

**FINAL HISTORIC RESOURCE SURVEY REPORT
ATHENS, GEORGIA 2011**

BUENA VISTA NEIGHBORHOOD

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Project Description

Area Surveyed

The survey area was roughly bounded by Prince Avenue on the south, Park Avenue on the east, CSX Railroad on the north, and Pound Street on the west.

All resources within the designated area were surveyed, including new construction and government owned buildings. The assessment was determined based on integrity, and perceived age of the properties.

Source of Funding: Boulevard Neighborhood Association

Project Sponsor: Boulevard Neighborhood Association

Survey Group: Laura Kviklys, MHP, Ashley Pruitt, MHP

Dates: April-May 2011

Methodology:

The survey was conducted according to the procedures outlined in the Georgia Historic Resources Survey Manual. The Georgia Historic Resources Survey program is an ongoing, statewide survey of buildings, sites and structures of historical, architectural, and cultural significance. The Historic Preservation Division (HPD) within the Department of Natural resources administers this program.

The area was surveyed over the course of several days. Each assigned house (within the assigned boundaries) was assessed for historic, aesthetic, and integrity. All resources considered contributing were approximately 50 years old or older. All properties surveyed were assigned a number then documented

with the completion of a Georgia Historic Resource Survey Form, as well as a photograph of the resource and its corresponding latitude and longitude coordinates. The survey form includes information about the use, style, floor plan, materials, context, physical description and an accurate determination of the date of construction and additions.

Survey results

Total resources surveyed	152
Contributing	64
Noncontributing	57
May contribute	31

Age of Structure

1895-1904	1
1900-1909	8
1905-1914	9
1910-1919	19
1915-1924	7
1920-1929	6
1925-1934	4
1930-1939	8
1935-1944	3
1940-1949	7
1945-1954	11
1950-1959	9
1955-1964	3
1960-1969	1

1965-1974	9
1970-1979	5
1975-1984	1
1980-1989	1
1985-1994	2
1990-1999	2
1995-2004	3
2000-2009	33

House Type

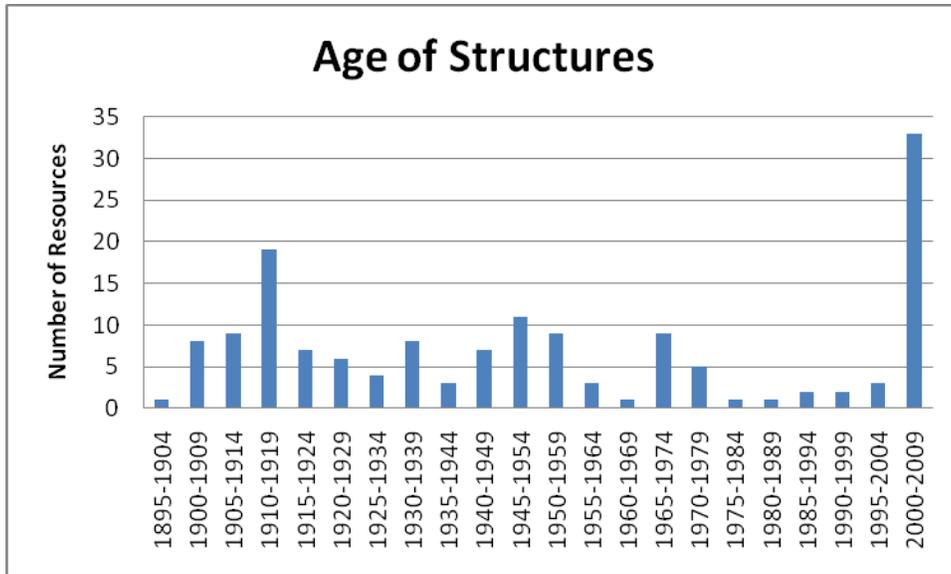
Apartment	1
Duplex	5
Mobile Home	2
Bungalow	Side: 9 Front: 12 Cross: 12 Hip: 13
Center Hall	5
Gabled Ell	19
Pyramidal Cottage	2
Queen Anne Cottage	14
Ranch	20
Shotgun	2
Unknown	36

Architectural Styles

Multi-Style	6
Craftsman	22
Folk Victorian	12
Queen Anne	2
Moderne	1
NeoCraftsman	3
No Academic Style	97

Architectural Analysis

There were a total of 152 resources surveyed for the Buena Avenue district. 92 of the 152 resources were 50 years old or older, 54 of which were at least 80 years old.



The surveyed area included a number of residential infill structures from the turn of the twenty-first century, as well as commercial properties on Park Avenue, government owned properties on Satula, and properties owned by the Georgia Power Company on Boulevard.

The survey area was comprised primarily of single family dwellings, with the inclusion of one apartment complex, and five multi-family structures. The most common house type was the bungalow, with 46 examples in various incarnations. Vernacular examples of Gabled Ell cottages, Queen Anne Cottages, Central Hallway cottages, and Ranch Houses were also present. Structures which were new infill or multifamily were marked as ‘unknown’ house types for purpose of this survey.

The majority of the residential structures were vernacular cottages with few examples of high style architecture. Those structures which did display academic style, or elements of academic style included Craftsman, Queen Anne, Folk Victorian, and a combination of styles. The majority of the structures presented no academic style, which is in fitting with the vernacular theme of the area.

Integrity

The resources in the Buena Vista district had varying degrees of integrity. Those structures which were considered contributing to a local district maintained good to excellent level of integrity based on age, significance, and the maintenance of original material and footprint. Structures which may contribute to an historic district had alterations which could be reversed, minimal material changes, or were on the cusp of the National Register for Historic Places criteria for age.

Structures which did not retain integrity were too recently built, had extensive material changes, and/or incompatible alterations and additions.

Of the 152 structures surveyed, 64 maintained good to excellent integrity, 31 maintained fair integrity, and 57 had poor integrity.

Conclusion:

The Buena Vista area contains a number of historic resources that can be considered for a district. The majority of the structures are 50 years old or older, and there appears to be few intrusions in the heart of this district. Most of the single family residences in the neighborhood are vernacular expressions of early 20th century architecture, with elements of high style architecture.

The newest construction in the surveyed area is located along Easy Street, Yonah Avenue, and Park Avenue, in a Neo-Craftsman style. These structures are not compatible with the overall Buena Vista neighborhood, and should be excluded from any possible local district.

The Buena Vista neighborhood is facing a number of developmental threats from the Prince Avenue corridor and the upcoming University of Georgia Medical School. With the pressures on this area to develop more properties on smaller parcels, the neighborhood is in danger of losing extant vernacular cottages in favor of incompatible infill. The number of contributing and possibly contributing structures in this neighborhood indicates a strong possibility for local designation.