

United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Northcrest Historic District
other names/site number Hidden Acres, Concord Manor, Northcrest East

2. Location

street & number Roughly bounded by Chamblee-Tucker Road on south, Northcrest
Road on west, and on north and east by Pleasantdale Road not for publication

city or town Doraville vicinity _____
state Georgia code GA county DeKalb code 089 zip code 30340

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide local

W R H William R. Hover 2017.02.23
Signature of certifying official/Title Dr. David C. Crass/Historic Preservation Division Director/Deputy SHPO Date

Historic Preservation Division, Georgia Dept. of Natural Resources
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- ___ determined eligible for the National Register
- ___ determined not eligible for the National Register
- ___ removed from the National Register

___ other (explain:) _____

[Signature] 4/12/17
Signature of the Keeper Date of Action

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5. Classification

Ownership of Property
 (Check as many boxes as apply.)

- private
- public - Local
- public - State
- public - Federal

Category of Property
 (Check only one box.)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
 (Do not include previously listed resources in the count.)

Contributing	Noncontributing	
589	86	buildings
1	0	sites
3	0	structures
1	1	objects
594	87	Total

Name of related multiple property listing
 (Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

- DOMESTIC: single dwelling
- DOMESTIC: multiple dwelling
- EDUCATION: school
- RECREATION AND CULTURE: sports facility
- RECREATION AND CULTURE: outdoor recreation

Current Functions
 (Enter categories from instructions.)

- DOMESTIC: single dwelling
- DOMESTIC: multiple dwelling
- EDUCATION: school
- RECREATION AND CULTURE: sports facility
- RECREATION AND CULTURE: outdoor recreation

7. Description

Architectural Classification
 (Enter categories from instructions.)

- MODERN MOVEMENT: Ranch; Contemporary
- OTHER: Split Level, Split Foyer, Two-Story Mid-Century Traditional
- LATE 19TH AND 20TH CENTURY REVIVALS: Colonial Revival

Materials
 (Enter categories from instructions.)

- foundation: CONCRETE; BRICK; STONE
 BRICK; REDWOOD; PLYWOOD;
- walls: ALUMINUM SIDING
- roof: ASPHALT
- other:

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Northcrest Historic District consists of several contiguous and historically related suburban residential developments constructed between 1959 and 1975 just outside the I-285 perimeter highway, southeast of Doraville, and about 11 miles northeast of downtown Atlanta. The subdivisions were planned to include single-family houses, one multi-family apartment complex, a park, a school, and a swim/tennis club within approximately 400 acres. The largest and earliest of the subdivisions was Northcrest (platted in 13 units between 1959 and 1966). Others were Hidden Acres (1962, 1965, and 1966 plats), Concord Manor (1962 and two 1966 plats), and Northcrest East (1966 and 1967 plats). The area was almost completely built out by 1975. The landscape was planned with open lawns on wide curvilinear streets that work with the hilly terrain. There are few sidewalks. Protective covenants led to uniform setbacks and minimum lot and house sizes, achieving a sense of unity in the neighborhood. The split-level house is the most prevalent house type, usually exhibiting either no style or the Contemporary style. A variant of this is the A-frame split level, which includes a side section of the roof forming the letter "A." There are also a number of ranch houses, two-story houses, and a few split-foyer houses. Brick veneer and wood siding are the most common exterior materials. Community landmarks include the Pleasantdale Elementary School. The district's overall integrity remains good, with the exception of a few enclosed carports, small additions, and door and window changes.

Narrative Description

The following narrative description was prepared by Jesia Cobb, David Greenberg, Will Greer, Julia Lorenc, Charlie McAnulty, Brittany Miller, Scott Morris, Deana Rausch, Ashley Shares, and Ben Sutton, graduate students at Georgia State University and edited by Lynn Speno, Historic Preservation Division. The May 3, 2016 "Northcrest Historic District" Historic District Information Form is on file at the Historic Preservation Division, Department of Natural Resources, Stockbridge, Georgia.

Northcrest is a suburban residential neighborhood located in an unincorporated area of north DeKalb County, Georgia, due east of the interchange of Interstates 85 and 285 (the Tom Moreland interchange) about 11 miles northeast of downtown Atlanta. There are limited access points into the district - four entryways from Northcrest Road, two from Old Chamblee Tucker Road, and two from Pleasantdale Road.

The development, led by Walter Tally, Paul Hardrath and Paul Edwards (THE, Inc.), with initial platting in the late 1950s, features single-family houses primarily constructed between 1959 and the mid-1970s. The development is representative of the tremendous growth that occurred in metropolitan Atlanta, and DeKalb County in particular, in the decades following World War II.

The landscape features rolling topography (photograph 41) that falls toward a small tributary of North Fork Peachtree Creek that runs generally to the northwest through the middle of the district (photograph 63). This creek runs parallel to Summitridge Drive to the intersection of Lynnray Drive and Pleasantdale Road. Most of the streets in the district are curvilinear, following the natural topography. The rolling terrain and the existing trees were preserved by the developer. The houses typically have open front lawns, with a driveway, and plantings around the mailboxes and yard. Many mature pine and hardwood trees are found throughout the neighborhood including yellow pines, longleaf pines, white oaks, red oaks, dogwood, poplar, hickory, walnut, maple, birch, and magnolias. Native plants that grow along the creek include Christmas fern (and other fern species), corabells, eastern redbud, ebony spleenwort, heartleaf (brown jug) ginger, Solomon's seal,

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toadshade trillium, and smooth phlox. There are also many non-native plant species such as privet, azalea, rhododendron, camellia, leatherleaf mahonia, holly, and nandina found in foundation and landscape plantings. Popular specimen trees include cherry trees, Japanese maples, cedars, and other smaller trees (photographs 11 and 42).

A 1963 Northcrest brochure advertised the landscape by stating, "All lots are heavily wooded, and all trees possible are saved. In addition your lot will be landscaped, seeded and shrubbed. The wooded atmosphere and winding streets of Northcrest will add to the property value in years to come."

There are several cul-de-sacs in the district. Lots are generally rectilinear, the exceptions existing in pie-shaped lots around the cul-de-sacs. Each lot features a single house, typically with a large setback from the street, and a private driveway.

All streets within Northcrest are paved with asphalt and feature either granite, rollover concrete, or concrete swale curbing. Granite block was the original curbing material, while the less-expensive poured concrete was installed later (photographs 2, 7, 42, and 63).

Houses are situated just off center of the lots, slightly closer to the road. This allows for a large front yard, with an even larger backyard. A common feature of the houses is the inclusion of terraces and patios that vary in size and shape. The terrain of the neighborhood was incorporated into the design and siting of the houses, with many tucked into the hillside, placed at the top of a hill, or nestled at the base (photograph 13). The standard lot size is roughly half an acre. Concrete driveways are positioned to one side of the house, leading into an attached carport or integral garage (photographs 16-20). Most houses face the street with their widest facade, with a few facing the lot corner or a cul-de-sac. Some backyards have been fenced for privacy or safety, especially when a pool is present. Most driveways are straight, though some follow the natural topography and curve around the lot. The curved driveways are typically for houses located at the bottom of a hill (photograph 61).

There are five primary house types within the district: split level, ranch, A-frame split level, two-story mid-century traditional, and split foyer. Northcrest is unique, as its predominant house type is the split level, making it perhaps the largest single collection of the type in Georgia. The house styles represented in the district are primarily Colonial Revival and Contemporary. The vast majority of houses within Northcrest have maintained the proportion, massing, and scale of their type, as well as the architectural character of their original style. The district also includes contributing buildings that are not single-family houses: the Northcrest Swim & Tennis Clubhouse, Pleasantdale Elementary School, and the Azalea Ridge Apartments.

The district was platted in various phases from 1959 to 1967 and consists of four subdivisions platted in multiple units: Northcrest Units 1-13, Hidden Acres Units 1-3, Concord Manor Units 1-3, and Northcrest East Units 1 and 2. Northcrest Units 1-4 were platted in 1959, Units 5-8 were platted in 1960, Unit 9 was platted in 1961, Unit 10 in 1962, Unit 11 in 1963, Unit 12 in 1965, and Unit 13 in 1966. Hidden Acres Unit 1 was platted in 1962, Unit 2 in 1965, and Unit 3 was platted in 1966. Concord Manor has a similar history - Unit 1 was platted in 1962 and Units 2 and 3 were platted in 1966. Northcrest East concluded the development with Unit 1 platted in 1966 and 1967. Today the entire area is considered Northcrest.

The development's first houses were constructed in 1959 on the western edge of the district, along Regalwoods Drive, Heartwood Lane, Thornewood Drive, and Northcrest Road. The majority of the district was built in the 1960s, with construction generally moving from west to east; however, there were properties constructed into and through the 1970s, in particular a stretch of development in the middle of the district along Hidden Acres Drive.

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Construction of houses in the neighborhood began in 1959. Northcrest Unit 1 consisted of approximately 52 lots along Northcrest Road, Heartwood Lane, Thornewood Drive, Northhaven Lane, and Regalwoods Drive. The roads were paved 60' wide, providing ample space for traffic. Lot sizes were typically 100' wide and between 180' to 241' deep, with covenants restricting them to single-family residential and prohibiting subdividing. By September 1959, 25 houses within Unit 1 were completed, while another 25 wooded lots were marked for construction.

In Northcrest Unit 2, Northcrest Road was extended southward, connecting to the southern terminus of Regalwoods Drive. Houses in Unit 2 were completed between 1959 and 1962. Unit 3 was also platted in August 1959 with houses to be centered around the southern portion of Thornewood Drive. Houses were completed between 1959 and 1960. The final plat of 1959 was Unit 4, submitted to the DeKalb County Planning Commission in December of that year. Unit 4 consists of houses, completed between 1960 and 1963, centered along the northern portion of Summitridge Drive. Northcrest's Unit 5 centers on the southern half of Regalwoods Drive. Houses were primarily completed between 1960 and 1966.

Unit 6, located along the top portion of the district, was platted in 1960. It contains the first portion of houses platted along Eaglerock Drive, running east-west across the district. These houses were completed between 1960 and 1965. Unit 7, platted in June 1960, is located along the remaining portion of Eaglerock Drive, directly east of Unit 6, with houses built between 1960 and 1961. These two units comprise a significant portion of the district's northern boundary.

After the platting of Unit 7, Northcrest's development began moving south of Eaglerock Drive. Unit 8 was platted in February 1960. This section saw the extension of Summitridge Drive and the development of Archwood Lane, as well as the Kim Court cul-de-sac. Houses in Unit 8 were primarily completed between 1961 and 1964, with a few houses built between 1966 and 1971.

The plat for Unit 9 was submitted in August 1961. Unit 9 covers the curvilinear Bowling Green Way, just below the future Northcrest Swim & Tennis Club, which was opened in 1964. The west end of Bowling Green Way connects with Regalwoods Drive. Then as it travels eastward, it curves sharply south to what would become Beachhill Drive. The houses in Unit 9 were completed between 1961 and 1963. Northcrest Unit 10 was platted in March 1962. Unit 10 runs along the remainder of Summitridge Drive south and southwest of Pleasantdale Elementary School (opened 1968). This section also saw the beginning development of Northlake Drive, Northlake Way, and the initial paving of Lori Lane and Northlake Trail. Unit 10 houses were completed between 1962 and 1964. Directly northwest of Unit 10, Unit 11 was platted in April 1963. The majority of these houses sat along newly developed streets that included Lori Lane, Northlake Drive, and Northlake Trail in the central part of the district. Houses in Unit 11 were completed between 1963 and 1964.

Unit 12, located in the southern end of the district was platted in January 1965. The main street is Beachhill Drive. Beachhill intersects with the southernmost part of Archwood Drive. Unit 12 houses were completed by 1968. The plat for Unit 13 was completed in January 1966. It consists of a small portion of Archwood Drive -- just four lots, with houses completed in 1966.

Hidden Acres

The Hidden Acres subdivision is concentrated along Hidden Acres Drive directly between the Northcrest and Concord Manor subdivisions. The houses along Hidden Acres Drive sit on lots that are generally 100' wide and 200' deep, generally consisting of traditional and colonial styles, in contrast to the contemporary tri-levels found mostly in the Northcrest and Concord Manor subdivisions.

Hidden Acres Unit 1 covers the houses along the north-south stretch of Hidden Acres Drive that connects to Chamblee Tucker Road. Platted in August 1962, the houses were completed between 1962 and 1965. Unit 1 contains a cul-de-sac, where Hidden Acres Drive turns sharply west into Unit 2. Unit 2, consisting of eight lots,

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was platted in July 1965 along Hidden Acres Drive. These houses were completed between 1965 and 1967. The final portion, Unit 3, was platted in November 1966 along the curve of Hidden Acres Drive (which connects to Beachhill Drive), with houses developed between 1968 and 1975.

Concord Manor

Concord Manor's lots and streetscape have similar measurements to that of Northcrest; streets are 60' wide, with lots generally between 90' to 115' wide and 180' to 260' deep. Concord Manor Unit 1 was platted in January 1962 covering most of Northbrook Drive and a portion of Foxford Drive to the north. It also included Romelie Drive, and the cul-de-sacs of Northbrook Court and Wintercrest Court. Houses in Unit 1 were primarily built between 1962 and 1969.

Concord Manor Units 2 and 3 were platted in June and December 1966. Unit 2 consists of just five houses along Foxford Drive that were built in 1967. Concord Manor Unit 3 is located along Hidden Acres Drive, which connects to Foxford Drive just east of Unit 1. Most houses were completed between 1967 and 1969.

Northcrest East

Development continued with the planning of the Northcrest East subdivision, centered along Valleybluff Way and Lynnray Drive in the easternmost part of the district. Valleybluff Way and Lynnray Drive each contain lots ranging from 80' to 120' wide and 170' to 240' deep. Northcrest East was planned as one unit with two separate sections. Section 1, platted in October 1966, centered along Valleybluff Way and a small portion of Lynnray Drive. Section 1 houses were completed between 1967 and 1972. Section 2 was platted in April 1967 and consists of houses along the curvilinear Lynnray Drive, just north of the intersection with Foxford Drive. Section 2 houses were generally built between 1967 and 1971.

Plan Books

House types and styles in the district vary depending on their location and phase of development. Many houses in the development can easily be identified because they were chosen from the Northcrest Sales Brochure that was published by P&H Homes, Inc., which served as developer and also realtor, under P&H Realty Company. These houses are similar in type, style, and floor plan, and can be found throughout the district.

Houses from the first phases of the development are similar to one another, as they were derived from P&H Realty Company plan books and brochures.

The house at 3506 Beachhill Drive, built in 1965 (photograph 31) is a split-level Contemporary-style house based on Figure 1 in the plan books. It has vertical wood siding.

Figure 2, as shown in the 1959 and 1963 plan books, was later built as a more traditional two-story house. Examples include 3528 Regalwoods Drive (photograph 6) and 3410 Regalwoods Drive (photograph 12) books. Both houses have brick veneer and a two-story front porch.

An example of the house seen in Figure 3 is the house at 3379 Thornewood Drive (photograph 9). The house has horizontal wood siding and a front pergola.

The Contemporary-style house at 3648 Eaglerock Drive, built in 1960 (photograph 46), is based on Figure 4 in the plan book. Vertical wood siding and a long flat roof extending over the carport create a long profile. Another example of this plan is the house at 3271 Lynnray Drive (photograph 65).

There appear to be no examples of Figure 5 in the district.

Figure 6 can be found in the house at 96 Archwood Drive (photograph 39). The slanted roof and front pergola/carport are significant features of this example.

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Types

As documented in *Georgia's Living Places: Historic Houses in Their Landscaped Settings* (Georgia Department of Natural Resources, 1991), a house "type" refers to the overall form (the outline or "envelope") of the main or original part of the house and the general layout of the interior rooms. This includes the floor plan and the height. The predominant house type in Northcrest is the split level, making it unique among Atlanta area residential developments of the period. In many suburban developments contemporary to Northcrest, ranch houses are the predominant type, with split-level houses often interspersed. In Northcrest, this pattern is reversed.

Split Level

The split level features three distinct stories, two stories stacked on top of each other and the third to one side. The single story is situated between the other stories, creating a half-story separation between each floor. The front entry is typically located near the center of the house, on the single level. This design allows for increased square footage without an increased building footprint and is conducive to the hilly terrain.

The massing and scale of the split-level houses in Northcrest are consistent throughout the district, although distinct features vary from house to house - in particular the rooflines. There are houses with side-gable roofs (photograph 31), front-gable roofs, (photograph 68 - 3862 Foxford Drive, built 1967) and split-shed roofs (photograph 39 - 3428 Archwood Drive, built 1962).

Most of the split-level houses feature an attached carport that extends from the front of the house. This is most common in the split levels in the Contemporary style. This projecting roof allows for a design element that is unique to several Northcrest houses: an integrated open pergola along the front of the house, typically near the front entrance (photographs 30 and 31). There are also split-level houses that feature integrated garages either on the end of the single floor (photograph 8) or on the bottom floor of the two-story portion (photograph 16).

A-Frame Split Level

Beginning in the 1950s throughout the country, the A-frame type was often used for vacation houses. This design appears to have been modified for a number of houses in Northcrest. The A-frame split level has a side section of the roof that forms the letter "A" in which steeply angled sides descend from the ridge and function as both a roof and a wall enclosure. This feature combines to create three levels reminiscent of the split level with the A-shaped roof line adding a fourth level as a loft area. Large multi-light windows are a character-defining feature in the A portion where the living room and loft space are located. The front door opens into the main living area. Via stairs, the bedrooms are one flight up and the recreation room is one flight down. Between the kitchen and living room is a set of stairs that leads to a loft area making the house four levels. Most of these house have carports attached opposite the A-frame, such as 3575 Summitridge Drive built in 1961 (photograph 24), 3567 Beachhill Drive built in 1965 (photograph 29), 3636 Northlake Drive built in 1963 (photograph 50), and 3894 Foxford Drive built in 1968 (photograph 66). While there are only 11 A-frame split levels in Northcrest, they make a bold contemporary statement.

Ranch

The ubiquitous ranch type is a low and long one-story house. Found throughout the state, it was the most popular mid-century house type built in Georgia. The most common subtype in Northcrest is the linear-with-clusters type, followed by the half-courtyard, linear, compact, and courtyard types as defined in *Guidelines for Evaluation: The Ranch House in Georgia*, a statewide context.

Linear-with-clusters ranch: This type of ranch house is linear in form with a cluster of rooms at one end that projects to the front, back, or both. The clusters often give it an L- or T-shape with the overall linear form dominating. An example is located at 3438 Summitridge Drive, built in 1960 (photograph 17).

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Half-courtyard ranch: This ranch subtype features a half-courtyard formed by the intersection of two wings of the house. It resembles a linear ranch, but is bent 90 degrees in the middle such as the house at 3452 Summitridge Drive built in 1960 (photograph 18).

Linear ranch: This subtype may have small projections and/or recessed elements although the overall massing is of a long and narrow house. The length is longer than twice the width at a 2:1 ratio. Examples of this type include 3351 Thornewood Drive (photograph 10) and 3377 Regalwoods Drive (photograph 14).

Compact ranch: This subtype is small and simple, almost square in form, with the length less than two times the sides. This square form is often expanded with a carport. An example is 3584 Eaglerock Drive built in 1961 (photograph 40).

Courtyard ranch: This subtype has two projections, usually in the front of the house, that form a courtyard. An example is the house at 3397 Hidden Acres Drive, built in 1967 (photograph 53).

Two-Story Mid-Century Traditional

This type found in Northcrest has two stories with generally symmetrical fenestration. Colonial Revival-style elements are common. The entrance is usually centrally located, and there is often an attached one-story garage to the side of the main block of the house. This type is found sporadically throughout the district such as the house at 3528 Regalwoods Drive built in 1960 (photograph 6), 3578 Summitridge Drive built in 1961 (photograph 25), and 3312 Northbrook Drive built in 1968 (photograph 54).

Split Foyer

The split-foyer house features two stories with an entrance foyer set a half level between the two stories. The front door does not line up with the windows for either level because the entrance is located between the first and second floor of the house. The entrance is at grade level between the two floors and from this entrance foyer, the main living level is a half-floor up and the lower level is a half-floor down. One example of this type is the house at 3503 Summitridge Drive (photograph 21).

Styles

A building's style is defined by the decorative elements that are applied to the exterior of the building in an intentional design or pattern that creates a specific visual effect. House style can also include proportions, scale, massing, symmetry or asymmetry, and the relationship among parts such as solids and voids or height, depth, and width. The majority of the houses in Northcrest are of the Contemporary style with the rest reflecting the Colonial Revival style or no style.

Contemporary

Over 400 houses in Northcrest were designed in the Contemporary style. Identifying features of the style include a low-pitched gabled roof, wide overhanging eaves, and exposed post-and-beam roof construction. There are many variations of this style. Generally, the Contemporary style is expressed without ornamentation (photograph 46 - 3648 Eaglerock Drive built in 1960; photograph 31 - 3506 Beachhill Drive built in 1965) are good examples. There may be large window walls. Per the 1959 and 1963 P&H Realty Company brochures, exterior materials used on the houses included brick and plywood, brick and redwood, or brick and aluminum siding. In Northcrest, most of the houses feature a board-and-batten veneer on the exterior such as 3389 Heartwood Lane (photograph 3) or 3535 Regalwoods Drive (photograph 5). Natural materials such as stone and wood may be applied to add warmth, but the form is the most important element of this style. Many of the houses in Northcrest feature a pergola covering an outdoor patio area between the front door and attached carport (photograph 59 - 3266 Lynnray Drive built in 1968). In some instances, the pergola features bubbled skylights on the roof of the structure (photograph 28 - 3343 Archwood Drive built in 1965).

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A prominent version of the Contemporary style is patterned after the designs of Joseph Eichler, a California developer who built thousands of well-designed Contemporary houses in the mid-20th century. The most identifiable feature of this style is a very broad, low, front-gable roof with exposed roof beams. Most Eichleresque houses in Northcrest have a "blank" front facade with clerestory windows tucked under the gable roofline. Many of these houses have a combined slanted roof and a flat roof. Examples include the house at 3467 Lori Lane, built in 1963 (photograph 42) and 3271 Lynnray Lane, built 1971 (photograph 65).

Colonial Revival

The Colonial Revival style is identifiable by the use of historic architectural elements such as pediments, entry porticos, shutters, columns, six-over-six-sash windows, and cornice moldings. There are several Colonial Revival-style ranch houses as well as two-story mid-century traditional houses in Northcrest. Examples can be found at 3528 Regalwoods Drive (photograph 6), 3410 Regalwoods Drive (photograph 12), 3519 Summitridge Drive (photograph 22), 3567 Summitridge Drive (photograph 23), and 3578 Summitridge Drive (photograph 25).

There are less than 10 examples of houses that exhibit some stylistic form associated with the Dutch Colonial Revival style. Common in Georgia in the 1920s and 1930s, elements of this style had a brief revival in the mid-20th century with stylized roof elements that mimicked the gambrel roof. This is seen in Northcrest as a split-level or two-story mid-century traditional type with minimal elements of the style. The two-story type can be found at 3792 Foxford Drive (photograph 57). Split-level types usually have a front-facing roof over an integral garage such as the example at 3533 Bowling Green Way (photograph 32). There are not enough elements of the Dutch Colonial Revival style for these to be associated with the earlier revival style; rather they should be considered Colonial Revival in nature.

Plain; No Academic Style

This style, or lack thereof, is devoid of historically derived forms and features. Red brick is typically used on the exterior, and few or no ornamental embellishments exist. According to *The Ranch House in Georgia*, the style "emphasizes the fundamentals of form, roofline, and window openings." Though it is the most common style for ranch houses in Georgia, there are only a few plain ranch houses in the oldest sections of Northcrest. Examples include the houses at 3351 Thornewood Drive (photograph 10) and 3438 Summitridge Drive (photograph 17).

The Checkmate Apartments (now Azalea Ridge Apartments) located at 3214 Valley Bluff Drive, constructed in 1971 by P&H Homes, Inc., are the only multi-family housing in the district. The apartments were the final work by Paul Edwards, Howard Hardrath, and Walter Tally within the Northcrest district. The bottom portion of the apartment structures are constructed of stone aggregate and poured concrete. Vinyl and/or aluminum siding covers the upper half of the concrete walls of the complex's 31 buildings. Each building is topped with a gable roof. Cantilevered flat roofs with exposed rafters, held up by slender metal posts, cover concrete slabs used for carports (photograph 71). Each building's stairways and second floors have iron rails that are original to the 1971 period of construction (photograph 72).

Community Buildings

Pleasantdale Elementary School is located in the middle of the district on 10 wooded acres adjacent to Pleasantdale Park. The school, which opened during the 1968-1969 school year, contains offices, classrooms, and a cafeteria in the main building (photograph 51). Behind the main building is a smaller building that houses an indoor recreational area. The school is a Contemporary-style building of concrete construction with brick veneer and large windows. A cantilevered roof above the driveway drop-off has horizontal concrete supports (photograph 52). The entrance of the school has tall concrete columns that frame three metal doors. In 2009, volunteers from the community came together to construct a playground on the eastern border of the campus. Today, the campus includes multiple portable trailers that serve as classrooms. These temporary resources were not included in the resource count.

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Pleasantdale Park, located adjacent to the school, was laid out in 1962 on 24.5 acres. The park currently has a playground, nature trail, softball and football fields, and parking lot. The rest of the park is wooded with mature trees surrounding it. The buildings in the park were built by the P&H company and were constructed in 1962. The utility building (photograph 75) and equipment shed (photograph 76) are constructed of concrete block. The restroom building is constructed of brick with the upper half of the brick covered with wood panels. The playground located in the southeast corner of the park underwent a renovation in 1988 following the passage of a Parks Bond Referendum. Features installed in the renovation include lighting, fencing, new playground equipment, and a walking/jogging trail (photographs 74 and 77). The entire park is counted as one contributing site. Each of the buildings is counted as a contributing building. The large stone sign is counted as a nonhistoric object.

The Northcrest Swim & Tennis Club is located in the western half of the district. Located at 3524 Bowling Green Way and marked by a sign supported by granite pillars, the Northcrest Swim & Tennis Club is situated along the creek that runs through the neighborhood (photograph 34). The sign is counted as a contributing object. The 3.5-acre site contains a pool, tennis courts (photograph 38), and a poolhouse. The poolhouse is a wood building (contributing) with a gable roof that is located adjacent to the pool, which is surrounded by a concrete wall and patio and chain-link fence (photograph 36). Adjacent to the poolhouse is a freestanding covered patio that provides a shaded picnic area (photograph 35). A walking path to the east of the club connects it to Summitridge Drive (photograph 37). The pool, patio, and tennis courts are counted as contributing structures.

The contributing properties in the district date from the district's period of significance and retain their historic integrity. The noncontributing properties were either built outside the period of significance or are historic properties that have lost their integrity through alterations and/or additions. Classifications are based on documentation provided by the students and through further evaluation by the Georgia Historic Preservation Division's National Register staff on a site visit in June 2016. Alterations to houses include changes such as enclosure of pergolas and carports, or front additions. The house at 3554 Regalwoods Drive (photograph 4) has had both the pergola filled in and a new two-car garage and deck added in front of the house. These cumulative changes overwhelm the front of the house and make the house noncontributing to the district. The addition of a three-car garage on the front of the house at 3661 Eaglerock Drive, as well as the installation of new windows, makes this house no longer contributing to the district. Another example is the house at 3653 Eaglerock Drive (photograph 47) in which both the pergola and carport have been enclosed and an addition has been placed on the front of the second story. An addition to the front of 3680 Eaglerock Drive (photograph 48) and the addition of a third story to 3890 Foxford Drive (photograph 67) render both of these houses noncontributing to the district.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1959-1975

Significant Dates

1959-first plat of Northcrest
1971-apartments constructed

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Mastin, Ernest (architect)
P&H (builder/developer)
THE, Inc. (builder/developer)

Period of Significance (justification)

The period of significance for the Northcrest Historic District begins in 1959 with the platting and construction of the first subdivision streets and continues to 1975 in order to include the end of the neighborhood's last major phase of historic development in the Hidden Acres subdivision.

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Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Northcrest Historic District was developed as part of an explosion of growth in suburban DeKalb County in the years following World War II. The district is significant at the local level under Criterion A in the area of community planning and development as a good example of a planned tract development in the suburban metro-Atlanta area that included a mixture of houses, a school, a park, and a swim/tennis center. Beginning in 1959, the area was platted by developers Walter Tally, Howard Hardrath, and Paul Edwards (THE, Inc.), in a multi-phase plan. Tally had already worked with lenders who were initially reluctant to finance the more innovative designs of the Contemporary-style houses in his previous development in nearby Northwoods. That work paved the way for Northcrest, which features a significant number of Contemporary-style houses. Northcrest is also significant at the local level under Criterion C in the area of architecture for its good intact collection of mid-20th century houses that follow the predominant national trends of the time. Residential architecture in the district includes split-level houses, split-foyer houses, two-story mid-century traditional houses, and various types of ranch houses as identified in *Guidelines for Evaluation: The Ranch House in Georgia* (2011). The large number of Contemporary-style houses makes this district unique in Atlanta.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Significance in Community Planning and Development

The Northcrest Historic District is significant at the local level under Criterion A in the area of community planning and development as a good example of a planned, post-World-War-II subdivision designed for the expanding middle class in the Atlanta metropolitan area. There was an explosion of growth in suburban DeKalb County at this time. This neighborhood provided housing and other amenities for workers in new industries in the area, such as the nearby Doraville General Motors plant, which began operating in 1947. After World War II, the Federal Housing Administration (FHA) began to move away from supporting developments that followed a strict street-grid pattern. In response to the FHA, developer Walter Tally designed Northcrest to have wide, long, curvilinear streets to accommodate the automobile. The design also focused on creating a picturesque park-like atmosphere with few sidewalks, even setbacks for regularly spaced houses, minimally defined front lawns with shrubbery close to the house and a few ornamental tree plantings, and efficiently constructed modest, but modern, residences. These were initially built for white families. Protective covenants underwritten by the Northcrest Corporation established many of these features, including that the houses would be single-family houses with uniform setbacks. These physical elements are still evident and contribute to the unified feel of the district's character today.

Northcrest was considered one of the most progressive communities of its era, during a time when DeKalb County and the metro Atlanta suburbs were growing at an unprecedented rate. The subdivisions of the Northcrest Historic District comprise a series of unified tract developments with a mixture of residential and nonresidential buildings that include houses, a school, an apartment complex, a swim/tennis center, and a large park. Among post-World War II subdivisions, the Fairway Oaks-Greenville Historic District in Savannah (listed in the National Register in 2009), Embury Hills in Chamblee (metro Atlanta), and the nearby Northwoods neighborhood in Doraville (listed in the National Register in 2014) are among the first of this type of development in Georgia. Much of the initial community design for the development of the Northcrest neighborhood not only remains intact, but still contributes to the functionality of the neighborhood today.

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Post-World War II Suburban Design

After 1940 Federal Housing Administration guidelines influenced the form of most subdivision development in the United States. The FHA had leverage because the agency provided mortgage insurance that made homes affordable for even moderate-income Americans. *Successful Subdivisions* (1940) was the FHA's first land-planning bulletin. This publication encouraged the use of long blocks set on curvilinear streets that fit the contours of the land, the preservation of "natural" features, and the design of an internal street system that discouraged through-traffic. This resulted in loop roads and cul-de-sacs that connected to nearby arterial streets at limited locations. The agency also required a professional plan that suggested streets of a certain width, uniform lots with driveways, and protective covenants to ensure conformity to established building standards. The inward focus and the diminished connectivity to existing communities was a major change in neighborhood design. Most of the new suburbs were on the outskirts of cities that were served by highways and arterial roads designed to carry heavy traffic.

The new ranch or split-level houses of this era tended to require wider lots. Streets without sidewalks became more common, as did wide driveways leading to carports or garages. Mass-construction techniques allowed entire subdivisions to be built using only a few variations on the same house plans. Since the FHA would only insure a maximum loan amount, most late 1940s and early 1950s suburbs tended to have smaller homes than the later subdivisions from the 1950s and 1960s.

Some of the ideas that formed the framework for mid-20th-century suburbs in the United States had their genesis in the early 20th century through the ideas of New York planner Clarence Perry (1872-1944). His concept of the "neighborhood unit" was a way of organizing expanding cities into smaller sub-areas to use as somewhat self-contained building blocks. A few of Perry's principles that appear to have been utilized in the Northcrest Historic District include:

- Placing arterial streets along the perimeter.
- Designing curvilinear internal streets that discourage through traffic.
- Restricting shopping areas to the perimeter or near the main entrance to the neighborhood.
- Centering schools so that they are within walking distance of residents' houses.
- Dedicating land for parks and open space.

Mid-20th-Century Suburbs in Georgia

Note: The following analysis was written by Richard Cloues on 02-18-2009 as part of the Georgia Historic Preservation Division's initiative on ranch houses and mid-20th century subdivisions in Georgia. It has been adopted with minimal editing for this nomination.

Mid-20th-century suburban residential development in Georgia is dominated by subdivisions of single-family houses. These subdivisions generally conform to prevailing national conventions but with distinctive characteristics expressive of Georgia's physical environment and housing market.

Subdivisions are generally located on the fringes of established communities. They are usually interconnected with the older, contiguous residential development, but sometimes in an awkward arrangement of street alignments. Occasionally a mid-century subdivision is developed along a simple extension of a community's gridiron street plan. Subdivisions range in size from small (just a handful of house lots) to fairly large (a few hundred houses); most are on the smaller end of the scale. They generally feature a curvilinear or irregular street layout, often with cul-de-sacs, sometimes fitted into the natural terrain, sometimes not. Straight streets are sometimes incorporated into an otherwise irregularly planned subdivision, and sometimes streets are laid out in a seemingly arbitrary winding or curving pattern. Occasionally a mid-century subdivision will be laid out

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entirely with straight streets in a traditional gridiron pattern. Entrance streets often are wider or have landscaped medians; major intersections are sometimes augmented with landscaped traffic islands or sweeping turns. Most subdivisions are situated off major roads and have no major thoroughfares within their boundaries, although some larger subdivisions may have a single "main street" with curvilinear or cul-de-sac streets branching off.

In Georgia, subdivisions tend to be relatively small, containing from a few to a hundred or so houses. Larger residential suburbs usually consist of multiple small subdivisions, sometimes by the same developer and sometimes by different developers acting independently in the same area, and usually pieced together over time, often with odd or awkward interrelationships of streets and lots at their boundaries. Individual subdivisions generally have similarly sized building lots and similar houses, but because of the relatively small size of these subdivisions, the larger suburb of which they are a part may have a wide variety of lot sizes, house sizes, and house types. Distinctly different subdivisions are often separated from one another by main highways, but it is also common to have subdivisions of different scales and sizes interconnected, even if awkwardly, through their street plans.

Subdivision house lots are generally irregularly shaped, resulting from the curvilinear streets and cul-de-sacs, although lots tend to be uniformly sized. Lots along straighter streets are generally rectangular in shape. Building lines or setbacks tend to be uniform, especially in subdivisions with smaller lots; subdivisions with larger lots may allow for customized, non-uniform siting of houses. Subdivisions with gridiron street plans often have their street intersections "softened" with broad curves and corner-lot houses set on the diagonal.

Landscaping in mid-20th-century subdivisions usually is shaped by the natural terrain, the layout of the subdivision streets, and prevailing ideas about residential landscape design. Overall, subdivision landscaping tends to be informal, somewhat naturalistic in appearance, with deliberate design treatments in the immediate yards of houses and with large backyard expanses of natural landscape. Some early mid-20th-century subdivisions may feature traditional street trees. But generally the landscaping of mid-20th-century subdivisions is more casual, accentuated by topography, curvilinear street layouts, and irregularly shaped lots. Open front lawns blending together from one yard to the next are a dominant landscape feature. Many lawns have a scattering of trees, either hardwood or pine, sometimes both. Pine trees dominate many subdivisions because they were the first trees to grow back on abandoned farmland being converted to residential use. Dogwood trees were often planted in front yards for aesthetic effect. Irregularly shaped planting beds covered with pine straw and planted with azaleas commonly surround the trees. Foundation plantings around the fronts and sides of houses are almost ubiquitous; some are closely clipped, others are in a more natural state, depending on the types of shrubs and the owners' aesthetic preferences. Front entry terraces, patios, and planters are common and are commonly planted with a variety of shrubbery. Ornamental or specimen plants are frequently found around mailboxes or in planting beds at the street ends of driveways; occasionally a planting bed is located in the middle of a front lawn. Some mailboxes are supported by elaborate brick "posts" made of the same bricks as the houses they are associated with; others are supported on ornamental metal posts similar to the faux-vine metal porch posts found on many ranch houses. There are very few front-yard fences of any kind in mid-20th-century subdivisions. Front and side property lines are often not clearly defined; in other cases, property lines are delineated by low hedges or retaining walls or distinct changes in topography. Backyards are relatively large and often contain large trees, which create a dense wooded effect, and they are often fenced for privacy and security; in many subdivisions, chain-link fencing was the preferred type.

Concrete or occasionally granite curbs line the streets and define the front edges of yards; in a few subdivisions there are no curbs. As a general rule, sidewalks are not present except along major subdivision streets. Some early mid-20th-century subdivisions did not have paved streets, especially if they were beyond corporate limits and jurisdiction of city building and subdivision codes, although by the mid-1950s most

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subdivision streets were paved. Driveways and many front walks are generally of concrete, sometimes curbed, usually not.

Subdivision land deemed unsuitable for house construction often was "reserved" for use as passive or active neighborhood parks. Some were left in their natural state; others were improved with recreational facilities. A distinctive subdivision landscape feature is signage at the main entrance or entrances to the subdivision featuring the name of the subdivision. Subdivision signage ranges from simple wood or masonry signs to elaborate architect-designed sculptures. Most subdivision signage is accompanied by some form of landscaping, usually shrubbery, and sometimes flowering plants.

This type of subdivision landscaping is widespread throughout Georgia's mid-century suburbs and was popularized through numerous promotional features and "how-to" articles in *Southern Living* and other lifestyle magazines. Much of it results from the combined efforts of "do-it-yourself" home gardeners. Some subdivision yards, generally around the larger houses, have extensively landscaped grounds expressive of what has been called the "California Style" of landscaping loosely based on the work of the California landscape architect Thomas Church and publicized through feature articles in *Sunset* magazine (the same magazine that also promoted the new mid-century ranch houses that filled many of these subdivisions).

Most Georgia subdivisions are exclusively residential. Some may contain a small community "clubhouse," a swimming pool, or tennis courts. Other kinds of suburban development generally took place on their periphery or nearby at major highway intersections or in "strips" along major highways outside the subdivision. This development included churches, schools, stores, offices, restaurants and other places of entertainment and recreation, and cultural facilities such as libraries. In most cases, this development took place independently of the residential subdivision development, although sometimes the same developers were involved. Few subdivisions were located close to industrial plants with the exception of those which provided employee housing, and even those tended to be located some distance from the industrial facility.

There are no mega-suburbs on the scale of a Levittown in Georgia; the state's largest home builders tended to develop a series of smaller subdivisions rather than single larger ones. Northwoods is the first large-scale "master-planned" mid-20th-century suburb that has been identified in Georgia. It was developed starting in the late 1940s to provide housing for employees at the new nearby General Motors Assembly Plant. At the time of initial planning, it included more than 750 houses of several sizes, types, and styles, a strip shopping center along a contiguous highway, a professional office building, two churches, a school, and public parkland.

Subdivisions in Georgia were developed by combinations of real estate companies, land developers, contractors and builders, and homebuyers. One combination involved a real estate company that would acquire the land, have it subdivided, build the infrastructure, and then sell individual lots to builders or prospective homebuyers. The builders would then either build on speculation or under contract; the prospective homebuyers would hire their own builders to build their houses. Another combination involved a land developer who would acquire the land, subdivide it, build the infrastructure, and then contract with one or more builders to build houses either on speculation or under contract with homebuyers. In a variation of this model, the land developer would also serve as the general contractor. Given the large numbers of small subdivisions throughout the state, almost any combination of land acquisition, subdivision development, and house construction can be found. In any combination, house designs could come from plan books, newspaper articles, architect-builders, or architects, and they could be supplied through the land developer, the general contractor, or the prospective homebuyer.

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Significance in Architecture

Northcrest is significant at the local level under Criterion C in the area of architecture for its good intact collection of mid-20th century houses that follow the predominant national trends of the time. Residential architecture in the district includes split-level houses, split-foyer houses, two-story houses, and various styles and sub-types of ranch houses as identified in *Guidelines for Evaluation: The Ranch House in Georgia* (2011). The developer of Northcrest worked closely with architect Ernest Mastin to devise several model floor plans. Mastin was influenced by California contemporary designs, but wanted to apply them to more modest houses. Northcrest was the culmination of that trend in the metropolitan Atlanta area. Beginning in 1959, the area was platted by developers Walter Tally, Howard Hardrath, and Paul Edwards (THE, Inc.), in a multi-phase plan. Tally had already worked with lenders who were initially reluctant to finance the more innovative designs of the Contemporary-style houses in his previous development in nearby Northwoods. That work paved the way for Northcrest, which features a significant number of Contemporary-style houses.

The Contemporary style as seen in Northcrest manifests itself in a variety of forms and includes over 400 houses, or two-thirds of the houses in the district, in this style. From what is known, it is likely the largest collection of Contemporary-style houses in the Atlanta area, if not the state. Innovations in building design in the 1930s paved the way for the design. These innovations included thick plate glass that permitted the construction of large window walls; exterior grade plywood that could be used for wall cladding; and new types of glue that allowed the plywood to be used for paneling. This new exterior plywood paneling covers most of the Contemporary-style houses in the district. The style adapted itself well to the split-level house which is the most common house type in Northcrest.

The architect for many of the houses was Ernest Mastin (1921-2016), who was born in Alabama and attended the Georgia Institute of Technology (Georgia Tech) where he obtained a Bachelor of Architecture degree in 1949. In 1950, he began working for Atlanta architect David Cuttino. In 1953, he partnered with one of his Georgia Tech classmates, John Summer, to form Mastin and Summer Architects. Mastin became known for his residential architecture and his work with developer Walter Tally on subdivisions such as Northwoods, Northcrest, and Sexton Woods. Mastin designed the houses in Northcrest to be affordable, but also to include as many customizable features as possible. Later in his career, he began designing large hotels, such as Hilton hotels, and at the end of his career designed private airports.

Split-Level House

Split-level houses comprise the most common house type with many good examples, primarily in the Contemporary style, found in Northcrest. Split-level houses have two stories stacked on top of each other with another level situated halfway between the stacked stories. Half flights of stairs lead from the entry level to the other two floors. Because of the three levels, living space is divided within the house, with distinct areas for different activities. Built in the 1950s and 1960s, these houses used similar materials to those used for ranch houses.

Note: The following narrative was written by Richard Cloues c.2010 as part of the Georgia Historic Preservation Division's initiative on mid-20th century house types in Georgia. It has been adopted with minimal editing for this nomination.

Although less well documented than the ranch house, the split-level house type is recognizable as an important, if less numerous, form of mid-20th-century house in Georgia. The split-level house consists of two sections with three floor levels: a one-story section with family living areas including the living, dining, and kitchen areas, generally at or near ground level; and a second section with two floors, generally containing bedrooms and bathrooms in the upper section, a half-floor up from the living section, and a garage, recreation

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room, or additional bedrooms in the lower section, a half-floor down from the living section. Often thought of as a derivative of the ranch house, and often displaying the same horizontal lines, low-pitched roof, and overhanging eaves, the split-level developed concurrently with, but largely independently of, the ranch. Although it reached its greatest popularity in the mid-to-late 1950s, nationally and in Georgia, the split-level can be traced back through the 1930s, with mass-marketed versions being offered by such companies as Sears, Roebuck and Co. and with custom designs being developed by prominent architects including Frank Lloyd Wright, to its apparent origins in California in the early 20th-century with precedent-setting multi-level houses designed for steeply sloping lots by Frank Lloyd Wright.

In some parts of the country, particularly around New York City, split-level houses outnumbered ranch houses in the mid-1950s, but in Georgia, the split-level house was secondary, even in light of its suitability to sloping building sites in the heavily populated Piedmont region of the state. One of the earliest split-level houses in Georgia is a 1940 example in the Peachtree Park neighborhood of Atlanta. This house has a more vertical orientation than most later split-level houses and is styled in the English Vernacular Revival mode; in this manner it is similar to some of the split-level houses featured in the 1930s Sears' catalogs. Most split-level houses in Georgia date from the mid-1950s into the 1960s. They are generally interspersed among ranch houses in new subdivisions, although they also occur as infill in established communities, and there are occasional small subdivisions almost exclusively populated by split-level houses. Stylistically, split-level houses are similar to ranch houses: the most popular style is Colonial Revival, followed somewhat distantly by the Contemporary, but most split-level houses are relatively plain with no particular architectural style. In Northcrest, the Contemporary style dominates.

Ranch House

Note: The following analysis was written by Richard Cloues in 2009 as part of the Georgia Historic Preservation Division's initiative on ranch houses and mid-20th century subdivisions in Georgia. It has been adopted with minimal editing for this nomination.

The mid-20th-century ranch house had its beginnings in California during the early 20th century as a regional reincarnation of the traditional 19th-century Southwestern adobe ranch house. Its chief characteristics are its long, low, sometimes sprawling form, its variety of exterior building materials, its variety of window sizes and shapes, and its zoned interior with open-space plans for family living areas (living, dining, kitchen, and recreation areas) and closed-space plans for bedrooms, bathrooms, and sometimes a study or den. Ranch houses also employed picture windows, sliding-glass doors, porches, and patios to integrate the interior spaces of the house with the surrounding yard. After an initial phase of development as a generally high-end custom-designed house in the 1930s, the ranch house quickly morphed into a new standard middle-class suburban house. California merchant-builders were constructing thousands of new ranch houses in newly developing suburban communities by the early 1940s. Their efforts were cut short by World War II, but only temporarily. Following the war, the ranch house regained its popularity in California and spread across the country, fueled by unprecedented demand for new single-family houses and a mass-media frenzy over this new type of single-family house. During the 1950s, the ranch house was the predominant type of house being built almost everywhere, accounting for as much as 70 percent of all new houses in some parts of the country.

In Georgia, the ranch house first appeared, somewhat anomalously, in a mid-1930s house in the small central-Georgia town of Fort Valley built for a couple recently returned from a trip to California. A few architect-designed ranch houses were built in Atlanta in the early 1940s. Following the end of World War II, in Georgia as in the rest of the country, the ranch house appeared in a wide variety of sizes and forms and in dramatically increasing numbers. The earliest documented postwar ranch houses in Georgia were built starting around 1947; they included custom-designed houses in larger cities like Macon and Atlanta and the first middle-class ranch-house subdivisions in the Atlanta area. By about 1950, the ranch house was becoming the norm for

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new single-family houses across the state. The early 1950s were a period of experimentation with ranch-house forms and styles; houses built during these years included simple, plain versions, Colonial Revival-styled versions, and elaborate and sometimes unconventional Contemporary-style versions with unusual massing and roof forms. By the late 1950s, ranch-house designs began to coalesce into three major forms -- a simple, plain form; a Colonial Revival-style form; and a somewhat conservative Contemporary-style form -- and these forms persisted well into the 1960s. By the late 1950s, ranch houses generally had become much larger, reflecting increasing prosperity and rising expectations.

Across the state, ranch houses accounted for between two-thirds and three-quarters of all the new houses built during the 1950s and into the 1960s. Although conforming to national norms in most respects, ranch houses in Georgia have several distinctive if not unique regional characteristics. Chief among them is the use of red brick as an exterior building material; indeed, from 1947 on, the "red-brick ranch house" is the "signature" Georgia ranch house. Other distinctive characteristics include screened porches, integral carports and garages, picture windows, with or flanked by, operable sash for ventilation during warm weather, and jalousie or awning windows also for ventilation during warm weather and frequent summer thunderstorms. Most ranch houses in Georgia were built in subdivisions; the earliest ranch-house subdivisions date from 1947, but most were developed in the 1950s. Unlike the mega-subdivisions with hundreds and thousands of houses being developed in California and the Northeast, most of Georgia's subdivisions were smaller in scale and more scattered throughout emerging suburban areas; but like those larger developments elsewhere, Georgia's ranch-house subdivisions were usually isolated from major thoroughfares and almost always employed the new curvilinear street layout. In smaller cities and towns, however, the new ranch-house developments were sometimes built on a simple extension of an earlier gridiron street plan. Ranch houses in Georgia also appeared as infill housing in established communities, in small pockets on the outskirts of established communities, and in isolated rural areas where they often served as farmhouses.

Two other house types are found in Northcrest. They are the split-foyer house and the two-story mid-century traditional house. While not as well studied as the ranch house and the split-level house, these house types are known forms in Georgia.

Split-Foyer House

The split-foyer house is evidenced by a front entrance that is located between the two floors of the house. The entrance door does not line up with the windows for either floor because the entrance is located between the first and second floors. The entrance is at grade level, midway between the two floor levels. From the entrance foyer, the main living level is a half floor up and the lower level is a half floor down. It is this distinctive feature that accounts for the name. This type accounts for only a few houses in this district.

Two-Story Mid-Century Traditional House

The two-story mid-century traditional house is two stories in height, with a centrally located entrance on the main floor and symmetrical fenestration patterns. In some instances, the second floor projects out slightly over the first on the front or back of the house, a minor variation based on post-medieval English prototypes. This subtype has been referenced in previous district nominations including the Fairway Oaks-Greenview Historic District in Savannah. The few examples of this type in Northcrest are spread throughout the district.

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Developmental history/additional historic context information (if appropriate)

The following narrative context was prepared by Jesia Cobb, David Greenberg, Will Greer, Julia Lorenc, Charlie McAnulty, Brittany Miller, Scott Morris, Deana Rausch, Ashley Shares, and Ben Sutton, graduate students at Georgia State University and edited by Lynn Speno, Historic Preservation Division. The May 3, 2016 "Northcrest Historic District" Historic District Information Form is on file at the Historic Preservation Division, Department of Natural Resources, Stockbridge, Georgia.

The early history of the Doraville area is linked to the history of DeKalb County as it relates to the white settlers who occupied the area. DeKalb County was established as a new county in 1822. The large county ranged from Stone Mountain to the Chattahoochee River. Throughout the 19th century, railroads, agriculture, and rock quarries drove DeKalb County's economic growth. In 1846, the Southern Central Agricultural Society held the county's first agricultural fair. The fair, which became a centerpiece of DeKalb County's economic life, gave farmers the opportunity to show off their produce and livestock. The first granite quarries began operating in DeKalb County in the 1840s. Aided by the Stone Mountain Granite and Railway Company, which was founded in 1869, quarries in Lithonia and Stone Mountain supplied granite to cities across the nation.

Beginning in the 1920s, DeKalb County saw a dramatic transformation from a rural farming community to an urban industrial center. Before World War II, dairy farming dominated the economy. A sparse population offered plenty of room for pastures, and the boll weevil forced farmers to search for products beyond cotton. The introduction of electricity and refrigeration allowed for a longer shelf life for dairy products and automobile transportation also expanded markets. Atlanta's growth as a city also stoked DeKalb County's agricultural economy. By 1939, the county boasted four of the 12 Certified Grade-A dairies in the U.S. and some 200 additional dairies.

Two world wars drastically changed the landscape of DeKalb County. In 1917, the U.S. Government purchased land to build Camp Gordon, an infantry training base. Camp Gordon, which was located about five miles west from what would become the Northcrest neighborhood, housed 46,612 people. The base was abandoned after the war ended, but during its brief activity the nearby town of Chamblee grew from two stores and a post office to a burgeoning town with hotels and movie theaters. In 1941, the U.S. Navy leased a portion of the site to train reservists. After the U.S. entered World War II, the site became a Naval Air Station. In 1959, the site became DeKalb-Peachtree Airport - today, the second busiest airport in the state.

In 1942, the DeKalb Waterworks opened in nearby Doraville. This water treatment plant was built with federal loans as part of DeKalb County Commissioner Scott Candler's efforts to develop DeKalb's infrastructure and promote economic growth. During World War II, Doraville also became part of America's thriving oil industry. The Plantation Pipeline Company comprised part of a system that piped oil from Baton Rouge, Louisiana to Greenville, South Carolina, which led to Doraville becoming home to a number of tank farms, which remain in operation today.

The water treatment plant and oil pipeline attracted even greater economic growth. In 1947, the General Motors Corporation opened an assembly plant in Doraville. As the "Southern Home to General Motors", the plant lay just under three miles northwest of the Northcrest community. General Motors employed more than 4,000 people at its peak capacity in 1966. Initially, the plant primarily produced Oldsmobiles, but later expanded to build Chevrolets, Pontiacs, Buicks, and Saturns. By the time the plant closed in 2008, Doraville had grown from a small rural stop on a railroad to a city of nearly 9,000 people.

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The prosperity of postwar America also drove Doraville's economic growth. By the end of the 1940s, Doraville offered plenty of jobs, and as part of the "G.I. Bill", the Federal Housing Administration offered low-interest home loans to returning soldiers. Additionally, the Veterans Mortgage Guarantee Program enabled them to buy houses with no down payment. These factors helped fuel the postwar housing boom that brought several new neighborhoods to the Doraville area: Oakwoods, Carver Hills, Northwoods, Sexton Woods, and Northcrest.

In 1951, the rural area that would become Northcrest was bounded by Northcrest Road (then called Mechanicsville Road), Chamblee-Tucker Road, and Pleasantdale Road. Sometime after 1949, Mechanicsville Road was shifted slightly east, to its current position. Even before the first houses were built, transportation enhancements were constructed around the area, reflecting the county's growing suburbanization. By 1956, Interstate 85 (then the Northeast Expressway) was under construction through northeast DeKalb County, and Interstate 285 was being planned just west of the Northcrest neighborhood.

Northcrest was the brainchild of Walter Tally who saw housing potential in the vast farmland existing in DeKalb County after World War II. Tally had successfully developed the nearby Northwoods subdivision in the early 1950s as the state's first mid-century planned suburban development. He served as president of the Atlanta Homebuilders Association at the time, and would later speak on the economic impacts of homebuilding methods to organizations like the Buckhead Exchange Club. Former car salesman Howard Hardrath and Paul Edwards became partners with Tally in 1952. Edwards and Hardrath formed P&H Homes, Inc. (an acronym for their first names) in the early 1950s, building and designing modern suburban houses for the Drew Valley and Wawonda Forest subdivisions - now part of the city of Brookhaven. Together, Tally, Hardrath, and Edwards formed THE, Inc. (an acronym for their last names) and began purchasing land around 1959. Having worked with him on the Northwoods development nearly a decade earlier, Tally tapped architect Ernest Mastin to design many of the Northcrest houses. A graduate of the Georgia Institute of Technology's architecture school, Mastin was familiar with the mid-century modern style and applied this knowledge in his designs, which were then carried out by P&H Homes, Inc.

While Northcrest began as its own subdivision, the following decade would see the development of three other subdivisions in the district - as development gradually shifted from west to east towards Pleasantdale Road. Over time, residents would refer to this entire district as 'Northcrest', despite the name originally being applied only to the initial subdivision. In 1959, Mechanicsville Road became Northcrest Road and the portion of I-85 due north of the subdivision was completed, with I-285 still under construction just west of the neighborhood. In January 1959, THE, Inc. led by Walter Tally, began platting Northcrest Unit 1 consisting of approximately 52 lots along Northcrest Road, Heartwood Lane, Thornewood Drive, Northhaven Lane, and Regalwoods Drive - the initial roads paved within the subdivision. A cul-de-sac was planned at the northern end of Thornewood Drive.

Developer Walter L. Tally (1924-2000)

In addition to Northcrest, developer Walter Tally designed a number of large-scale developments, including Belvedere Park, Northwoods, Sexton Woods, Brook Valley, and Brittany, many of which were heavily influenced by, or drew upon, contemporary architectural design. Tally served as president of both the Home Builders Association of Atlanta and the Home Builders Association of Georgia. Tally lived in Georgia for the majority of his adult life, mostly in his own developments, until his death in 2000.

Walter Tally changed his emphasis from building traditional-looking ranch houses to more modern designs in his large developments, once he was able to get permanent mortgage money. This persistence broke the mortgage barrier in Atlanta against contemporary design in the medium-price range. When he began in 1953,

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Tally encountered skepticism by lenders. Getting permanent financing was simply out of the question, he was told. By 1955, Tally had so much success building Contemporary-style houses that he quickly became Atlanta's biggest independent speculative builder. Northwoods, his 250-acre, 700-house wooded development 11 miles north of downtown Atlanta, was one of the South's most desired communities.

Eventually, among the loudest voices praising Tally's accomplishment were local and national lenders. With Tally's success, they had been won over to his view that contemporary design should not be penalized. He no longer had trouble getting financing, and actually received lender aid at better terms than most builders in the area. Additionally, other builders with up-to-date houses had an easier time getting mortgages.

The interest from lenders was not instantaneous for Tally. He first had to convince his local mortgage company. Then Spratlin-Harrington & Summer had to convince national lenders that the idea was solid. One insurance company lender offered support but on the following terms:

The vaulted ceilings would have to go. Plumbing stacks should be moved to the rear of the house, which would mean kitchens in the rear. A door would have to be put between entry and cross halls, doing away with the open area. Kitchen and dining rooms or kitchen and family rooms could not be combined. There could be no slab foundations.

Providence Institute for Savings eventually offered a commitment for five contemporary houses, but at a price to Tally. He could build these houses, but Tally would also build five conventional houses. Tally never had to build the latter. With the initial success of a number of these Contemporary-style houses, sales of the new designs soared ahead of construction. Tally ended up building exactly what he and his architects planned with the exception of slab foundations, which were no longer used, because buyers didn't want them. Following the beginning of development in Northwoods, Tally was completely sold on the use of architects' services. He stated:

I had never used an architect before I went into contemporary design. But I felt this was the sensible way to build, and easier. I wanted to bring the costs down out of the roof and put them into the living areas. So I picked Mastin & Summer, who gave me logical designs. These certainly did the trick ... We waste no money on extra roof bracing, roof joists, cripple studs, boxing at eaves, flashing and the like. Now our buyers don't have to crawl around in a dark attic storage space. By building this way, we get 50% more closet space and 50 to 75 more square feet of first-floor living area for houses in this price class in our area.

Tally was innovative in his design of modern suburban living, and October 1959 saw the construction of 3430 Heartwood Lane in Northcrest, known as the "Project 60" house, or "Research House", which featured all-gas heating, cooling, and kitchen appliances. The house, constructed by the Homebuilder's Association of Greater Atlanta, was featured in the Parade of Homes and promoted "gas built-ins" for "modern automatic cooking at its best." That same year, Tally pioneered Atlanta's first aluminum "House of Ease" as part of a nationwide program developed by Reynold's Metal Company to improve maintenance efficiency. The house would feature a set of 20 aluminum products that were promoted to save the homeowner \$6,000 in maintenance and repair costs over a 30-year period, with program sponsors claiming the house will "never rust or require paint for protection" and would retain its modern aesthetic appearance over time.

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From the outset, Northcrest was hailed as the "home of leisure living" in the *Atlanta Constitution*. With Tally at the helm of THE, Inc, P&H served as realtors and builders, promoting their houses as 'contemporary tri-levels' with ample space and convenient amenities. According to a 2009 interview with Paul Edwards' son Ray, Edwards focused on the design and construction of houses, while Hardrath was more of the businessman – which may explain the numerous development companies he was in charge of throughout Northcrest's development. Northcrest houses contained 1,800 square feet of living space, including a 300-square-foot utility area. Buyers could choose between three- or four-bedroom houses with a single or double carport. The houses also included 2.5 baths, a den, fireplace, and a General Electric kitchen. They were priced between \$19,750 and \$24,500. In its first catalog, P&H Realty Company offered six styles of houses -- four mid-century modern designs and two traditional. The houses proved successful and the developers began moving south and east of their initial development.

In August 1959, THE, Inc. submitted the plat map for Northcrest Unit 2, which saw the extension of Northcrest Road southward, connecting to the southern terminus of Regalwoods Drive. Houses in Unit 2 were completed between 1959 and 1962. THE, Inc. also platted Unit 3 in August 1959. This unit planned for houses to be centered on the southern portion of Thornewood Drive. Unit 3 houses were completed between 1959 and 1960. The plat for Unit 4 was submitted to the DeKalb County Planning Commission in December 1959. It consisted of houses centered along the northern portion of Summitridge Drive and moved development eastward. Unit 4's houses were completed between 1960 and 1963 and galvanized the district's development east away from Northcrest Road.

Northcrest's Unit 5 was the final plat submitted by THE, Inc. Consisting of houses along the southern half of Regalwoods Drive, it was devised in September 1960, with the houses completed between 1960 and 1966, and several later infills completed between 1973 and 1980. Unit 5 completed the western third of Northcrest. From then on, various development companies continued platting eastward.

Unit 6 was the first Northcrest section planned by Howard Hardrath's Peach State Development Company in January 1960. Unit 6 saw the first portion of houses platted along Eaglerock Drive, running east-west across the district. Unit 6 houses were completed between 1960 and 1965. While not confirmed, Peach State Development Company may have been a subsidiary of P&H Homes Inc., with Hardrath serving as president and business manager, and Edwards heading up the construction process. P&H Homes Inc. served as developer for Northcrest Unit 7, platted in June 1960. Unit 7 was planned along the remaining portion of Eaglerock Drive, directly east of Unit 6, with houses built between 1960 and 1961. Northcrest Units 6 and 7 comprise a significant portion of the district's northern boundary.

After the platting of Unit 7, Northcrest's development began moving south of Eaglerock Drive towards the center of the current district. Hardrath, now serving as president of Northcrest Acres, Inc. (possibly another subsidiary of P&H Homes, Inc.), platted Unit 8 in February 1960. This section saw the extension of Summitridge Drive and the development of Archwood Lane, as well as the Kim Court cul-de-sac. Houses in Unit 8 were mostly completed between 1961 and 1964, with a few houses built between 1966 and 1971.

The year 1961 also saw the return of Walter Tally as developer. While it is not known when he left THE, Inc., he served as president of Northview Corporation, and submitted the plat for Unit 9 in August 1961. Unit 9 covers the curvilinear Bowling Green Way in the southwest part of the district, just below Northcrest Swim & Tennis Club. The west end of Bowling Green Way connects with Regalwoods Drive. Then as it travels eastward, it curves sharply south to what would become Beachhill Drive. The houses in Unit 9 were completed between 1961 and 1963.

Northcrest Unit 10 was platted by Hardrath's Peach State Realty Company in March 1962. Unit 10 was planned along the remainder of Summitridge Drive south and southwest of Pleasantdale Elementary School,

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which opened in 1968 -- and serves as the eastern boundary of the Northcrest subdivision. This section also saw the beginning development of Northlake Drive, Northlake Way, and the initial paving of Lori Lane and Northlake Trail. Unit 10 houses were completed between 1962 and 1964. Directly northwest of Unit 10, Unit 11 was platted by Northlake, Inc. in April 1963. The majority of these houses were built along the newly developed streets that included Lori Lane, Northlake Drive, and Northlake Trail. Houses in Unit 11 were completed between 1963 and 1964.

The Peach State Development Company was responsible for platting Northcrest's final two units. Unit 12, submitted to the DeKalb County Planning Commission in January 1965, saw the paving of Beachhill Drive (initially called Aspen Drive) in the southern part of the district. Beachhill intersected with the southernmost part of Archwood Drive. Unit 12 houses were completed by 1968. The plat for Unit 13 was completed in January 1966 and is the smallest section within the Northcrest subdivision. It consists of four lots on Archwood Drive - the houses were completed in 1966.

The mid-century modern houses of Northcrest were an architectural anomaly to the area and were affordable to residents moving from places near and far. An April 1965 advertisement in the *Atlanta Constitution* describes the Northcrest area as one of "Atlanta's Best Buys" that boasted "New Designs-contemporary and colonial." The houses' size and convenient amenities attracted many young couples. Residents took advantage of employment in nearby Atlanta, or in one of DeKalb County's many industries such as the General Motors plant. While many residents were seeking to move from the increasingly congested city of Atlanta, some moved from other states to experience the district's growing community and unique architecture. As current Summitridge Drive resident David Lattimer recalls, his family was attracted to Northcrest's "California-style houses," which they had become intrigued by while living out West. Throughout the 1960s, Northcrest's houses and streets were brimming with young couples and children. The neighborhood's population influx spurred the establishment of important community recreational centers and institutions -- the Swim & Tennis Club (1962), Pleasantdale Park, originally called Warren Field (1965), and Pleasantdale Elementary School (1968).

As the Northcrest community continued to grow, other developers began making inroads eastward in lots adjacent to the initial Northcrest subdivision. With a new subdivision came new roads within the district. Samuel T. Brannan, president of Brannan Developers, Inc. began platting about 57 lots concentrated around Northbrook Drive and Romelie Drive for what would become the Concord Manor subdivision. He purchased these lots from various landowners, including Earl Brewer, Donald Gaston, and D.T. and May O. Pass. Using a loan from the Fulton National Bank of Atlanta, Brannan secured deeds to the properties and paid off the loan around April 1962. Brannan had previously served as partner in the successful Atlanta-based Thibadeau, Shaw, and Brannan Co. real estate firm. Now, he had a development corporation, realtor firm, and construction company bearing his name.

Concord Manor houses were advertised as a mix of split-level, tri-level, and ranch house types. In keeping with modern suburban amenities, the houses included built-in kitchens with a dishwasher and a 'Centravac System,' a central vacuum system serving as an optional amenity for buyers. Prices ranged from \$22,500 to \$26,500. Unit 1 was platted in January 1962, carving out a new section covering most of Northbrook Drive and a portion of Foxford Drive to the north. It also included Romelie Drive, and the cul-de-sacs of Northbrook and Wintercrest courts. Houses in Unit 1 were generally completed between 1962 and 1969.

Units 2 and 3 were platted in December 1966 and June 1966, respectively. Unit 2 is one of the smallest sections, consisting of just five houses along Foxford Drive that were built in 1967. Concord Manor Unit 3 was platted along Hidden Acres Drive, which connects to Foxford Drive just east of Unit 1's boundary. It consists of several houses completed between 1967 and 1969, but also contains houses completed in the mid-1970s to 1983.

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While Concord Manor was developing, the planning and construction of the Hidden Acres subdivision, concentrated along the newly paved Hidden Acres Drive (presumably the subdivision's namesake), was also underway. Developer J.A. Honea of Honea Enterprises bought 22 lots within Land Lots 286 and 292, directly between the Northcrest and Concord Manor subdivisions. Honea Enterprises purchased the land from Embry and Embry, Inc. in 1962, who in turn had purchased it from landowner Robert L. Barrett in 1961. During the planning process, Ansel Poe and Associates served as the subdivision's surveyors. To maintain a cohesive suburban environment, Honea Enterprises enforced covenants that prohibited multi-family and temporary housing. They also stipulated that no house be built nearer to the street right-of-way than what was indicated on the plat maps. Hidden Acres Drive, a two-pronged east-west street in the central-southern part of the district, was paved 60' wide. The houses along Hidden Acres Drive sat on lots that were generally 100' wide and 200' deep, generally consisting of traditional and colonial styles. This contrasted with the contemporary tri-levels found mostly in the Northcrest and Concord Manor subdivisions.

Unit 1 covers the houses along the north-south stretch of Hidden Acres Drive that connects to Chamblee Tucker Road. Platted in August 1962, the houses were completed between 1962 and 1965. Unit 1 contains a cul-de-sac, where Hidden Acres Drive turns sharply west into what would become Unit 2. Unit 2 was platted in July 1965 along Hidden Acres Drive, including just eight houses. These houses were completed between 1965 and 1967. The final portion, Unit 3, was platted in November 1966 along the curve of Hidden Acres Drive with houses developed between 1968 and 1979.

Development continued into late 1966 with the planning of the Northcrest East subdivision, centered along Valleybluff Way and Lynnray Drive in the easternmost part of the district. Hardrath's Peach State Development Company was responsible for this subdivision, and planned for development in Land Lots 291 and 292 along Valleybluff Drive and Lynnray Drive - the latter of which was named after Paul Edwards' two children, Lynn and Ray. This subdivision contained the same restrictive covenants as that of Northcrest, namely mandating single-family residences and prohibiting temporary housing. Northcrest East offered Colonial Revival and Contemporary-style tri-levels ranging from \$26,750 to \$31,500 for houses with a basement and two fireplaces. They also offered "a real 'A-frame' design" consisting of four levels, 2,000 square feet, and three bedrooms. This style may have been inspired by Edwards and Hardrath's A-frame type vacation houses along Lake Lanier in North Georgia.

Northcrest East was planned as one unit with two separate sections. Unit 1, Section 1, platted in October 1966, centered along Valleybluff Way and a small portion of Lynnray Drive. Section 1 houses were primarily completed between 1967 and 1972. This plat also includes a lake just east of the development, where the creek runs today. Section 2 was platted in April 1967 and consists of houses along the curvilinear Lynnray Drive, just north of the intersection with Foxford Drive. Section 2 houses were generally built between 1967 and 1971.

While the plans for all subdivisions were complete by 1967, Hardrath and Edwards constructed their last Northcrest project in 1971, with the building of the Checkmate Apartments (now Azalea Ridge Apartments) between the Northcrest East subdivision and Pleasantdale Road.

At Northcrest's inception, the community was majority white and middle class. As Bowling Green Way resident Ellie Benson recalls, the neighborhood was composed of mostly young families with children. Northcrest offered spacious affordable housing with easy access to the city and other parts of metro Atlanta via newly completed highways. Over time, the household makeup and community character changed. Upon moving to Northcrest in 1984, resident Merrill Knight recalled many couples in their 30s and 40s who had children. By the mid-1990s, most of Northcrest's children had grown up and left the area.

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Today, Northcrest's unique architecture and strong community ties continue to attract new neighbors. Many longtime residents note the increase in children as young couples in search of historic neighborhoods move in, thus reviving the settlement pattern that began with Northcrest's inception. Northcrest's inclusive community has spurred increased diversity as well. Merrill Knight notes that his next-door neighbors are Cuban and Salvadorian, reflecting a demographic change seen in neighborhoods nationwide. Resident Adrienne Holcomb of Northlake Trail called Northcrest "nonjudgemental and community-oriented."

Civic Activities in Northcrest

A major catalyst in maintaining Northcrest's close-knit community and aesthetics is the Hoe 'N Hope Garden Club, founded in 1963. Originally, two garden clubs existed to accommodate residents with both morning and evening meeting options. The club typically meets monthly to discuss upcoming community events and landscaping activities to keep up Northcrest's appearance and foster neighborhood cohesiveness. The club has helped increase neighborhood interaction through its Christmas parties, Christmas tree-lighting contests, and house tours. For over 50 years, the garden club has promoted community unity and the neighborhood's architectural heritage.

The Swim & Tennis Club, founded by original Northcrest homeowners, opened in 1964 on land donated by P&H Homes, Inc. The facility has served as a gathering place for the community.

The park, now known as Pleasantdale Park, was developed in 1965 by DeKalb County under the name Warren Field as a place for Pop Warner football and Little League baseball. In 1966, the park was renamed Vego Field after Frank Vego, who donated some acreage to the park. The P&H company donated a press box to go along with three baseball fields and a football field. Northcrest residents collected more than \$2,000 for the park's walking trails and playground equipment. Additions in the 1980s, including lighting, enabled the park to be used for longer periods of the day. It continues to serve the public in many capacities.

Pleasantdale Elementary School opened to the community in 1968. Charlie Iddins served as principal from 1968 through June 1978. During his time as principal, the grounds of the school were refurbished during the 1973 Campus Beautification Contest in which Pleasantdale Elementary was recognized as having made "The Most Progress in Campus Beautification." Pleasantdale's enrollment grew to a high of 707 students in 1977 and specialized educational programs and enrichment programs were implemented during this time to "improve and enhance students' educational development." The 1978-1979 school year started with a change in leadership for the first time since the school opened. James Chivers was named the new principal, and in the fall of 1978, the first kindergarten class began. As DeKalb County's population became more diverse, there was a need to support students of various languages. The addition of an English as a Second Language program was implemented in 1985. In 1995, the pre-kindergarten program funded by the Georgia Lottery started.

The 1981-1982 school year brought a decline in enrollment to Pleasantdale School, which reached a low of 252 students. However, new housing developments in the school district, but outside of Northcrest, allowed for a rise in enrollment. In 1992, the school added two mobile classrooms to prevent overcrowding and by the end of 1997, there were four of these mobile classrooms. In the late 1990s, Carol Reams became principal. Enrollment continued to grow over the next several years and the school, with 700 students, had the need for seven mobile classrooms. Rich with cultural diversity and focused on the future, Pleasantdale School continues to serve the needs of its community.

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9. Major Bibliographical References

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property approximately 396 acres
(Do not include previously listed resource acreage.)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|-------------------------|-----------------------|
| 1. Latitude: 33.893960 | Longitude: -84.250622 |
| 2. Latitude: 33.893064 | Longitude: -84.234205 |
| 3. Latitude: -33.885601 | Longitude: -84.223927 |
| 4. Latitude: 33.886349 | Longitude: -84.248024 |

Verbal Boundary Description (Describe the boundaries of the property.)

The National Register boundary is indicated with a heavy black line on the attached National Register map, which is drawn to scale.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the four contiguous, historically related subdivisions (Northcrest, Hidden Acres, Concord Manor, and Northcrest East) that comprise the historic district.

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11. Form Prepared By

name/title Lynn Speno, National Register Specialist
organization Historic Preservation Division, GA Dept. of Natural Resources date February 2017
street & number 2610 GA Hwy 155, SW telephone (770) 389-7842
city or town Stockbridge state GA zip code 30281
e-mail Lynn.speno@dnr.ga.gov

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Northcrest Historic District
City or Vicinity: Doraville vicinity
County: DeKalb State: Georgia
Photographer: Charlie McAnulty
Date Photographed: 02/20/2016 and 04/09/2016
Description of Photograph(s) and number:

- 01 – 3359 Northcrest Road; photographer facing northeast.
- 02 – Northhaven Lane Streetscape; photographer facing northeast.
- 03 – 3389 Heartwood Lane; photographer facing southeast.
- 04 – 3554 Regalwoods Drive; photographer facing south.
- 05 – 3535 Regalwoods Drive; photographer facing north.
- 06 – 3528 Regalwoods Drive; photographer facing south.
- 07 – 3453 Heartwood Lane; photographer facing southeast.

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- 08 – 3438 Heartwood Lane; photographer facing northwest.
- 09 – 3379 Thornewood Drive; photographer facing east.
- 10 – 3351 Thornewood Drive; photographer facing southeast.
- 11 – Regalwoods Drive Streetscape; photographer facing southeast.
- 12 – 3410 Regalwoods Drive; photographer facing southwest.
- 13 – 3400 Regalwoods Drive; photographer facing west.
- 14 – 3377 Regalwoods Drive; photographer facing east.
- 15 – 3327 Regalwoods Drive; photographer facing southeast.
- 16 – 3306 Regalwoods Drive; photographer facing northwest.
- 17 – 3438 Summitridge Drive; photographer facing north.
- 18 – 3452 Summitridge Drive; photographer facing north.
- 19 – 3471 Summitridge Drive; photographer facing southwest.
- 20 – 3495 Summitridge Drive; photographer facing southwest.
- 21 – 3503 Summitridge Drive; photographer facing southwest.
- 22 – 3519 Summitridge Drive; photographer facing southwest.
- 23 – 3567 Summitridge Drive; photographer facing southwest.
- 24 – 3575 Summitridge Drive; photographer facing southwest.
- 25 – 3578 Summitridge Drive; photographer facing northeast.
- 26 – 3615 Summitridge Drive; photographer facing south.
- 27 – Creek at Archwood Drive; photographer facing east.
- 28 – 3343 Archwood Drive; photographer facing east.
- 29 – 3567 Beachhill Drive; photographer facing south.
- 30 – 3522 Beachhill Drive; photographer facing north.
- 31 – 3506 Beachhill Drive; photographer facing north.
- 32 – 3533 Bowling Green Way; photographer facing southwest.
- 33 – 3503 Bowling Green Way; photographer facing south.
- 34 – 3524 Bowling Green Way (Northcrest Swim & Tennis Sign); photographer facing east.
- 35 – Northcrest Swim & Tennis Clubhouse and picnic structure; photographer facing west.
- 36 – Northcrest Swim & Tennis Clubhouse; photographer facing west.
- 37 – Northcrest Swim & Tennis Club pathway; photographer facing northeast.
- 38 – Northcrest Swim & Tennis Club tennis courts; photographer facing northwest.
- 39 – 3428 Archwood Drive; photographer facing west.
- 40 – 3584 Eaglerock Drive; photographer facing north.
- 41 – Lori Lane Streetscape; photographer facing south.
- 42 – 3467 Lori Lane; photographer facing east.
- 43 – 3422 Lori Lane; photographer facing west.
- 44 – 3398 Lori Lane; photographer facing west.
- 45 – Eaglerock Drive at Lori Lane; photographer facing east.
- 46 – 3648 Eaglerock Drive; photographer facing north.
- 47 – 3653 Eaglerock Drive; photographer facing south.
- 48 – 3680 Eaglerock Drive; photographer facing north.
- 49 – 3730 Eaglerock Drive; photographer facing north.
- 50 – 3636 Northlake Drive; photographer facing north.
- 51 – 3695 Northlake Drive (Pleasantdale Elementary School); photographer facing east.
- 52 – Pleasantdale Elementary School; photographer facing south.
- 53 – 3397 Hidden Acres Drive; photographer facing northwest.
- 54 – 3312 Northbrook Drive; photographer facing west.
- 55 – 3608 Hidden Acres Drive; photographer facing north.
- 56 – 3334 Romelie Drive; photographer facing northwest.
- 57 – 3792 Foxford Drive; photographer facing north.

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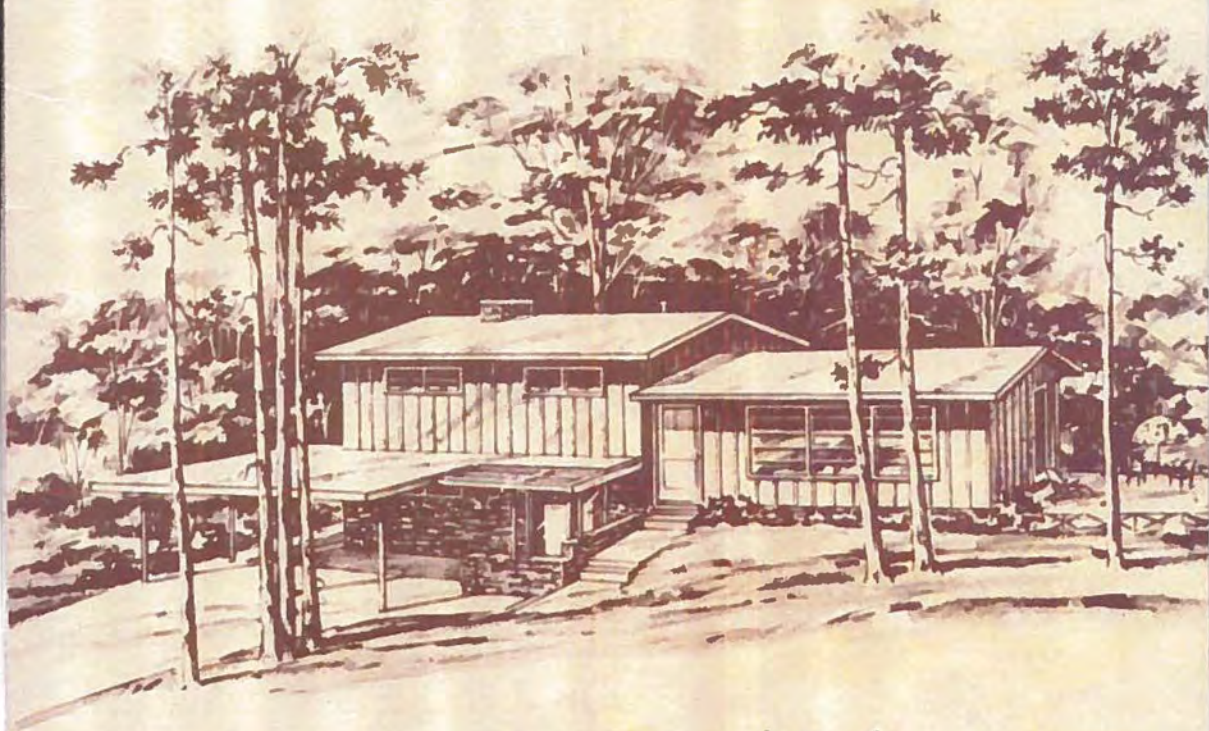
- 58 – Foxford Court cul-de-sac; photographer facing south.
- 59 – 3266 Lynnray Drive; photographer facing west.
- 60 – 3208 Lynnray Drive; photographer facing south.
- 61 – 3200 Lynnray Drive; photographer facing south.
- 62 – 3195 Lynnray Drive; photographer facing north.
- 63 – 3145 Lynnray Drive (creek bed); photographer facing north.
- 64 – 3144 Lynnray Drive; photographer facing south.
- 65 – 3271 Lynnray Lane; photographer facing east.
- 66 – 3894 Foxford Drive; photographer facing northeast.
- 67 – 3890 Foxford Drive; photographer facing northeast.
- 68 – 3862 Foxford Drive; photographer facing north.
- 69 – 3340 Lynnray Drive; photographer facing south.
- 70 – 3393 Lynnray Drive (creek bed); photographer facing east.
- 71 – 3917 Valley Bluff Drive (Azalea Ridge Apartments); photographer facing south.
- 72 – 3917 Valley Bluff Drive (Azalea Ridge Apartments); photographer facing south.
- 73 – Pleasantdale Park Sign at Pleasantdale Road; photographer facing west.
- 74 – Pleasantdale Park; photographer facing east.
- 75 – Pleasantdale Park Electrical Building; photographer facing southwest.
- 76 – Pleasantdale Park Shed; photographer facing east.
- 77 – Pleasantdale Park Playground; photographer facing southeast.

*custom
designed
homes in*



Northcrest

*planned from the
ground-up for
leisure living*



*homes of
tomorrow...
today*

Phone GL 7-0121 Daraville, Ga.

P & H REALTY COMPANY

Nights: Howard Hardrath, ME. 6-3246
Paul Edwards, ME. 4-8846



*Northcrest offers 6 custom designed homes
on your choice of over 300 wooded lots*



2 \$23,450



1 \$21,500



4 \$19,750



3 \$22,350



6 \$21,850



5 \$24,500



*the best investment any family can make
is a good home that truly meets their needs*

From the many Northcrest tri-level plans you will find one just right for you and your family. It may be contemporary or colonial. You may require 3 or 4 bed-rooms and a single or double carport. You may want an exterior of brick and plywood, brick and redwood or brick and aluminum siding. There is a Northcrest home to meet *your* needs.

The smallest lot available is 100 x 180 feet. All lots are heavily wooded and all trees possible are saved. In addition, your lot will be landscaped, seeded and shrubbed. The wooded atmosphere and winding streets of Northcrest will add to the property value in years to come.

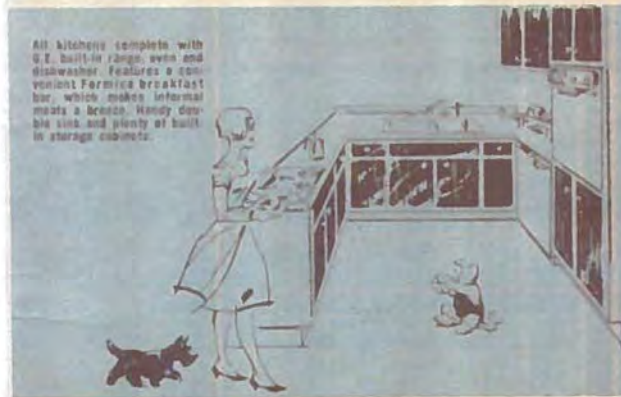
**THESE OUTSTANDING FEATURES ARE USUALLY FOUND
IN HOMES COSTING THOUSANDS OF DOLLARS MORE**



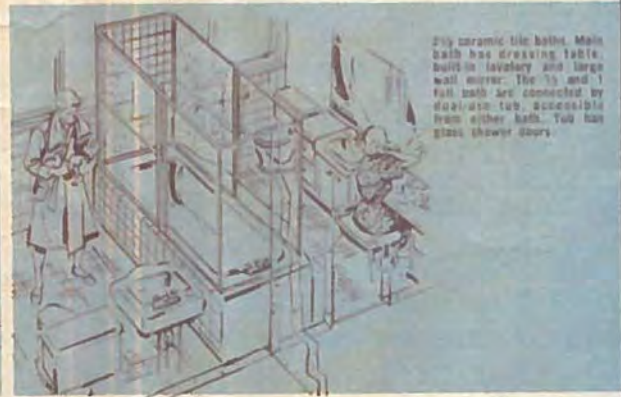
Living room and separate dining room have wall-to-wall 100% nylon carpeting. Bedrooms, too, if desired. Decorative fireplace and glimmer bar in living room. Contemporary models have exposed beam ceilings and skylight which lets sunlight filter into room. Dining room has sliding glass doors to patio at rear of house.



Downstairs family room is designed for comfort and easy maintenance. Walls are paneled hardwood and floor is tiled. Large brick fireplace is the focal point. Sliding glass doors lead to front patio. Optional feature is built-in bar of Formica, with stainless steel sink and hot and cold water.



All kitchens complete with G.E. built-in range, oven and dishwasher. Features a convenient Formica breakfast bar, which makes informal meals a breeze. Handy double sink and plenty of built-in storage cabinets.



Two ceramic tile baths. Main bath has dressing table, built-in lavatory and large wall mirror. The 7 1/2 and 1 full bath are connected by dualism tub, accessible from either bath. Tub has glass shower doors.

plus: Here are "HIDDEN VALUES" that mean more value...more enjoyment...more comfort.

Only the finest materials are built into a Northcrest home. Actually solid, honest materials cost little more than second best...and cost no more to install. Quality materials add very little to the finished price and assure extra years of good living.

- Marble chip roof lasts years longer than ordinary roof... keeps house cool in summer.
- Wide roof overhang cuts down glare... keeps rain from windows.
- Maintenance-free aluminum screens and awning-type windows.
- 150 amp. full housepower. 220 volt outlet for dryer.
- 10 year, 40 gallon, glass-lined gas water heater.
- Quality Eijer plumbing fixtures.
- Roof and outside walls insulated with full-thick Owens Corning Fiberglas insulation.
- Trane central heating with optional Trane air conditioning. Wiring and ducts are set up for central air conditioning.



NEVER TOO HOT TO COOK

In your Climate-to-order kitchen you'll spend more time in preparing your family's favorite dishes in cool, comfortable surroundings.



NO HEAT DULLED APPETITES

No more worries about balanced diets with TRANE Air Conditioning. Heat-dulled summer appetites will be replaced with hunger for hot, nutritious meals.



CLOSE OUT NOISE

No more sweating in the tune of your neighbor's power mower with closed windows. TRANE Air Conditioning eliminates the heat and the noise, and you can settle down delightfully cool, quiet and relaxed.



GOODBYE TO MOISTURE PROBLEMS

Summer stickiness will be gone in a TRANE Air Conditioned home. Mildewed clothes, rust and weakened furniture joints will be just an unpleasant memory — with the moisture problem under control.



HOUSEWORK IS EASIER

Housework is a snap in a home that has Climate-to-Order Air Conditioning by TRANE. There's less dusting, less scrubbing, less frequent cleaning of drapes, rugs and upholstery. This prolongs the life of your household furnishings and saves you money on replacements — as well as cleaning bills!



EVEN BABY WILL KNOW THE DIFFERENCE

The delicate presence of TRANE Air Conditioning will safeguard Baby's health, enable him to eat better, sleep better, be more content. Troublesome heat rash will be a thing of the past.

**Look What TRANE Air Conditioning
can do for your
New NORTHCREST HOME**

**NEW COMFORT
BETTER LIVING**

with a **TRANE**
climate changer!

Your new Northcrest Home is fully equipped for TRANE Air Conditioning, so it's a simple small cost move to have a Climate-To-Order system installed. Your home's TRANE Heating System is designed so that air conditioning works off the same unit and is dispersed through your home by the same ducts.

This means that you can have in your home, at minimum cost, the same wonderfully cool TRANE Air Conditioning you enjoy when you're in downtown stores and offices. Some typical TRANE installations are found in the William Oliver Building, the Healey Building and the Retail Credit offices.

In terms of pure pleasure and lasting value, no addition to your home can mean so much as TRANE Air Conditioning.



LIFE'S JUST MORE FUN

TRANE Air Conditioning will increase your family's "togetherness". You'll spend more time with each other... talking, reading, televisioning or just plain enjoying each other's company.



YOU'LL ENJOY ENTERTAINING MORE

You will find yourselves doing more entertaining and liking it! Friends will be impressed with your new Climate-to-order Northcrest home.



SLUMBER SOUNDLY, WAKE REFRESHED

You'll be assured of undisturbed, refreshing sleep that will improve your disposition and help you meet each new day with a new, healthy vitality.

TRANE Climate-To-Order Installations by

AIR CONDITION SALES & SERVICE CO., INC.

591-597 Virginia Ave., N.E. — TRinity 3-5016 or TRinity 4-1462



Northcrest Historic District
 DeKalb County, Georgia
 North ↑

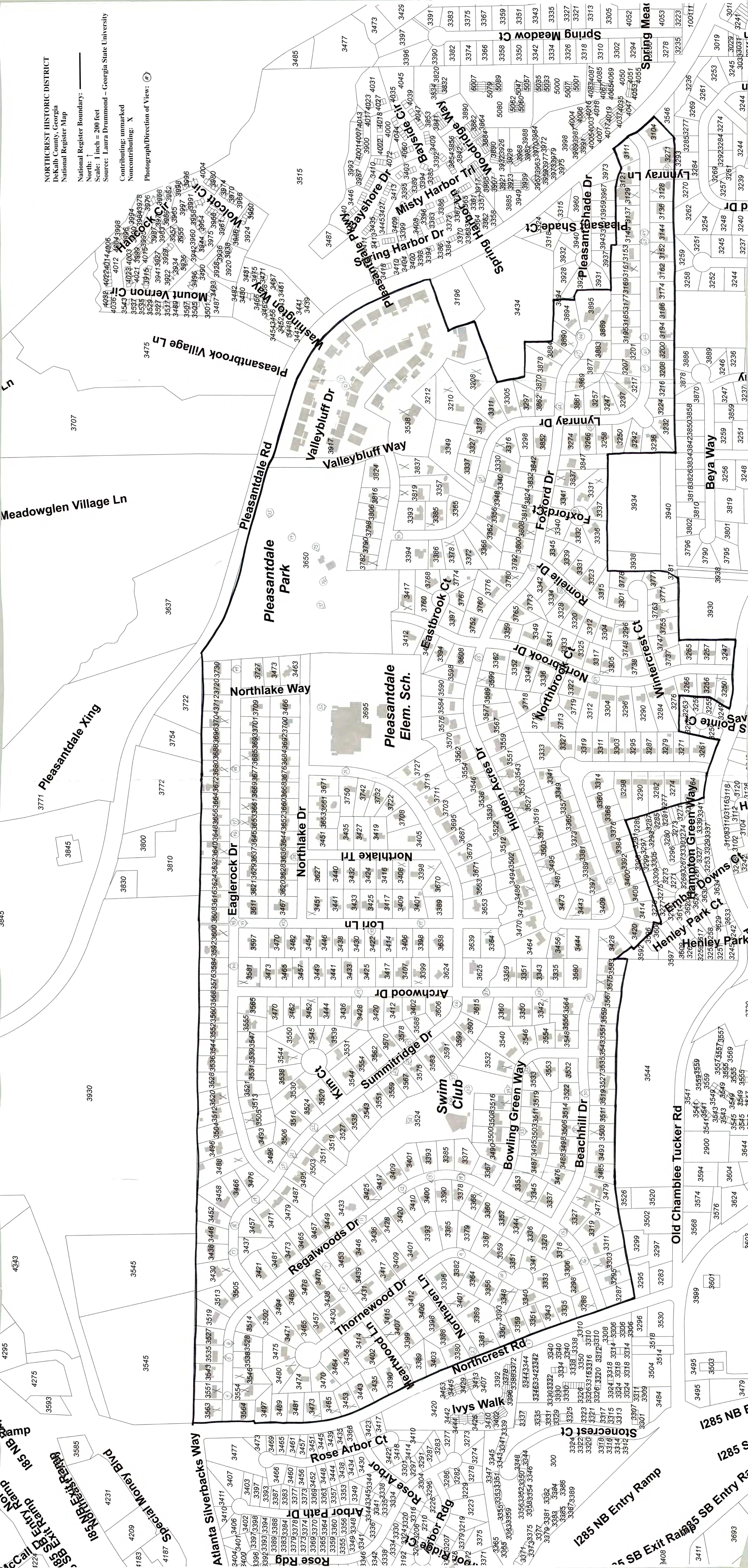
- 1. Latitude: 33.893960
- 2. Latitude: 33.893064
- 3. Latitude: 33.885601
- 4. Latitude: 33.886349

- Longitude: -84.250622
- Longitude: -84.234205
- Longitude: -84.223927
- Longitude: -84.248024

NORTHCREST HISTORIC DISTRICT
DeKalb County, Georgia
National Register Map

National Register Boundary: _____
North: ↑
Scale: 1 inch = 200 feet
Source: Laura Drummond - Georgia State University

Contributing: unmarked
Noncontributing: X
Photograph/Direction of View: (P)



Atlanta Silverbacks Way
Rose Rd
Rose Arbor Ct
Rose Arbor Dr
Rose Arbor Ln
Rose Arbor Way
Rose Arbor Xing
Rose Arbor Yng

Atlanta Silverbacks Way
Rose Rd
Rose Arbor Ct
Rose Arbor Dr
Rose Arbor Ln
Rose Arbor Way
Rose Arbor Xing
Rose Arbor Yng

Atlanta Silverbacks Way
Rose Rd
Rose Arbor Ct
Rose Arbor Dr
Rose Arbor Ln
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Atlanta Silverbacks Way
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Rose Arbor Ct
Rose Arbor Dr
Rose Arbor Ln
Rose Arbor Way
Rose Arbor Xing
Rose Arbor Yng





3300



3578





















SPEED
LIMIT
25















3452



























3524
NORTHCREST
SWIM & TENNIS

















SPEED
LIMIT
25









TRACT
ALE

3620

3621















ANY TIME

ANY TIME











































Pleasantdale Park

DeKalb County









UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Northcrest Historic District

Multiple Name: _____

State & County: GEORGIA, De Kalb

Date Received: 3/3/2017 Date of Pending List: _____ Date of 16th Day: _____ Date of 45th Day: 4/17/2017 Date of Weekly List: _____

Reference number: SG100000883

Nominator: State

Reason For Review:

- | | | |
|---------------------------------------|--|--|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input checked="" type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 4/17/2017 Date

Abstract/Summary
Comments:

Recommendation/
Criteria

Reviewer Lisa Deline Discipline Historian

Telephone (202)354-2239 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

HISTORIC PRESERVATION DIVISION

MARK WILLIAMS
COMMISSIONER

February 22, 2017

J. Paul Loether
National Park Service
National Register of Historic Places
1201 "I" (Eye) Street, N.W. 8th floor
Washington, D.C. 20005



Dear Mr. Loether:

The enclosed disk contains the true and correct copy of the nomination for **Northcrest Historic District** in **DeKalb County, Georgia** to the National Register of Historic Places.

- Disk of National Register of Historic Places nomination form and maps as a pdf
- Disk with digital photo images
- Physical signature page
- Original USGS topographic map(s)
- Sketch map(s)/attachment(s)
- Correspondence
- Other: Letters of support

COMMENTS:

- Please insure that this nomination is reviewed
- This property has been certified under 36 CFR 67
- The enclosed owner objection(s) do do not constitute a majority of property owners.
- Special considerations:

Sincerely,



Lynn Speno
National Register Specialist

Enclosures