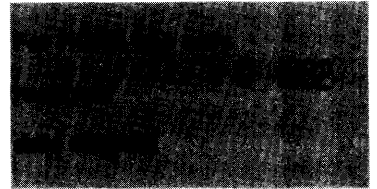


**United States Department of the Interior  
Heritage Conservation and Recreation Service**

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

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



**1. Name**

historic Atkins Park

and/or common same

**2. Location**

street & number St. Augustine Place, St. Charles Place  
and St. Louis Places between N. Highland Ave. and  
Briarcliff Road. N/A not for publication

city, town Atlanta N/A vicinity of —congressional district—

state Georgia code 013 county Fulton, DeKalb .code 121, 089

**3. Classification**

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

**4. Owner of Property**

name Multiple Owners - more than fifty

street & number

city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ state \_\_\_\_\_

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Superior Court

street & number a) Fulton County Courthouse  
b) DeKalb County Courthouse

city, town a) Atlanta  
b) Decatur state Georgia

**6. Representation in Existing Surveys**

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

date 1976  federal  state  county  local

depository for survey records Historic Preservation Section  
Georgia Department of Natural Resources  
city, town Atlanta state Georgia

## 7. Description

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

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

Atkins Park is a planned residential suburban development dating from the first three decades of the twentieth century. The subdivision consists of three parallel streets ( St. Augustine Place, St. Charles Place, and St. Louis Place) running one block between two major streets (Briarcliff Road and North Highland Avenue). Service alleys run parallel to the streets in the middle of the two interior blocks, and a sidewalk running perpendicular to the streets bisects all three blocks. Small rectangular lots are arranged along each of the three streets and along the north side of Ponce de Leon Avenue. Houses are situated near the centers of these lots. These houses are almost exclusively one and two story detached single family dwellings. They were built between 1912 and the early 1930's. Predominant architectural styles include Georgian Revival, Bungalow/Craftsman, Spanish Mission, Tudor Revival, and Prairie; eclectic and free interpretations of these styles are also present. Brick and stucco are the major exterior materials, although a few houses are weatherboarded or shingled. Roofs are gabled or hipped and frequently covered with red or green tile. Porches, gables, clipped gables, dormers, half-timbering, brackets, and a variety of columns are the characteristic architectural details. The houses are built with balloon framing sheathed in brick, stucco, or wood veneers. The larger houses are located along St. Augustine and St. Charles Place; smaller houses are located along St. Louis Place and Ponce de Leon Avenue. Simple historic garages and utility buildings stand along the service alleys behind many of these houses. The land in the subdivision is gently sloping, and the house lots are informally landscaped with lawn, trees, and shrubbery. The streets are lined with trees, concrete sidewalks, and stone curbs. Stone walls with gateposts at each street border the subdivision on its east and west sides. There are very few intrusions or drastically altered buildings in the district.

### Non Contributing Properties

There are very few non-contributing properties in Atkins Park. Non-contributing properties consist of approximately half a dozen houses built less than fifty years ago and inconsistent with the architectural character and appearance of the district (including several recently completed houses along St. Augustine Place at Briarcliff Road), a modern neighborhood library on St. Charles Place at North Highland Avenue, and several vacant lots along Ponce de Leon Avenue. In addition, there are two properties along St. Louis Place that are non-historic due to age but do not detract from the character and appearance of the district.

### Boundaries

The historic district boundaries coincide with the historic boundaries of the Atkins Park subdivision. The subdivision was originally platted in 1912-13, with the original plat for lots along Ponce de Leon Avenue revised in 1920. To the north and south of Atkins Park are early twentieth century residential developments with architectural characteristics similar to those of Atkins Park. These residential developments generally followed Atkins Park, however, and were independent of it. To the east is the planned suburban community of Druid Hills (already listed in the National Register). To the west is a nine-story apartment building (nominated to the National Register as of this date), several garden apartment buildings, and an early twentieth century commercial block.

(CONTINUED)

## 8. Significance

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

**Specific dates** 1912/1913-1920      **Builder/Architect** Edwin Wiley Grove, developer; Knox T. Thomas, civil engineer; H.W. Nichols (Nicholes); J.E. Kerr, G. D. Norris, et.al., builders.

**Statement of Significance (in one paragraph)**

Atkins Park is significant in the areas of community planning and development, architecture, landscape architecture, and local history. The district is an excellent example of an early twentieth century planned suburban residential development which features a wide array of revival, eclectic, and progressive domestic architecture in an appropriately landscaped setting. The district was the home of many middle-class businessmen and professionals who contributed to the growth of Atlanta as a major metropolitan center in the early twentieth century. These areas of significance support National Register eligibility under criteria A, B, and C.

In terms of community planning and development, Atkins Park is significant as an excellent intact example of an early twentieth century planned suburban residential development, one of several in Atlanta that represent local and national trends in suburban development of the period. Its characteristic features include an array of detached single-family houses, informally landscaped yards, and tree-lined streets. Although not laid out in the curvilinear fashion popular at the time, the subdivision did feature the usual suburban amenities plus service alleys to the rear of house lots and an unusual paved walkway cutting across the blocks at right angles to the streets and sidewalks. This latter feature provided for convenient access between the three blocks of the subdivision and to the trolley line along Ponce de Leon Avenue. Atkins Park is also marked by a distinct sense of enclosure, heightened by the low stone walls that border two sides of the subdivision, which gives the district its pronounced character and appearance, virtually unique in the Atlanta area. This feeling of identity was a major goal of Atlanta's early twentieth century suburban developers, and was usually achieved through some distinctive combination of plan, landscaping, and architecture. Like many other suburban developments of the time, Atkins Park was also laid out all at one time and developed during a relatively short time, under the auspices of a single developer, and according to a master plan, as reflected in deed restrictions as well as a physical layout that governed land use, house size, property value, and setback lines. These design controls contribute to the shaping of Atkins Park's distinctive character and appearance. Atkins Park was developed in the relatively early days of modern suburban development in Atlanta, during the years when Atlanta was emerging as a major southern metropolis. It was preceded by the late nineteenth century Inman Park, the turn-of-the-century Druid Hills, and the early twentieth century Ansley Park (all listed in the National Register), and it was followed by such developments as Brookwood Hills (listed in the National Register), the West Paces Ferry Road neighborhood (partially listed in the National Register), and the sprawling Virginia-Highlands and Morning-side areas. Atkins Park was developed by Edwin Wiley Grove, a successful businessman and real estate developer, who played an as-yet undocumented role in the

(CONTINUED)

# 9. Major Bibliographical References

See Attached Sheet

# 10. Geographical Data

Acreeage of nominated property 27 acres (approximately)

Quadrangle name Northeast Atlanta, GA

Quadrangle scale 1:24000

### UMT References

A	<u>1, 6</u>	<u>7, 4, 5, 6, 1, 0</u>	<u>3, 7, 4, 0, 3, 6, 0</u>
	Zone	Easting	Northing

B	<u>1, 6</u>	<u>7, 4, 5, 5, 0, 0</u>	<u>3, 7, 4, 0, 0, 4, 0</u>
	Zone	Easting	Northing

C	<u>1, 6</u>	<u>7, 4, 5, 1, 8, 0</u>	<u>3, 7, 4, 0, 0, 2, 5</u>
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D	<u>1, 6</u>	<u>7, 4, 5, 1, 7, 0</u>	<u>3, 7, 4, 0, 3, 4, 5</u>
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E	<u>  </u>	<u>  </u>	<u>  </u>
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F	<u>  </u>	<u>  </u>	<u>  </u>
---	-----------	-----------	-----------

G	<u>  </u>	<u>  </u>	<u>  </u>
---	-----------	-----------	-----------

H	<u>  </u>	<u>  </u>	<u>  </u>
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Verbal boundary description and justification  
Section 7.

Boundary is described and justified in

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

state	Georgia	code	013	county	Fulton	code	121
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state	Georgia	code	013	county	DeKalb	code	089
-------	---------	------	-----	--------	--------	------	-----

# 11. Form Prepared By

name/title Richard Cloues, architectural historian  
Historic Preservation Section

organization Georgia Department of Natural Resources date June 29, 1982

street & number .207 Washington Street, SW telephone 404 656-2840

city or town Atlanta state Georgia

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

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

State Historic Preservation Officer signature

*Elizabeth A. Lyon*  
Elizabeth A. Lyon

title State Historic Preservation Officer

date 7/7/82

For HCRS use only

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

*William H. Brinson*

date 8.30.82

Keeper of the National Register

Attest:

*John D. ...*

date 8/23/82

Chief of Registration

**United States Department of the Interior  
National Park Service**

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

For NPS use only  
received  
date entered

Representation in  
Continuation sheet Existing Surveys

Item number 6

Page 2

Determination of Eligibility

Atkins Park was determined eligible for listing in the National Register of Historic Places on January 26, 1976, at the request of the Federal Highway Administration.

**United States Department of the Interior  
National Park Service**

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

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received  
date entered

Continuation sheet    Description    Item number    7    Page    2

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The eastern, western, and northern boundaries of the historic district coincide with the Determination of Eligibility boundaries (January 26, 1976) as clarified in a July 29, 1980 letter from the Historic Preservation Section to the National Register. The southern boundary of the historic district has been extended to the south to include the lots along the north side of Ponce de Leon Avenue. The lots between Ponce de Leon Avenue and St. Augustine Place were reconfigured in 1920 and built upon shortly thereafter as part of the development of the Atkins Park Subdivision (this information was not known when Atkins Park was determined eligible in 1976 or when its boundaries were clarified in 1980).

PHOTOGRAPHS

The Historic Preservation Section has determined that the photographs taken in February, 1981 still represent the character and appearance of the district.

**United States Department of the Interior  
National Park Service**

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

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received  
date entered

Continuation sheet      Significance      Item number      8      Page      2

development of another Atlanta subdivision, Fortified Hills, and who is known for his real estate developments in Asheville, North Carolina. It has been suggested that Grove got his ideas for the design of Atkins Park from contemporary residential developments in St. Louis, where he had lived for a time. Little is known about the designer who actually drew up the plans for Grove's Atkins Park, a civil engineer named Knox T. Thomas.

In terms of architecture, Atkins Park is significant for its collection of detached single-family houses. These houses represent the prevailing design principles and construction practices of early twentieth century domestic suburban architecture. Excellent examples of period styles such as Georgian Revival, English Tudor, and Spanish Mission, contemporary styles such as the Bungalow/Craftsman and Prairie, and eclectic styles are all present in the district. Such houses are commonly associated with early twentieth century suburban architecture in Atlanta and elsewhere. They exhibit such characteristic early twentieth century building materials as brick, stucco, shingles, and tile, and they illustrate early twentieth century construction methods, particularly the balloon frame with veneer. Individually and collectively they maintain a high degree of integrity, which makes their historic architectural value all the more pronounced. Because of the strict design controls under which they were produced, they relate well to one another in terms of size, massing, siting, materials, and detailing, thereby contributing to the neighborhood sense in the district. Many of these houses were built by H.W. Nichols (Nicholes), J.E. Kerr, and G.D. Norris, prominent local builders who worked in a number of Atlanta's early twentieth century suburbs including nearby Druid Hills and Cameron Court.

In terms of landscape architecture, Atkins Park is significant for its informally landscaped front yards, its tree-shaded streets, its sidewalks and stone curbs, and its enclosing stone walls, all characteristic of early twentieth century landscaping principles and practices. Front yards informally landscaped with lawn, trees, and shrubbery, blending together to create a park-like impression, are characteristic of early twentieth century domestic landscaping throughout this country, and constitute the legacy of "modern" English landscape gardening as popularized in this country by Andrew Jackson Downing and Frederick Law Olmsted during the nineteenth century. Street trees are also common landscape features for the period, although their presence is most often associated with subdivisions laid out in non-curvilinear patterns. In Atlanta, for example Atkins Park and Brookwood Hills, with their relatively straight streets, feature street trees, whereas Ansley Park, with its winding streets, does not. Inman Park and parts of Druid Hills combine both. Sidewalks and stone curbs are likewise common but characteristic landscaping features for this type of development. The low stone walls with gateposts that border the east and west edges of the subdivision are unusual landscape features which give Atkins Park a distinctive character and appearance and which contribute significantly to the district's sense of place and enclosure.

(CONTINUED)

**United States Department of the Interior  
National Park Service**

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

For NPS use only  
received  
date entered

Continuation sheet Significance

Item number 8

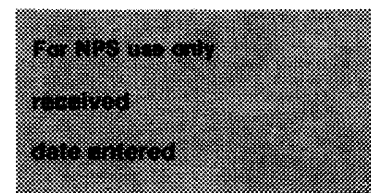
Page 3

In terms of local history, Atkins Park is significant for containing the homes of a number of early twentieth century middle-class businessmen and professionals who owned and operated small businesses in Atlanta, worked as officers in some of the city's larger corporations and industries, or provided professional services. Executives, managers, and clerks associated with manufacturing, wholesaling and retailing, banking, insurance, automobile distributorships, railroads, and government all lived in Atkins Park, along with doctors, lawyers, and realtors. While these people were not necessarily outstanding in their fields, they contributed directly to the growth and development of Atlanta during the years in which the city became a major metropolitan center, a regional corporate headquarters, and the business capital of the South. Their presence in Atlanta in such large numbers at this time created the demand for middle-class housing like that in Atkins Park which, along with the contemporary garden apartment buildings, gives the city so much of its distinctive character and appearance.



**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
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Continuation sheet      Bibliography

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Atkins Park  
Atlanta, Fulton and DeKalb Counties, Georgia

SKETCH MAP

North: ↑  
Scale: 1" = 200' approximate  
Boundary of historic district:   
Intrusion: X  
Non-historic property: NH  
Vacant lot: V  
Photograph and direction of view: 