River Greenway, the Lyndon House Arts Center and the Wray-Nicholson House project, both of which have been funded in part by Special Local Option Sales Tax (SPLOST) funds.

⁷Source: Travel Industry Association of America

4.9.5 Preservation Programs and Incentives

Recognizing the benefits of historic preservation, federal, state, and local government support and encourage preservation efforts by offering financial incentives. In addition to the incentives discussed below, preservationists have been able to take advantage of low-interest loan programs, grants-in-aid, revolving funds, and other legislation to preserve and restore Athens-Clarke County's historic resources. These programs are administered at the national, state, and local levels, and a number of them have been profiled within this section.

4.9.5.1 National Preservation Programs and Incentives

4.9.5.1.1 Rehabilitation Investment Tax Credit (RITC)

RITC's are the most widely used preservation incentive program. Certain expenses incurred in connection with rehabilitating an old building are eligible for a tax credit. RITC's are available to owners and certain long-term renters of income-producing properties. There are two available rates: 20% for a historic building and 10% for a non-historic building, with different qualifying criteria for each rate.

To be eligible for this incentive, a property must be listed in the National Register of Historic Places, and the rehabilitation project must meet the substantial rehabilitation test, where the amount of the rehabilitation is greater than the adjusted value of the building and at least \$5,000. The property must be used for an income-producing purposes for at least five years, and generally, the work must meet rehabilitation standards and be completed within two years.

To qualify for this incentive, owners must have certification of both the historic structure and the completed rehabilitation. A two-part application is available from the State Historic Preservation Office (Historic Preservation Division).

4.9.5.1.2 Charitable Contribution Deduction

The charitable contribution deduction is taken in the form of a conservation easement and enables the owner of a "certified historic structure" to receive a one-time tax deduction. A conservation easement usually involves the preservation of a building's facade by restricting the right to alter its appearance. Qualified professionals should be consulted on the matters of easement valuations and the tax consequences of their donation.

To be eligible for this deduction, the property must be listed in the National Register, either individually or as a contributing building within a historic district. Buildings listed individually are automatically designated as certified historic structures. Buildings within National Register historic districts must have the Part 1 application reviewed by the SHPO and certified by the National Park Service.

State and local receiving agencies that take part in this program include the Georgia Trust for Historic Preservation and the Athens-Clarke Heritage Foundation.

For more information, contact:

*Historic Preservation Division
Georgia Dept. of Natural Resources
500 The Healey Building
57 Forsyth Street, NW
Atlanta, Georgia 30303
(404) 651-5181 or (404) 656-2840.*

4.9.5.2 Georgia Preservation Programs and Incentives

4.9.5.2.1 Rehabilitated Historic Property Tax Assessment Freeze Program

The law provides an owner of historic property, which has undergone substantial rehabilitation, an eight-year freeze on property tax assessments. For the ninth year, the assessment increases by 50% of the difference between the recorded first year value and the current fair market value. In the tenth and following years, the tax assessment will then be based on the current fair market value. This preferential assessment includes the rehabilitated building, and not more than two acres of real property surrounding the building.

To be eligible, the property must be listed or qualify for listing in the Georgia Register of Historic Places and/or the National Register of Historic Places, either individually, or as a contributing building within a historic district. Also, rehabilitation work must meet rehabilitation standards established by the Secretary of the Interior, and must be completed within two years.

Requirements for the preferential assessment dictate that the rehabilitation project meet a substantial rehabilitation test, with matters of valuation determined by the County Tax Assessor.

If the property is:

- Residential (owner-occupied residential property) -rehabilitation must increase the fair market value of the building by at least 50%
- Mixed-Use (primarily residential and partially income-producing property) - rehabilitation must increase the fair market value of the building by at least 75%.
- Commercial and Professional Use (income-producing property) - rehabilitation must increase the fair market value of the building by at least 100%.

4.9.5.2.2 Rehabilitated Historic Property State Income Tax Credit Program

The state law, adopted in 2002, provides the owner of a historic home, which has undergone substantial rehabilitation, the opportunity to take 10% of the rehabilitation expenditures as a state income tax credit up to \$5000. If a home is located in a target area, as identified in O.C.G.A. Section 48-7-29.8, the credit may be equal to 15% of rehabilitation expenditures up to \$5000, and for any other certified structure, the credit may be equal to 20% of rehabilitation expenditures up to \$5000.

To be eligible, the property must be eligible for or listed in the Georgia Register of Historic Places. Also, rehabilitation work must meet rehabilitation standards established by the Secretary of the Interior, and must be completed within two years. At least 5% of the qualified rehabilitation expenditures must be allocated to work completed to the exterior of the structure.

Every project must meet the substantial rehabilitation test and the applicant must certify to the Department of Natural Resources that this test has been met. The substantial rehabilitation test is met when the qualified rehabilitation expenses exceed the following amounts:

- For a historic home used as a principal residence, the lesser of \$25,000 or 50% of the adjusted basis of the building
- For a historic home used as a principal residence in a target area, \$5,000
- For any other certified historic structure, the greater of \$5,000 or the adjusted basis of the building.

4.9.5.2.3 Georgia Heritage Grants

Initiated during the 1994 Session of the Georgia General Assembly, these grants provide funding for the preservation of historic properties in Georgia. Since that time, the Georgia Heritage Grants, administered through the Historic Preservation Division, have provided seed money for the preservation of historic properties and archaeological sites throughout the state. The Program offers matching funds on a statewide competitive basis to local governments and nonprofit organizations for the preservation of Georgia Register-eligible historic properties. For further information or to be put on a list to receive an application, contact: Cherie Bennett, Grants Coordinator, Historic Preservation Division, Department of Natural Resources at cherie_bennett@dnr.state.ga.us or call at 404/651-5181 or go to <http://www.gashpo.org/>.

4.9.5.2.4 Historic Preservation Fund Grant

The Historic Preservation Fund grant program is appropriated annually by the US Congress through the National Park Service to the state historic preservation offices. The 60/40 matching grants enable Certified Local Governments to undertake projects that aid in the preservation of historic properties, such as historic resource or archaeological surveys, National Register nominations, planning projects, or information and education projects. For further information, contact: Cherie Bennett, Grants Coordinator, Historic Preservation Division, Department of Natural Resources at cherie_bennett@dnr.state.ga.us or call at 404/651-5181 or go to <http://www.gashpo.org/>

4.9.5.2.5 Governor's Discretionary Fund

Administered by the Office of the Governor, State of Georgia, the Governor's Discretionary Fund provides funding for special needs or special situations that are not necessarily covered by other state programs. Incorporated municipalities, counties, and authorities are eligible to apply. For more information, contact the Office of the Governor, 404-656-1776.

4.9.5.2.6 OneGeorgia Authority Grants

The OneGeorgia Authority is a new tool created by the Governor and the Georgia General Assembly to help bridge the economic divide in Georgia. The Authority will channel one third of the state's tobacco settlement to economic development projects for Tier 1 and 2 counties and in certain instances, Tier 3 counties. Flexible assistance will be provided in the form of loan and grants to support local and regional economic development strategies. While the authority will support traditional economic

development projects, it will also support innovative solutions to local and regional challenges. For more information, go to www.onegeorgia.org

4.9.5.2.7 Historic Resource Survey Funding

Funding is available each year to conduct historic resource surveys to document Georgia's historic resources. Priorities for projects are development pressure, lack of or incomplete existing survey, and direct links to other preservation or planning activities. Countywide surveys are emphasized, but surveys of communities and surveys with broad regional or statewide benefits are also eligible. These surveys do not require matching funds, but sponsoring groups are encouraged to raise local money or in-kind contributions. For more information, contact Kenneth Gibbs, Survey Coordinator, Historic Preservation Division, Department of Natural Resources at Kenneth_gibbs@dnr.state.ga.us or call at 404-651-6432.

4.9.5.2.8 Georgia Historical Records Advisory Board:

The Historic Records Grant Program is designed to promote preservation of and access to historical documents and the use of technology in Georgia's repositories and local government offices. Projects may include but are not limited to inventories of collections, establishment of records management programs, arrangement and description of materials, microfilming or using information technology to provide for the management and long-term accessibility of records. For an application contact: Anne Smith, Georgia Department of Archives and History at 404-657-4530 or visit, www.sos.state.ga.us/archives/ghrab/grants/grants.htm

4.9.5.2.9 Georgia Humanities Council

The Georgia Humanities Council provides support for educational programs which are developed and carried out in local communities. The Council provides grants in varying amounts to nonprofit organizations, including museums, libraries, historical societies, community groups, schools, government agencies, and universities to support public programs in many formats in communities across Georgia. Grants include Teacher Enrichment Grants, Conference Grants, Public Program Grants, Special Program Grants, and Planning/Consultant Grants. For more information, visit www.georgiahumanities.org

4.9.5.2.10 Historic Landscape and Garden Grant Program:

The Garden Club of Georgia offers this 50/50 matching grant program for historic gardens owned by public, nonprofit organizations. Eligible activities must relate directly to the physical improvement of the landscape or garden. Eligible activities for funding include restoration of designed landscape and gardens, historic landscape/garden restoration plans, or cultural landscape reports. There is a \$3,000 maximum per grant. For more information, contact The Garden Club of Georgia, Inc.'s State Headquarters at 706-227-5369 or download grant guidelines and grant application form at www.uga.edu/gardenclub/Grants.html

4.9.5.2.11 TEA-21/Transportation Equity Act for the 21st Century

This reimbursement program is sponsored by the Federal Highway Administration and administered by the Georgia Department of Transportation. The objective is to provide funds for transportation-related projects enhancements, such as pedestrian and bicycle facilities; safety and educational activities for pedestrians and bicyclists; acquisition of scenic easements and historic sites; scenic or historical highway programs (including the provision of tourist and welcome center facilities); landscaping or other scenic beautification; historic preservation; rehabilitation and operation of historic transportation buildings, structures and facilities; preservation of abandoned railway corridors; control and removal of outdoor advertising; archaeological planning and research; environmental mitigation to address water pollution due to highway runoff or reduce vehicle-caused wildlife mortality while maintaining habitat connectivity; establishment of transportation museums. State and local government agencies are eligible to apply. Grants are matching grants (20% local, 80% federal) with a \$1,000,000 maximum. For more information, contact Ronda Britt at 404-657-6914 or email her at ronda.britt@dot.state.ga.us or visit <http://www.dot.state.ga.us/dot/plan-prog/planning/projects/te/index.shtml>

4.9.5.2.12 Georgia Cities Foundation

Established in 1999, the Georgia Cities Foundation (GCF) is a nonprofit subsidiary of the Georgia Municipal Authority. The GCFs mission is to assist communities in their efforts to revitalize and enhance downtown areas by serving as a partner and facilitator in the funding of downtown capital projects in Georgia through their revolving loan program. The program provides low-interest loans to Downtown Development Authorities or similar entities for downtown development projects. For more information, contact Perry Hiott at 678-686-6297 or go to www.georgiacitiesfoundation.org

4.9.5.2.13 Community Development Block Grant Loan Guarantee Program

(Section 108 Program): Local Governments are eligible to apply for these grants. Eligible activities include, but are not limited to: rehabilitation of real property owned or acquired by the public entity or its designated public agency; the acquisition, construction, reconstruction, rehabilitation or installation of commercial or industrial buildings, structures and other real property equipment and improvements. For more information, contact Brian Williamson with the Department of Community Affairs at 404-679-1587 or email at bwilliam@dca.state.ga.us

4.9.5.2.14 Downtown Development Revolving Loan Fund (DD RLF)

These grants provided by the Georgia Department of Community Affairs (DCA) assist non-entitlement cities and counties in implementing quality downtown development projects. Grants range up to \$200,000 maximum per project. Applications may be submitted throughout the year and are generally reviewed within 30 days of submission. For more information call Steed Robinson at 404-679-1585 or visit <http://www.dca.state.ga.us/grants/index.html>

4.9.5.2.15 Quality Growth Grant Program:

The purpose of the Quality Growth Grant Program is to provide eligible recipients with state financial assistance for the implementation of quality growth initiatives that are outside the typical scope of other grant or loan sources. Quality growth initiatives are any activities that promote better management of growth and development so that growth enhances, rather than detracts from, the quality of life in a community. Eligible activities include, but are not limited to: projects directly promoting growth management concepts such as infill housing, brownfield redevelopment or similar projects that discourage urban sprawl; preparation of local ordinances, regulations, or inter-governmental agreements promoting growth preparedness, sustainable development, and other quality growth strategies; public education on quality growth topics; programs to preserve community heritage, sense of place, and regional identity. For more information, contact the Quality Growth Grant Program Administrator at 404-679-4940 or go to www.dca.state.ga.us/grants/qualitygrowthgrant.html

Capital Outlay for Public School Facilities Construction

Eligible activities include new construction, renovation, and modifications of public school facilities. For more information, contact William Jerry Rochelle, Ph.D. of the Georgia Department of Educations Facilities Services Unit at 404-656-2454.

4.9.5.3 Certified Local Governments

The Certified Local Government (CLG) program was created by the National Historic Preservation Act Amendments of 1980 in order to formally establish a federal-state-local preservation partnership. The amendments outline five broad standards that must be met by a local government in order to be granted “certified local government” status. These standards include:

- Enforcing appropriate state or local legislation for the designation and protection of historic properties;
- Establishing an adequate and qualified historic preservation review commission by local legislation;
- Maintaining a system for survey and inventory of historic properties;
- Providing for adequate public participation in the local historic preservation program, including the process of recommending properties to the National Register of Historic Places; and
- Satisfactorily performing the remaining responsibilities delegated to it by Federal and State governments.

The role of “certified local governments” in the federal-state-local partnership involves, at minimum, the responsibility for review and approval of nominations of properties to the National Register of Historic Places, and the eligibility to apply to the State Historic Preservation Officer for matching funds reserved for “certified local governments.”

Athens-Clarke County has maintained its “certified local government” status since 1987.

4.9.5.4 Main Street Program

The Georgia Main Street program is a statewide program that operates under the National Trust for Historic Preservation’s National Main Street Center. The program began in 1980 and is based on a comprehensive strategy of work that is geared toward local needs and opportunities. The strategy includes a four-point approach for

encouraging economic development in historic downtowns: (1) design, (2) organization, (3) promotion, (4) economic restructuring.

The City of Athens was selected as one of the first five Main Street Communities in the nation at the onset of the Main Street Program in 1980.

For more information, contact:

*Georgia Main Street Program
Center for Business and Economic Development
Georgia Southwest College
Americus, Georgia 31709
(912) 931-2124*

4.9.5.4.1 Georgia Better Hometown Program

The Georgia Better Hometown Program is a public-private effort of the Georgia Department of Community Affairs, the Georgia Power Company, and the Georgia Municipal Association. The program was created to assist smaller cities (population 1,000 - 5,000) with downtown revitalization efforts. This program helps communities through a 4-point revitalization approach: (1) improved organization, (2) economic restructuring, (3) preservation and reuse of existing buildings, and (4) promotion of the city and downtown area.

The benefits of being a “Better Hometown” community includes access to a team of consultants that will assess conditions and make realistic recommendations for capitalizing on resources. The team will also make periodic visits to provide assistance and monitor progress. A variety of resources will be provided and brokered for the community, including planning, demographic and market analysis, community survey instruments, business recruitment, and training. Assistance will be provided with locating loans, grants, and other sources of financing for local projects, businesses, and buildings. Highway signs will designate the community as a Georgia Better Hometown City.

In Athens-Clarke County, the City of Winterville meets the size requirements for participation in this program. Interested cities must apply for consideration and meet the established eligibility criteria.

For more information, contact:

*Better Hometown Program
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, Georgia 30329-2231*

4.9.5.4.2 Georgia Centennial Farm Program

Throughout the state of Georgia, farms that contribute to the state's agricultural heritage are recognized by the Georgia Centennial Farm Program. This program is administered by the Historic Preservation Division, Georgia Department of Natural Resources in cooperation with the Georgia Farm Bureau Federation, the Georgia Department of Agriculture, the University of Georgia College of Agriculture and Environmental Services, the Georgia National Fair and the Georgia Forestry Commission.

The program recognizes farms through three types of award categories: (1) the Centennial Heritage Farm Award, (2) the Centennial Farm Award, and (3) Centennial Family Farm Award. Each category requires that eligible farms use a minimum of 10 acres for agriculture production or earn \$1,000 in farm-generated income. Other requirements pertain to each category involving ownership and National Register listing as follows: Centennial Heritage Farms, owned by members of the same family for 100 years or more and listed in the National Register; Centennial Farm Award, at least 100 years old and listed in the National Register; and Centennial Family Farm, owned by members of the same family for 100 years or more and not listed in the National Register. Farms awarded a Centennial Heritage Farm Award receive a bronze plaque from the Historic Preservation Division.

Family farms played an important role in Athens-Clarke County's social and economic development during the 19th and early 20th centuries. Farms also comprise many of the county's historic resources as well as cultural landscapes. However, the recent expansion of residential and commercial development into the remaining rural portions of the county threaten the few farms and farm-related structures remaining in the county.

Preparation of applications for Georgia Centennial Farm awards should be considered by the individual property owner or interested organizations with permission from the owner(s). The recognition of significant historic farms contributes to preserving the agricultural history of Athens-Clarke County.

For more information, contact:

*Historic Preservation Division
Georgia Dept. of Natural Resources
500 The Healey Building
57 Forsyth Street, NW
Atlanta, Georgia 30303
(404) 651-5181 or (404) 656-2840.*

4.9.5.4.3 Georgia Heritage 2000 Program

The fund is intended to provide seed money for the preservation of historic properties and archaeological sites throughout Georgia. The program is intended to:

- encourage preservation of threatened historic properties and sites;
- stimulate economic development and neighborhood revitalization through historic preservation;
- demonstrate high profile, high impact community preservation projects which provide public benefit,
- assist local communities in developing sound preservation projects;
- reinforce the goals of the State Historic Preservation Plan.

The Georgia 2000 Program awards matching grants (60% state / 40% applicant) to non-profit organizations and local governments for the preservation of publicly-accessible historic properties listed in, or eligible for, the Georgia Register of Historic Places.

A Georgia 2000 grant has been awarded to the Historic Cobbham Foundation for a preservation project involving the Old Clarke County Jail at Meigs and Finley Streets.

For more information, contact:

*Historic Preservation Division
Georgia Dept. of Natural Resources
500 The Healey Building
57 Forsyth Street, NW
Atlanta, Georgia 30303
(404) 651-5181 or (404) 656-2840.*

4.9.5.4.4 Local Development Fund

This fund is designed to provide eligible recipients with limited state funds for local community development projects. Eligible projects include, but are not limited to, downtown development, tourism and marketing-related activities, community facilities, and historically appropriate improvements of governmental buildings listed on the National Register of Historic Places. The fund cannot be used for administrative or overhead costs, or for general improvements to city halls, county courthouses, or public safety facilities. Single-community grant requests cannot exceed \$10,000 (joint community requests cannot exceed \$20,000), and at least a 50% cash or in-kind local match is required.

A Local Development Fund grant was awarded to Athens-Clarke County to construct handicap access into the Taylor-Grady House.

For more information, contact:

*Georgia Department of Community Affairs
Attn: Local Development Fund
60 Executive Park South, NE
Atlanta, Georgia 30329-2231*

4.9.5.4.5 Heritage Education

Trains teachers in school systems across Georgia to use local historic resources to teach Georgia's Quality Core Curriculum (QCCs) in subjects such as history, social studies, language arts, and visual arts. The program reaches over 20,000 students each year and supports the work of more than 640 educators and classroom teachers in 45 school systems in 41 counties.

For more information, contact:

*Georgia Trust for Historic Preservation
1516 Peachtree Street, NW
Atlanta, Georgia 30309-2916
(404) 881-9980*

4.9.5.4.6 Preservation and Community Assistance

Provides technical assistance to a wide variety of preservation-related projects in communities throughout the state regarding how to use existing historic resources to improve the quality of life. Many of these programs are conducted in collaboration with the Georgia Department of Natural Resources, Historic Preservation Division, and with local preservation organizations. Assistance and referrals are also provided to individual owners who need advice regarding their historic properties.

For more information, contact:

Georgia Trust for Historic Preservation
1516 Peachtree Street, NW
Atlanta, Georgia 30309-2916
(404) 881-9980

4.9.5.4.7 Mainstreet Design Assistance

Provides design assistance to owners of historic commercial buildings to encourage the revitalization of Georgia Mainstreet cities and downtowns. In 1996, the Georgia Trust helped 100 owners rehabilitate historic downtown properties through this program.

For more information, contact:

Georgia Trust for Historic Preservation
1516 Peachtree Street, NW
Atlanta, Georgia 30309-2916
(404) 881-9980

4.9.5.4.8 Revolving Fund

Provides effective alternatives to demolition or neglect of architecturally and historically significant properties by promoting their rehabilitation and enabling owners of endangered historic properties to connect with buyers who will rehabilitate their properties. To accomplish this, the Georgia Trust accepts donations of properties, acquires options to purchase, or purchases outright, threatened significant historic properties to stabilize them and market them for sale.

Several communities in Georgia use local revolving funds for preservation projects. A revolving fund is used to buy or option an historic property. The sale proceeds are reinvested into another project, thus leveraging the initial funding. Revolving funds

can be created for acquisition or rehabilitation projects, or set up on a low-interest loan basis.

The Department of Community Affairs has created the Georgia Appalachian Region Downtown Development Revolving Loan Fund to enhance downtown economic activity, attract private investment, create and save jobs, and preserve and enhance historic buildings in 35 northern counties. The Fund is used to make below market rate loans on a matching basis to qualified downtown businesses. Eligible uses for the loans include rehabilitation, building and land acquisition, and facade improvements.

For more information, contact:

Georgia Trust for Historic Preservation
1516 Peachtree Street, NW
Atlanta, Georgia 30309-2916
(404) 881-9980

4.9.5.4.9 Scenic Byways Project

Facilitates designation of scenic highways throughout the state. In collaboration with the Georgia Department of Transportation and Scenic America, this project is the first partnership of its kind to protect historic, cultural, archaeological, recreational, and scenic resources along state roadways.

For more information, contact:

Georgia Trust for Historic Preservation
1516 Peachtree Street, NW
Atlanta, Georgia 30309-2916
(404) 881-9980

4.9.5.4.10 State Historical Markers

Georgia State Historical Markers across Georgia are easily recognized as square, green-metal signs with the Georgia State Seal at the top. These signs were first erected in 1952 by the newly established Georgia Historical Commission. The purpose of the marker program was to provide “simple recognition, which serves to identify and encourage the preservation of the wealth of historical resources in Georgia. Markers are an effective way to inform both residents and visitors alike about significant places, events, and people in Georgia’s past.”

Until recently, the program had been administered by the Department of Natural Resources, Parks, Recreation, and Historic Sites Division. In 1996, the Georgia legislature did not approve continued funding for placing new Georgia Historical Markers, only repairing existing markers. Following the legislative action, the Georgia Historical Society announced that it would assume the administrative duties associated with the marker program. The new markers will have a black background, silver seal, and white lettering. No more than twenty markers will be approved per year, and new markers must be sponsored by organizations and not individuals.

Applications for the marker program are available locally at the Northeast Georgia Regional Development Center in Athens.

For more information, contact:

The Georgia Historical Society

501 Whitaker Street

Savannah, Georgia 31499

(912) 651-2125 or Fax (912) 651-2831

Presently, Athens-Clarke County has 30 Georgia Historical Markers. The titles and locations of each marker are listed below.

1. 1891 First Garden Club, Ladies Garden Club, S. Lumpkin and Bocock Streets, along western edge of North UGA campus, Athens [33°57'20N, 83°22'35W]
2. America's First Garden Club GHM 029-9, Front lawn of Young Harris Methodist Church, 973 Prince Ave., Athens [33°57'42N, 83°23'02W]
3. Camak House: Landmark in Georgia Railroading GHM 029-10 Meigs and Finley Streets, Athens [33°57'34N, 83°23'43W]
4. Clarke County GHM 029-4 Courthouse on Washington St. in Athens [33°57'35N, 83°22'27W]
5. Cook and Brother Confederate Armory GHM 029-2, Chicopee Building, MLK Pkwy. and First St. (E. Broad St.), Athens [33°57'31N, 83°21'58W]
6. Dr. William Lorenzo Moss Birthplace GHM 029-14, 479 Cobb St., Athens [33°57'36N, 83°23'32W]
7. Dr. Moses Waddel Noted Educator and Presbyterian Minister GHM 029-11, First Presbyterian Church, 185 E. Hancock Ave., Athens [33°57'37N, 83°22'36W]
8. Former Site of Georgia State Normal School (Side 1), U.S. Navy Supply Corps School, next to Prince Ave. sidewalk at Navy Supply Corps School, Athens [33°57'52N, 83°24'10W][This replaces Old State Normal School GHM 029-3, which was returned to the Georgia Department of Natural Resources]

9. Georgia's Pioneer Aviator Ben T. Epps 1888-1937 GHM 029-16, Traffic Circle in front of the terminal at Athens-Clarke County Airport [33°57.111N, 83°19.429W]
10. Herty Field GHM 029-17, Located at end of Herty Drive behind Moore and New College facing grassy field and fountain, North UGA Campus, Athens [33°57'22N, 83°22'32W]
11. Historic Athletic Grounds University of Georgia, just east of corner of E. Baxter and S. Lumpkin, Athens [33°57'05N, 83°22'37W]
12. Hodgson-Dodd Park, Lamar Dodd: 1909-1996 (Side 1), ACC, Springdale and Cloverhurst Streets, Athens [33°56'38N, 83°23'43W]
13. Hodgson-Dodd Park, Hugh Hodgson:1893-1969 (Side 2), ACC, Springdale and Cloverhurst Streets, Athens [33°56'38N, 83°23'43W]
14. Holmes/Hunter Academic Building, UGA, just south of the University of Georgia Arch on Broad St., Athens [33°57'26N, 83°22'31W]
15. Home of Joseph Henry Lumpkin Georgia's First Chief Justice GHM 029-12 248 Prince Ave., Athens [33°57'38N, 83°22'58W]
16. Jeruel Academy / Union Baptist Institute, GHS 29-2. on Baxter St. near entrance of Brumby Residence Hall, University of Georgia, Athens [33°57'01N, 83°22'57W]
17. Lucy Cobb Institute 1858-1931 GHM 029-8, 201 N. Milledge Ave between Reece St. and Hancock Ave., Athens [33°57'23N, 83°23'20W]
18. May Erwin Talmadge DAR, 1295 Prince Ave., Athens [33°57'47N, 83°24'00]
19. Old Athens Cemetery Thomas Miller Chap. NSCD, Jackson St. between UGA Art School and Baldwin Hall, North UGA Campus, Athens [33°57'16N, 83°22'22W]
20. Olympic Games in Athens Athens 96 Olympics Organizing Committee, Athens Classic Center, 300 N. Thomas St., Athens [33°57'36N, 83°22'24W]
21. Robert Toombs Oak GHM 029-15, South side of Demosthenian Hall, North UGA Campus, Athens [33°57'24N, 83°22'31W]
22. The Athens Double-Barrelled Cannon GHM 029-5, City Hall, corner of College and Hancock Aves., Athens [33°57'36N, 83°22'35W]
23. The Red and Black GHM 029-18, Herty Drive behind Academic Bldg., North UGA Campus, Athens [33°57'25N, 83°22'32W]
24. The Stoneman Raid GHM 029-7, US 129/US 441/Ga 15 (Macon Hwy) at south end of Middle Oconee River bridge, Athens [33°55'05N, 83°23'27W] [Badly damaged in 2001 accident; pole still standing but marker still in DNR marker repair shop.]
25. The Stoneman Raid GHM 029-6, just west of Broad and Lumpkin Streets, Athens [33°57'26N, 83°22'38W]
26. The Taylor-Grady House GHM 029-13 Prince Ave. and Grady St., Athens [33°57'41N, 83°23'19W]
27. U. S. Navy Supply Corps School (Side 2), U.S. Navy Supply Corps School, Prince Ave. at Navy Supply Corps School, Athens [33°57'52N, 83°24'10W]

28. United States Navy Pre-Flight School, GHS 29-1, at Baldwin Hall, University of Georgia, near corner of Baldwin and Jackson Streets, Athens [33°57'13N, 83°22'22W]
29. University of Georgia GHM 029-1, Just past UGA Arch at main entrance to North UGA campus, Broad St. opposite College Ave., Athens [33°57'27N, 83°22'31W]
30. William Bartram Trail, State Botanical Garden & GCG, .2 mile inside entrance to Botanical Garden off S. Milledge Ave., Athens [33°54.294N, 83°22.676W]

Missing and Removed Markers

Oconee Hill Cemetery, Thomas Miller Chap. NSCD, entrance to Oconee Hill Cemetery, East Campus Rd., Athens [33°57'01N, 83°22'15W] [Pole standing but marker stolen in 2002. Believed to have been taken by college students in large nearby apartment complex.]

4.9.5.5 Local Preservation Programs and Incentives

4.9.5.5.1 Local Option Tax Incentive for Historic Preservation

This incentive program provides an owner of a historic property an eight-year freeze on property tax assessments. For the ninth year, the assessment increases by 50% of the difference between the recorded first year value and the current fair market value. In the tenth and following years the tax assessment will then be based on the current fair market value.

To be eligible for this incentive, a property must be a locally designated historic resource and listed in the Georgia Register or the National Register of Historic Places. The property, if located within a residential area, must conform to the local zoning ordinance. The property may not receive benefits under both the local option act and the state rehabilitation act simultaneously; however, no provision prevents utilizing these benefit programs consecutively for a total benefit of approximately eighteen years.

To qualify for this incentive, owners must have certification of (a) local designation from the Historic Preservation Commission and (b) listing in either the Georgia Register or National Register of Historic Places from the Georgia Department of Natural Resources. Certification should be submitted to the Athens-Clarke County Board of Assessors.

For more information and copies of the application forms, please contact:

*Historic Preservation Planner
Athens-Clarke County Planning Department
120 W. Dougherty Street
Athens, Georgia 30601
(706) 613-3515*

4.9.5.5.2 Tax Increment Financing (TIF) Districts

Recent state legislation allows for local governments to designate districts within their jurisdictions where the local property taxes generated by the properties within the district are pooled and used to provide improvements to those properties within the designated TIF district.

4.9.5.5.3 Business Improvement Districts (BIDs)

Similar to Tax Increment Financing Districts, but the money collected through this mechanism is in addition to the property taxes normally collected by the local government. Considerable creativity is allowed in the assessment of the “taxes” collected within the BID. For example, each property may be assessed based upon the amount of paved area on the property. The funds collected are administered by a BID Board, comprised of representatives from the BID, typically with the assistance of advisory personnel provided by the local government.

4.9.5.5.4 Historic Preservation Guidelines

The Historic Preservation Commission and the Athens-Clarke County Planning Commission developed a set of design guidelines as an aid for historic preservation in Athens. The guidelines address specific rehabilitation and design issues regarding the communities’ historic landmarks and districts. The goal of the design guidelines is to protect the visual qualities of local historic districts and landmarks.

The design guidelines do not prevent property owners from making changes to their properties. They ensure that changes enhance the historic qualities of buildings and historic areas. The guidelines are intended to:

- protect the historic character and integrity of a district;
- provide guidance to people undertaking construction;

- identify and recommend appropriate design review approaches; and
- increase public awareness of historic structures.

Specifically, the design guidelines were created to address nine issues related to redevelopment, new construction, and other exterior improvements made to locally designated historic properties and districts. These nine issues include:

- **Retention of Distinguishing Features:** Every building possesses some components which contribute to its architectural character. During restoration or rehabilitation work, an effort should be made to retain these original features.
- **Avoidance of Imitative Historic Features for Which There is No Historic Basis:** There is a tendency to make alterations to a building that have no historical justification. These sorts of changes are discouraged. Ideally, the owner should be able to prove that the proposed alteration actually existed on the building at some previous time.
- **The Retention of Later Additions:** Changes to a structure over time may be significant in their own right if they represent substantial changes to the historic or architectural character of the building in a specific period of time. These alterations must be assessed in terms of their contributions to the overall character and appearance of the historic property.
- **Crafted Elements Should be Preserved:** Many older structures possess characteristics which would be difficult or impossible to reproduce today. Elements like these give character to a building and distinguish it from newer buildings. Any proposed alterations that call for unnecessary destruction of examples of craftsmanship would not be approved.
- **Repair, Do Not Replace:** The retention of original or historic building elements is encouraged whenever possible. While some replacement materials may closely match the original, newer elements generally cause a loss of historic value.
- **Careful Cleaning Methods:** Some cleaning methods for wood and masonry, such as sandblasting, are harsh and can permanently harm the historical material. Harsh and potentially damaging cleaning methods are to be avoided. The Preservation Planner can provide information regarding more sensitive, alternative cleaning methods.
- **Compatible Additions and Construction:** New buildings within historic districts should reflect the architecture of their surroundings, but not imitate that architecture. New construction should relate to existing buildings in terms of height, mass, lot placement, facade arrangement and spacing, and materials.
- **Reversibility:** All proposed alterations should be reversible. New additions should be made so that the original fabric of the structure is not altered.

- **Additional Review:** The Preservation Commission makes determinations of appropriateness for a range of possible changes. Their right to control change is not tied to any permitting process, so changes which do not require a building permit may still need approval from the Historic Preservation Commission. Potential changes such as parking lots and mechanical systems fall within the jurisdiction of the Historic Preservation Commission.

Specific guidelines have been prepared and approved by the Historic Preservation Commission regarding fences, porches, replacement of siding, signs, additions, new construction, roofs and associated details.

4.9.5.5.5 Athens-Clarke Heritage Foundation

This organization works to preserve the community's architectural, historical, and natural heritage through a variety of programs and initiatives. The ACHF conducts workshops, sponsors lectures, arranges exhibits and tours, and organizes fund-raising events. Membership is open to anyone interested in historic preservation. Dues are charged. Two financial incentives are offered by the non-profit agency including a revolving loan fund as well as a façade easement program.

For more information, contact:

Amy Kissane, Executive Director
489 Prince Avenue, Firehall #2
Athens, Georgia 30601
(706) 353-1801 or FAX (706) 552-0753

4.9.5.5.6 Athens Downtown Development Authority

This agency was formed to promote the historic Downtown Athens area. Programming for this organization includes special events held in Downtown Athens, as well as serving as a liaison between Downtown property and business owners, the Athens Area Chamber of Commerce, and the development community.

For more information, contact:

Athens Downtown Development Authority
224 College Avenue
Athens, Georgia 30601
(706) 353-1421 or FAX (706) 353-8526

4.9.5.5.7 Athens Land Trust

This group was formed to address open space land preservation and affordable housing needs in Athens-Clarke County. It is the goal of this group to maintain undeveloped land through ownership and conservation easements and, in addition, develop affordable housing.

For more information, contact:

Athens Land Trust

P.O. Box 48054

Athens, Georgia 30604

(706) 353-9968 or FAX (706) 549-5161

4.9.5.5.8 Hands on Athens

The group was formed as a sub-committee of the Athens-Clarke Heritage Foundation to create a coalition of organizations dedicated to assisting low-income Athens-Clarke County homeowners in historic neighborhoods to maintain, repair, and restore their properties as part of overall neighborhood revitalization. Hands on Athens is a non-profit 501(c)(3) private, non-profit organization which holds an annual spring event whereby volunteers renovate and repair properties over the course of one weekend. For more information, contact:

Kay Stanton, HOA Administrator

489 Prince Avenue, Firehall #2

Athens, Georgia 30601

(706) 353-1801 or FAX (706) 552-0753

4.9.5.5.9 Community Approach to Planning Prince Avenue (CAPP)

The organization was created to study the Prince Avenue corridor from downtown to the perimeter in a manner based upon principles that maximize group participation in a creative problem solving way. CAPP is comprised of diverse groups who live, work, travel, and own property along Prince Avenue. CAPP is structured toward civic engagement that solicits a full range of expertise, opinion, and advice from business owners, property owners, institutions, workers, and citizens that use Prince Avenue. The goal of the organization is to identify needs, goals, and visions of the community, to arrive at a consensus for what is wanted for Prince Avenue, and then to explore avenues to implement that vision.

4.9.6 Other Preservation Tools

4.9.6.1 *Facade and Conservation Easements*

The Facade and Conservation Easements Act of 1976 authorizes governmental agencies and non-profit organizations to receive facade or conservation easements for the purpose of preserving properties designated by the State Historic Preservation Officer. By granting an easement, the property owner is entitled to a re-evaluation of the property to reflect the encumbrance and to an adjustment in the tax digests.

State legislation allows Georgia communities to encourage preservation through the donation of easements. The success of this technique has been tempered by the Internal Revenue Service's concern with the accurate valuation of the easement deduction, resulting in vigorous audits. However, professional standards for the appraisal of easements have been used successfully in locations across the state by qualified appraisers.

"Conservation Easement" refers to a legal restriction or limitation on the use of real property which is expressly recited in any deed or other instrument of grant or conveyance executed by or on behalf of the owner of the land described therein and whose purpose is to preserve land or water areas predominantly in their natural scenic landscape or open condition or in an agricultural farming, forest, or open space use. In addition, such purpose shall include the returning of land or water areas to such conditions or uses when the land is located within an historic district.

"Facade" refers to an interior or exterior surface of a building. Typically, the identified surface is given emphasis due to its special architectural treatment or other defining quality.

"Facade Easement" means any restriction or limitation on the use of real property which is expressly recited in any deed or other instrument of grant or conveyance executed by or on behalf of the owner of real property and whose purpose is to preserve historically or architecturally significant structures or sites, whether designated individually or as part of an officially designated historic district, pursuant to any local political subdivision's authority to provide for such districts and to provide for special zoning restrictions therein or historically or architecturally significant structures or sites which have been designated as such by the State Historic Preservation Officer.

4.9.6.2 Preservation Covenants

Covenants are legal mechanisms written into the deed of a property, or into any other real estate agreement, that seek to protect important features of the property.

Covenants dictate that, for a specified period or in perpetuity, all major changes to a property that is eligible for, or already listed on, the State or National Register are reviewed and approved by the Historic Preservation Division prior to the start of work. The federal Historic Preservation Fund and most state preservation grants require that a covenant be placed on the historic property assisted by an Historic Preservation Fund grant. This guarantees that the federal or state grant investment is protected in the future and that the property owner will receive technical assistance for the continuing preservation of the property. Historic properties across Georgia that are subject to preservation covenants include the Fox Theatre in Atlanta, the Rock House in McDuffie County, the Central of Georgia Railroad shops and terminal facilities in Savannah, and the St. Simons Lighthouse. Historic properties in Athens with preservation covenants include the facade and lobby of the Georgian Hotel, the Franklin Hotel, and a few of the fraternity and sorority houses along Milledge Avenue.

4.9.6.3 Building Code Compliance Alternatives

The Uniform Act for the Application of Building and Fire-related Codes to Existing Buildings of 1984, known as House Bill 839, enable local building code officials to allow compliance alternatives for existing buildings (at least 5 years old) that are unable to comply fully with current fire and building codes. Compliance alternatives provide for a safe building by overcompensating on one code requirement to balance the failure to meet another. The City of Athens passed an ordinance amending the building code to give special consideration to “existing, historic, and landmark museum buildings.” This ordinance was carried over in the transition to the Unified Government of Athens-Clarke County, and has since been re-approved by the governing body in January 1993.

The legislation also creates a building classification called “landmark museum building” that is exempted from all but nine specific provisions of the building and fire codes and need only comply with minimum building code requirements such as fire extinguishers, fire and smoke alarms, occupancy limits, and emergency lighting. Landmark Museum Buildings must exhibit a high degree of architectural integrity and be open to the public.

4.9.6.4 Revolving Funds

Several communities in Georgia use local revolving funds for preservation projects. A revolving fund is used to buy or option an historic property. The sale proceeds are reinvested into another building, leveraging the initial funding. Revolving funds can be created for the acquisition or rehabilitation projects, or set up on a low-interest loan basis. The purpose of revolving funds is to prevent the destruction of historic buildings, either from neglect or demolition, and provide stewardship through allowing the purchase by an owner who intends to preserve the property.

A statewide revolving fund for preservation in Georgia is in place with the Georgia Trust for Historic Preservation. This program is varied and can re-market historic properties after rehabilitation or restoration. The Georgia Trust will consider individual properties for acquisition on an individual basis and properties in Athens-Clarke County may be eligible for inclusion in the Revolving Fund program.

The Department of Community Affairs has created the Georgia Appalachian Region Downtown Development Revolving Loan Fund to enhance downtown economic activity, attract private investment, create and save jobs, and preserve and enhance historic buildings in 35 northern counties. The Fund is used to make below market rate loans on a matching basis to qualified downtown businesses. Eligible uses for the loans include rehabilitation, building and land acquisition, and facade improvements.

Locally, the Athens-Clarke Heritage Foundation has established a Revolving Fund for the purposes of purchasing historic properties for resale, paying fees and ancillary costs associated with the successful resale of the property, and financing the structural stabilization of the property. In addition, the Historic Cobbham Foundation has established a Revolving Fund to be used specifically for properties within the Cobbham neighborhood. See Historic Cobbham Foundation on page 126 for more information on the Historic Cobbham Foundation.

4.9.6.5 Preservation Organizations

Numerous organizations have been organized nationally, state-wide, and locally to advance the interests of historic preservation. These groups are funded publically, semi-publically, or privately, and can provide administrative, financial, organizational support for preservation-related efforts.

4.9.6.5.1 National Trust for Historic Preservation

Recognizing the need to encourage public participation in the preservation process, the U.S. Congress chartered the National Trust for Historic Preservation in 1949 as a nonprofit, quasi-public organization.

For more information, contact:

National Trust for Historic Preservation
1785 Massachusetts Ave., NW
Washington, DC 20036
(202) 673-4000

4.9.6.5.2 American Institute of Architects

For more information, contact:

American Institute of Architects
Committee on Historic Resources
Regional Urban Design Assistance Teams
1735 New York Ave., NW
Washington, DC 20006
(202) 626-7300

4.9.6.5.3 American Planning Association

For more information, contact:

American Planning Association
Urban Design and Preservation Division
122 S. Michigan Ave., Suite 1600
Chicago, Illinois 60603

4.9.6.5.4 Historic Preservation Division (HPD), Georgia Department of Natural Resources

The Historic Preservation Division serves as the state historic preservation office in Georgia. Working in partnership with the United States Department of the Interior, the state preservation office carries out the mandates of Georgia law and the National Historic Preservation Act, as amended, and works with local communities to preserve the historical, architectural, and archaeological resources of Georgia.

For more information, contact:

*Georgia Dept. of Natural Resources
500 The Healey Building
57 Forsyth Street, NW
Atlanta, Georgia 30303*

4.9.6.5.5 Georgia Trust for Historic Preservation

For more information, contact:

*Georgia Trust for Historic Preservation
1516 Peachtree Street, NW
Atlanta, Georgia 30309-2916
1310 West Ridge Road
(404) 881-9980*

4.9.6.5.6 Vernacular Georgia

For more information, contact:

*Georgia Mountains Regional Development Center
P.O. Box 1720
Gainesville, Georgia 30503-1720
(770) 538-2626 or Fax (770) 538-2625*

4.9.6.5.7 Georgia Historical Society

Chartered in 1839, the Georgia Historical Society is a private, non-profit organization which serves as the historical society for the entire state. The Society is one of the oldest historical organizations in the country and the oldest cultural institution in Georgia.

For more information, contact:

*The Georgia Historical Society
501 Whitaker Street
Savannah, Georgia 31499
(912) 651-2125 or Fax (912) 651-2831*

4.9.6.5.8 Athens-Clarke County Historic Preservation Commission

Seven Athens-Clarke County residents are appointed by the Unified Commission to implement the Historic Preservation Ordinance adopted in 1987. This ordinance provides protection for “designated” properties, landmarks, and districts by requiring

that major exterior changes be approved by the Commission. The duties of the commissioners, assisted by staff, are to survey historic properties, recommend to the Unified Commission properties for designation, review major exterior changes to designated properties and to educate the public concerning historic preservation. The actual designation of properties is performed by the Unified Commission. The Historic Preservation Ordinance is based upon state enabling legislation passed by the legislature in 1980 as the Georgia Historic Preservation Act.

4.9.6.5.9 Northeast Georgia Regional Development Center Preservation Planner

The Northeast Georgia Regional Development Center serves a thirteen-county area, including Athens-Clarke County where the agency's office is located. With the guidance of a regional Historic Preservation Advisory Committee, the Regional Preservation Planner offers historic preservation advisory assistance to communities within the region. This assistance may include, but is not limited to, assisting in the preparation of plans for preservation-related projects, providing assistance in identifying sources of financial and administrative support for preservation-related projects, serving as a professional resource for local and county-wide preservation organizations, and acting as a liaison between local officials and state and federal agencies and personnel on a variety of preservation-related issues. The Preservation Planner also provides guidance regarding the National and Georgia Register of Historic Places process.

For more information, contact:

Burke Walker, Regional Preservation Planner
Northeast Georgia Regional Development Center
305 Research Drive
Athens, Georgia 30610
(706) 369-5650 or Fax (706) 369-5792

4.9.6.5.10 Athens-Clarke Heritage Foundation

This organization works to preserve the community's architectural, historical, and natural heritage through a variety of programs and initiatives. The Foundations conducts workshops, sponsors lectures, arranges exhibits and tours, and organizes fund-raising events. Membership is open to anyone interested in historic preservation. Dues are charged.

For more information, contact:
Amy Kissane, Executive Director
489 Prince Avenue
Athens, Georgia 30601
(706) 353-1801 or FAX (706) 552-0753

4.9.6.5.11 Athens Land Trust

This group was formed to address open space land preservation and affordable housing needs in Athens-Clarke County. It is the goal of this group to maintain undeveloped land through ownership and conservation easements and, in addition, develop affordable housing.

For more information, contact:
John Kissane, Executive Director
Athens Land Trust
P.O. Box 48054
Athens, Georgia 30604
(706) 613-0122

4.9.6.5.12 Athens Historical Society

The society is open to anyone interested in history and the background of Athens-Clarke County. The purpose of the society is to advance the research and understanding of the rich history of Athens-Clarke County. Efforts sponsored by the society include the publication of historical papers and research and the development of special interest programs. Membership dues are charged.

For more information, contact:
Athens Historical Society
P.O. Box 7745
Athens, Georgia 30604-7745
Mary Warren, (706) 549-1264

4.9.6.5.13 Athens Family History Center

This resource center has been organized to provide access to family group sheets, personal histories, personal ancestry files and international genealogical indexes for people researching family histories. Please call for hours of operation.

For more information, contact:

Athens Family History Center
706 Whitehead Road
Athens, Georgia 30605
(706) 543-3052

4.9.6.5.14 Clarke-Oconee Genealogical Society

This organization collects and preserves information that is relative to the past; promotes and coordinates genealogical research efforts, instructs and shares expertise through workshops and guest speakers. The group is actively involved in indexing relevant local genealogical information. Meetings are held quarterly at various sites.

For more information, contact:

Clarke-Oconee Genealogical Society
P.O. Box 6403
Athens, Georgia 30604
Linda Aaron, Home: (706)783-3646;
Work: (706)542-7123

4.9.6.5.15 Historic Boulevard Neighborhood Association

This group has been organized by residents of the Boulevard Historic District to address neighborhood issues within the district, and to lobby for or against local issues affecting the neighborhood. This group is also involved in beautification projects within the district, including tree planting, installation of neighborhood entrance signs, and a Neighborhood Watch program.

For more information, contact:

Historic Boulevard Neighborhood Association
189 Virginia Avenue
Athens, Georgia 30601

4.9.6.5.16 Historic Cobbham Foundation

This group is open to anyone who is interested in the conservation and restoration of the Cobbham Historic District and the properties associated with the historic Lucy Cobb Institute. This group also administers a revolving fund for the purposes of supporting preservation-related projects.

For more information, contact:

*Historic Cobbham Foundation
380 Meigs Street
Athens, Georgia 30601*

4.9.6.5.17 University of Georgia Student Historic Preservation Organization

This group is organized by students enrolled in the Master of Historic Preservation program in the School of Environmental Design at the University of Georgia, and membership is open to any University of Georgia student interested in the field of historic preservation. The group is a co-sponsor of local Preservation Week activities held annually in May, and also works to organize special events both on and off-campus designed to raise awareness of preservation-related issues.

For more information, contact:

*Student Historic Preservation Organization
Denmark Hall
University of Georgia
Athens, Georgia 30602*

4.10 Cultural Landmarks

The clear majority of the significant cultural resources in Clarke County are, in fact also Historic Resources. However, there has been some work to identify non-historic resources and document them.

4.10.1 SOS! Save Outdoor Sculpture (1993)

Save Outdoor Sculpture!, a joint project of the Smithsonian Institution's National Museum of American Art (NMAA) and the National Institute for the Conservation of Cultural Property (NIC), implemented the largest arts and cultural volunteer project in 1992. Funded by the Pew Charitable Trusts, The Getty Grant Program, and the Henry Luce Foundation, this private/public initiative sought to complete a national inventory and focus attention on the preservation of outdoor sculpture. *Georgia SOS!*, directed by Lisa Vogel of the University of Georgia's School of Environmental Design, coordinated the identification and the basic condition assessment of 33 pieces of outdoor sculpture within Athens-Clarke County during 1993. Comprehensive and intensive field survey excluded grave markers/headstones, museum collections, commemorative works,

architectural structures, minor decorative architectural elements, mass-produced items, and machinery, weapons, or other implements not originally conceived as sculpture. Volunteers compiled on-site documentation upon survey questionnaires, library research, and black and white photographs. The Office of Preservation Services retained copies of the information and forwarded all originals to the Inventories of American Painting and Sculpture Department of the National Museum of American Art.

4.10.2 Cultural Tourism

It also important to note that several annual events are held in, or benefit from, the historic areas in and around Athens. These events draw thousands of visitors to Athens each year. In fact, 5 of the top 10 local events in terms of total attendance (not including UGA football games) are held in areas of Athens that have benefited from historic preservation. These events include:

Table 15: Annual Cultural Events Held in Clarke County

Event	Rank	Attendance	Location
Athens Heritage Antiques Show & Sale	X	Not Available	Lyndon House Arts Center
Athens Home and Garden Show	X	Not Available	Classic Center
Athens Human Rights Festival	X	Not Available	College Square, Downtown Athens
AthFest (music festival)	4	20,000	Downtown Athens
Boybutante Ball (Boybutante AIDS Foundation)	X	Not Available	40 Watt Club
Christmas in Athens	X	Not Available	Citywide
Christmas Parade of Lights	3	20,000-25,000	Downtown Athens
Classic City Brew Fest	X	Not Available	Not Available
DawgFest (UGA Homecoming)	5	12,000	UGA Campus and Downtown
GreenFest	6	6,000-7,000	Downtown Athens
Halloween, Athens Style	X	Not available	Associated night club venues
Harvest Festival	8	1,700	Lyndon House
Hot Corner Celebration	X	Not Available	Downtown Athens
Insectival	X	Not available	State Botanical Gardens

Event	Rank	Attendance	Location
Marketplace (Junior League of Athens)	X	Not Available	Classic Center
Memorial Day in Memorial Park	9	2,000	Memorial Park
North Georgia Folk Festival	X	Not available	Sandy Creek Park
Piedmont Gardeners' Garden Tour	X	Not Available	City-wide self-guided tour
Robert Osborne's Classic Film Festival	7	5000	Classic Center Theatre
Snake Day	X	Not Available	Sandy Creek Nature Center
Star Spangled Classic (July 4 th)	1	35,000	Bishop Park
Taste of Athens (Community Connection)	10	750	Classic Center
Twilight Criterium	2	25,000	Downtown Athens
UGA International Street Festival	X	Not Available	College Square, Downtown Athens
Zoo Day	X	Not Available	Memorial Park

Source: Athens Convention and Visitors Bureau, 2005-2006.

Events listed are those identified by the Athens Convention & Visitors Bureau that attract visitors from outside of Clarke County (with attendance rankings from Top 10 of all local events, for events with attendance figures)

4.11 Archeological Landmarks

Archaeology was first recognized as an important tool in historic resource management with the passage of the federal Antiquities Act in 1906, and the 1966 National Historic Preservation Act codified the role of the individual states in protecting important historical and prehistoric resources.

4.11.1 Archaeological Sites

Sites can range in size from a space the size of a telephone booth to large villages, and even entire towns. Every site possesses two critical attributes: first, it contains objects of historic or prehistoric value; and second, those objects are contained in a meaningful context. These cultural objects, or artifacts, can be made of stone, fired clay (pottery), bone, plant or animal material. A site may also contain other non-manmade objects that relate to the natural environment, such as pollen grains or food bones. A meaningful context is one in which the ground has not been significantly disturbed by recent

activities. Artifacts can only be accurately understood when they are put together with the details provided by the place in which they are found. Artifacts out of context lose their interpretive value as clues to past events and cultures.

4.11.2 Site Identification

The preservation of archaeological sites depends on careful management of site location information. Every site identified through research conducted in compliance with state and federal laws is recorded in the Georgia Archaeological Site File, at the University of Georgia in Athens. Public disclosure of locational information on known sites is not required under certain conditions (OCGA 50-18-72), and currently is only available to properly authorized and permitted professionals working on projects that meet all legal guidelines. The aim of the current policy is to give access to appropriate parties, but to prohibit looters and vandals from obtaining this information for illegal activities.

With regard to burial sites, and Native American burial sites in particular, it is important to understand that these sites can be difficult to recognize. Burials are often in shallow pits containing small bone fragments and associated burial objects, such as pots, beads, pipes, and ornate artifacts. However, unless careful scientific investigation is employed, it will be difficult to recognize most burials. For a nominal fee, many archaeological consultants will perform a risk-management survey, which will assess the likelihood of disturbing burials or other types of sites on a property.

To determine if there is the potential to find archaeological sites with a certain area, it is recommended that a professional archaeology consultant be contacted to do a preliminary evaluation of both the existing site information and the tract of land itself. The staff of the Historic Preservation Division, Georgia Department of Natural Resources, can be contacted for assistance in determining the appropriate course of action, writing a scope of work that will address the identified needs, and selecting a consultant to perform the work.

4.11.3 Site Protection

A variety of strategies are used to manage archaeological sites. The first step is always to fill out a site form (available from the Georgia Archaeological Site Files). Avoidance with greenspacing, or partial or full excavation are methods for managing sites. The Historic Preservation Division can provide assistance in developing appropriate plans that integrate development and preservation goals.

Several fundamental principles guide all state and federal laws dealing with human remains, artifacts, archaeological sites, and collecting. The first is respect for religious beliefs and practices of all cultures. This is particularly important when dealing with burials. Digging or collecting artifacts from sites should only occur when absolutely necessary. Illegal removal of artifacts from private property, through trespass and theft, is punishable by law. Moreover, artifact removal without permission from the owner and without consulting the State Archaeologist is strongly discouraged. Contact the Historic Preservation Division for more information regarding state and federal laws that deal with archaeological resources.

4.12 Archeological Sites Identified by Georgia DNR

4.12.1 Athens-Clarke County Archaeological Resources

According to the 1991 archaeological resource survey, Athens-Clarke County presently has 101 known archaeological resources. The surveyed sites include prehistoric resources and burial grounds, as well as structural remains of historic buildings. Many of these resources are located in close proximity to water courses or along ridge lines throughout the county.

At present there is no formal review procedure administered by the governments of Athens-Clarke County or the City of Winterville to ensure that these resources are protected from encroaching development. With the assistance of the State Archaeologist's Office, the Athens-Clarke County Planning Department will investigate how a local review process for archaeological resources might be structured.

It should be noted that it is legal to search for artifacts if you have written permission from the landowner and have notified the Georgia Department of Natural Resources in writing at least five working days prior to removal. This includes Civil War sites.

It is not legal to surface collect, dig, or metal detect on state and federal land without appropriate permits. It is also generally illegal to dig human burials and/or collect human skeletal remains or burial objects. It is also unlawful to dispose of or possess any human body part, knowing it to have been removed from a grave illegally. (OCGA Section 12-3, Section 16-12, Section 31-21, and Section 36-72.)

In the event that a burial site is discovered, stop digging immediately. Protect the burial from harm and notify local law enforcement. Law enforcement will notify the coroner, local government, and the Georgia Department of Natural Resources. A plan will be developed to protect the burial. The Historic Preservation Division suggests that they be contacted for guidance by anyone encountering a burial.