

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in "Guidelines for Completing National Register Forms" (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Winnona Park Historic District
other names/site number n. a.

2605

2. Location

street & number Roughly bounded by East College Avenue, Avery Street, South Columbia Drive, and Mimosa Drive.
city, town Decatur () vicinity of
county DeKalb code 089
state Georgia code GA zip code 30030

() not for publication

3. Classification

Ownership of Property:

- private
- public-local
- public-state
- public-federal

Category of Property:

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

Number of Resources within Property:

	<u>Contributing</u>	<u>Noncontributing</u>
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buildings	321	71
sites	1	0
structures	1	0
objects	0	0
total	323	71

Contributing resources previously listed in the National Register: 1

Name of previous listing: Agnes Lee Chapter of the United Daughters of the Confederacy (listed July 25, 1985)

Name of related multiple property listing: n. a.

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination 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 the National Register criteria. () See continuation sheet.

Richard C. Luce

Signature of certifying official

4.10.02

Date

W. Ray Luce
Historic Preservation Division Director
Deputy State Historic Preservation Officer

In my opinion, the property () meets () does not meet the National Register criteria. () See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency or bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register

Elson H. Ball

5.30.02

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other, explain:

see continuation sheet

[Signature]

Keeper of the National Register

Date

6. Function or Use

Historic Functions:

Domestic: single dwelling
Education: school
Commerce/Trade: specialty store

Current Functions:

Domestic: single dwelling
Education: school
Commerce/Trade: specialty store

7. Description

Architectural Classification:

Late 19th and 20th Century Revivals: Colonial Revival, Tudor Revival
Late 19th and Early 20th Century American Movements: Bungalow/Craftsman
Modern Movement: Ranch Style
Other: Georgian-plan house, gabled-ell cottage, American Foursquare; minimal traditional cottage.

Materials:

foundation Concrete
walls Wood: weatherboard
roof Asphalt
other Brick

Description of present and historic physical appearance:

Summary:

The Winnona Park Historic District is a neighborhood composed of a series of early- to-mid-20th-century subdivisions located on the south side of the city of Decatur in DeKalb County, Georgia. The historic district is roughly bounded by East College Avenue to the north, South Columbia Drive to the east, Avery Street to the west, and Mimosa Drive and Kirk Road to the south. The South Candler Street-Agnes Scott College Historic District, listed in 1994, is located just west of the Winnona Park Historic District. Shoal Creek runs south through the center of the neighborhood. The oldest houses in the neighborhood were built from the 1910s through the 1930s west of the creek. Houses built mostly in the early and middle 1940s were built east of the creek. Mimosa Drive at the south end of the district was laid out in 1941 but most houses on the street were built in the late 1940s. The Colonial Revival-style Winnona Park School, completed in 1924, is the only community landmark building in the neighborhood. The school is located in the center of the historic district at 510 Avery Street on a large lot that stretches from Avery to Shoal Creek. The Avary-Fulton House on South Columbia Drive was built in 1869 and is the oldest building in the historic district.

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Section 7--Description

Description:

Winnona Park developed between 1914 and 1952 as four principal subdivisions. The first was Winnona Park in 1914. Winnona Heights was laid out in 1940 and, with the earlier Winnona Park development, represents over half of the houses built in the historic district. Smaller developments include Missionary Heights, laid out in 1938, and Mimosa Drive, planned in 1941. Houses not included in these developments, such as those on South Columbia Drive or on Kirk Road, were part of smaller developments and some houses were built individually on undeveloped lots.

The Winnona Park subdivision laid out in 1914 includes parts of Avery Street, Hilldale and Winnona drives, and Poplar Circle. The plan is distinguished by the curvilinear Poplar Circle and Winnona Drive, which forms a half circle bisected by Hilldale Drive. These streets feature sidewalks and sidewalk strips for plantings. Avery, which runs north to south, and Winnona Drive, are lined with mature oak and dogwood trees (photos 2, 9, and 10). The intersection of Avery and Kirk Road includes one of two landscaped traffic islands in the historic district (photo 45). Avery Street, its spelling notwithstanding, is named for Dr. James C. Avary, who built the Avary-Fulton House in 1868 at 205 South Columbia Drive.

The houses in the Winnona Park subdivision are the oldest in the district and were built in the 1910s through the 1930s. Most houses are one-story, frame, Craftsmen-style bungalows and English Vernacular Revival-style houses (photos 4, 12-13, and 15). 252 Winnona Drive is a typical bungalow with frame construction, gable-front porch, and shallow-pitched roof supported by brackets. The English Vernacular houses are mostly brick with asymmetrical massing, decorative brickwork, arches, and some half-timbering. The houses at 723 Avery Street and 140 Winnona Drive (photo 11) are excellent examples of the English Vernacular Revival style. Two facing houses at 201 and 204 Winnona Drive are among the largest in the district. 204 Winnona Drive is a two-story Georgian-plan house built of brick with hip roof and full-width front porch. 201 Winnona Drive is also two stories tall with a full-width front porch but features a brick first floor and a shingled second-story in the Craftsman style. Houses in this part of the district are mostly set on small lots with consistent setbacks. Front and side yards are small and landscaped with mature trees and garden beds. Many of the lots feature retaining walls and cement walks and drives.

Two houses on Avery Street were designed by Leila Ross Wilburn, among the first women architects in Georgia. 203 Avery Street is frame bungalow with a side-gable roof and gabled porch supported with Tuscan columns (photo 3, left). The three center bay are recessed from the front plane of the house. Wilburn's other Winnona Park house is 306 Avery Street (photo 6). It is a Craftsman-style bungalow built of beige brick with a front-gabled porch and decorative lattice. A two-story rear addition was constructed in the Craftsman style to match the original design.

South Columbia Drive, a major route linking Decatur with southern DeKalb County, developed mostly during the 1920s and 1930s, roughly the same time as the Winnona Park subdivision. Houses on the west side of the street were built in the Craftsman and English Vernacular Revival styles (photos 33 and 35). These houses were set on the small lots with continuous setbacks. Houses on the east side of the street straddle the city limits. The house styles and lot sizes are more varied than the

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Section 7--Description

houses on the opposite side of the street. Three two-story foursquare houses are located on South Columbia Drive at Derrydown Way. Other houses on the east side of South Columbia are good examples of Craftsman-style houses.

The Avary-Fulton House, located at 205 South Columbia Drive, is the oldest house in the historic district (photo 32). Built in 1868, the Avary-Fulton House is a two-story, frame, Georgian-plan house with two interior chimneys and a rear ell. In the 1920s, the original hip roof was replaced with the current side gable roof. A shed-roofed front porch spans the three-bay main façade. The house is set on a double-width lot with two mature magnolia trees that obscure views of the house from the street. The Avary-Fulton House is set on a lot that measures over two acres and includes a natural spring, which feeds into Shoal Creek.

The development of Winnona Heights in 1940 and, to a lesser extent, Missionary Heights in 1938, more than doubled the size the neighborhood. These two pre-World War II subdivisions were laid out between Shoal Creek and South Columbia Drive. Missionary Heights featured about a dozen houses on Missionary Drive and Missionary Court (photos 38-39). These streets were named for the Columbia Theological Seminary, which adjoins the historic district to the south. Winnona Heights represents the bulk of the houses in "new" Winnona Park. These houses line Shadowmoor Drive, which parallels Shoal Creek, Derrydown Way, Heatherdown Road, Inman Drive, and Hilldale Drive, which was extended from the earlier Winnona Park development. The plan of streets for Winnona Heights reflects the curvilinear plan of the 1914 Winnona Park subdivision. Each of the streets curves for some part of its length, though Shadowmoor Drive has a three-block-long segment that runs straight north from Inman Drive to Hilldale Drive. A small traffic island is located at the intersection of Inman and Missionary drives (photo 40).

Houses in the Winnona Heights and Missionary Heights subdivisions were mostly built between 1939 and 1947 and conform to the same basic floor plan. These minimal traditional-style houses are one-and-one-half stories with a side-gable-roof. The main floor features a living room and dining room joined by a cased opening. A sun porch (some are enclosed, others are screened) is located at one end and at the other is a narrow kitchen that runs the depth of the house. Two bedrooms, a bathroom, a corridor, and winder stairs to the upper level are located across the rear. The upper floor features a small landing between two gable-end rooms, one finished with pine paneling and a larger room that in many houses was left as unfinished attic space. Several houses on Inman Drive built in the early 1940s were constructed with a rear wall dormer. As part of the original design, the full-width dormer increased the useable square footage on upper floor. In later years, many property owners in Winnona Heights built rear shed-roofed dormers to increase the size of the upper level and allow for more light and better air circulation. Many of these additions include second bathrooms.

The massing of these houses is the same with a one-and-one-half-story center section and smaller sun porches and kitchens on the ends. The planar front includes a center entrance and sometimes a porch. Most houses are frame with brick veneer and granite trim. Each house features a different exterior design. Some include Colonial Revival-style details, though many feature Tudor arches, herringbone brickwork, and diamond-pane windows more characteristic of the English Vernacular

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Revival. These houses are mostly set on granite foundations and many retain their original cement-shingle roofs.

Most important is the continuity of the unbroken rows of houses set close to one another on narrow lots. Consistent setbacks with broad front lawns define the streetscapes, which are framed by the flat brick facades of the houses. Shadowmoor and Hilldale drives and Heatherdown Road are especially intact with unbroken rows of similarly designed houses set close together with continuous setbacks (photos 21-25).

Winnona Heights and Missionary Heights differ from the Winnona Park subdivision because of their accommodation for the automobile. The later developments include granite curbs but no sidewalks. Each house has a frame, single-car garage and many houses retain the original concrete-strip driveways.

Mimosa Drive was laid out in 1941 but most of the houses were built in the late 1940s. Mimosa Drive, located at the south end of the historic district, forms a loop off Kirk Road. Mimosa Place is a small street that joins two sides Mimosa Drive. Houses in the Mimosa subdivision, which are mostly smaller than houses in Winnona Heights, are minimal traditional houses built mostly of wood frame with side gable roofs. Stylistic details are mostly elements of the Colonial Revival, such as Tuscan columns and molded trim (photos 48-53).

The Winnona Park School, built from 1923 to 1924, is located at 510 Avery Street in the center of the historic district (photos 16-19). Designed by the Atlanta firm Edwards and Sayward, the school is a one-story, brick, Colonial Revival-style building with the main block and two side wings covered with side-gable roofs. The recessed Palladian entrance is defined by two columns in antis that support a central arch. The south entrance to the building includes a decorative plaster panel with a cartouche that includes the letters "WP" interlaced on a shield. Its E-shaped plan features a double-loaded corridor, classrooms, auditorium, library, offices, and small cafeteria in the basement. An athletic field stretches from behind the school to Shoal Creek, where a basketball court and a small playground are located. In 2000, R. L. Brown & Associates designed a four-classroom addition on the north side of the building. Designed with input from the community, the design, materials, and scale of the new one-story addition are compatible with the historic building and it is recessed from the front plane of the school to distinguish it as new construction. The addition was completed in October 2001.

There are about six ranch houses located in Winnona Park. These were built in the 1950s and are not contributing to the significance of the historic district. Most are one-story brick houses that are square in shape with low-slung hip roofs. Three houses at 167, 207, and 211 Inman Drive, which are not located in the historic district, are excellent examples of ranch houses built in the middle and late 1950s. Each house is long and low with a hip roof and irregular plan. The house at 167 Inman incorporates a carport into its design, which was characteristic of ranch houses during the 1950s.

The most substantial changes to Winnona Park after 1952 are the two small subdivisions that were built in the 1980s. Candler Oaks and Kirk Crossing are both cul-de-sacs off Kirk Road in south part of the historic district. Candler Oaks is in the historic district; Kirk Crossing is not in the district but is

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bounded by the historic district on three sides. Although these subdivisions represent about 40 two-story houses, their effect on the historic character of the historic district is minimized by their placement in the middle of developed blocks. They are most visible at their intersection with Kirk Road but they cannot be seen from most other areas in the historic district. Additional examples of noncontributing houses within the district are located in the 500 block of Hilldale Drive (photo 54).

Also included in the historic district is the Agnes Lee Chapter House of the United Daughters of the Confederacy, which was listed in the National Register in 1985 (photo 1). Built in 1916, the chapter house is a one-story frame Colonial Revival-style building with a side-gable roof and unusual curved portico. The interior consists of a large meeting room with a kitchen, bathroom and enclosed rear porch. The chapter house is located 120 Avery Street at the north end of the historic district.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria:

A B C D

Criteria Considerations (Exceptions): N/A

A B C D E F G

Areas of Significance (enter categories from instructions):

Architecture
Landscape Architecture
Community Planning and Development

Period of Significance:

1868-1951

Significant Dates:

1868 – James Avary built his house at 205 South Columbia Drive, the oldest building in the historic district.

1914 – Winnona Park subdivision established.

1923-1924 – Winnona Park School built.

1938 – Missionary Heights subdivision established.

1940 – Winnona Heights subdivision established.

1941 – Mimosa Drive subdivision established.

Significant Person(s):

n.a.

Cultural Affiliation:

n.a.

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Section 8--Statement of Significance

Architect(s)/Builder(s):

Leila Ross Wilburn (architect)

Narrative statement of significance (areas of significance)

The Winnona Park Historic District is a historic residential neighborhood on the south side of Decatur that developed as a series of subdivisions from 1914 to 1951. Winnona Park is one of numerous historic Decatur neighborhoods that include adjacent Oakhurst to the south and the McDonough-Adams-Kings Highway (MAK) neighborhood to the west. The Winnona Park Historic District is significant under National Register Criteria A and C in the areas of architecture, landscape architecture, and community planning and development.

The historic district is significant in the area of architecture for its intact collection of residential and community landmark buildings constructed from 1914 to 1951. The historic district comprises exclusively residential buildings, except for the Colonial Revival-style Winnona Park School, built in 1923-1924. The earliest houses are in the Winnona Park subdivision of the historic district and were built from the 1910s through the 1930s. These houses are excellent examples of English Vernacular Revival-style houses and Craftsman-style houses and bungalows. Winnona Heights, another subdivision, was laid out in 1940. Houses in this subdivision were built with the same plan and exterior massing but with minimal traditional details derived from the Colonial Revival and English Vernacular Revivals. These are one-and one-half-story houses with side-gable roofs clad with brick veneer and trimmed with wood details. Houses in the Mimosa Drive subdivision are also minimal traditional houses but smaller and with greater variety in design than those in Winnona Heights. These are one-story houses with mostly Colonial Revival-style design elements. These houses are not high style but represent minimal traditional versions of the English Vernacular Revival and Colonial Revival styles. That is, elements of the style were applied to buildings whose forms are vaguely reminiscent of the Colonial Revival because the style was still very much popular in Georgia. Stylistic details applied to a single house type represents the broader building trend in suburban Georgia in which ornament was sacrificed by builders to save costs. All of the styles and types of houses in the Winnona Park Historic District are identified as important to Georgia in the statewide historic context, *Georgia's Living Places: Historic Houses in their Landscaped Settings* (1991). Each is primarily associated with early to mid-20th -century subdivision-type residential development.

Leila Ross Wilburn, who is among Georgia's first women architects, designed two craftsman-style bungalows at 203 and 306 Avery Street in Winnona Park. Wilburn is a nationally known architect because of her contribution to plan-book architecture. During five decades beginning in 1914 in which she ran her domestic plan-book business, Wilburn was the only architect in Atlanta specializing in residential designs. Wilburn is considered important to local architecture because of her adaptations of popular housing forms, notably the bungalow, to Southern tastes and environments. She is also significant as a successful female architect when there were only two in the entire Atlanta area. She emphasized her status as a woman to appeal to housewives and underscore her knowledge of domestic space. Wilburn also designed many homes in the McDonough Street-Adams

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Section 8--Statement of Significance

Street-Kings Highway (MAK) subdivision, which is located a few blocks west of Winnona Park. Wilburn's own home at 127 Adams Street (since demolished) was located in the MAK neighborhood.

The Winnona Park School was designed in 1923 by the Atlanta architectural firm of Edwards and Sayward. The firm began with the partnership of William A. Edwards and William J. Sayward, which began in 1912 and ended with Edwards' death in 1939. The firm continued as Edwards and Logan. Edwards and Sayward designed most of the Decatur city schools, including Oakhurst Elementary School (1915), Fourth Avenue School (1921), Ponce de Leon School (1923), Clairemont Elementary School (1930s), Decatur Junior High School (1926), and Decatur High School (1921). William Sayward designed the Decatur City Hall and buildings at Agnes Scott College and Columbia Presbyterian Theological Seminary. Other buildings by the firm include county courthouses in South Carolina and buildings at the University of Florida. William Sayward was a resident of Decatur throughout his professional life. He moved to the city in 1910 after having graduated from the University of Vermont and the Massachusetts Institute of Technology. In Decatur, the firm most often designed buildings in the Colonial, Gothic, and Tudor Revival styles. The Winnona Park School is an excellent example of the firm's work locally and statewide.

The Avary-Fulton House, built in 1868, is the among the oldest buildings in Decatur. It is significant as a relatively example of immediate post-bellum architecture in Georgia. It is a two-story house with a traditional Georgian plan that includes four principal rooms divided by a wide central hall. This type of house was built in all parts the state of from early in the 19th century through the first decades of the 20th century, although Georgian-plan houses (two-stories) are much less common than one-story Georgian-plan cottages.

The Winnona Park Historic District is significant in the area of landscape architecture because its plan, developed as three major subdivision from 1914 to 1951, reflects changes in landscape design during the first half of the 20th century. The earliest subdivision, Winnona Park, was laid out according to the landscape principles established by Frederick Law Olmsted during the middle of the 19th century. In his plans for cities and parks throughout the U.S., including his design for nearby Druid Hills, Olmsted laid out curvilinear streets that reflected the topography rather than impose a traditional grid-iron pattern of streets. Most streets in the Winnona Park subdivision are curvilinear. Avery Street, among the few straight roads, is lined with oak trees planted in the sidewalk strips. The later developments of Winnona Heights and Mimosa Drive also feature curvilinear streets. The historic district also includes two small parks or landscaped traffic islands, which are characteristic of public landscaping in early to mid-20th-century curvilinear subdivisions.

The historic district also is significant for its many good examples of the Craftsman style of residential landscaping. Craftsman landscaping displays a cozy, homey quality, informal but random, carefully crafted to make the most of small suburban lots. Lawns, trees, shrubbery, and flower beds are standard features. Natural material, especially stone, is used in construction of retaining walls, patios, and walks. Porches, patios, and trellises minimize the distinction between inside and outside. Driveways for automobile's are new elements that appear in Craftsman landscape, though its impact

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Section 8--Statement of Significance

on the front yard is often lessened by reducing to two parallel strips of pavement with grass in between.

The historic district is also significant in the area of community planning and development because its development in four principal subdivisions represents the growth of south Decatur as a residential district south of the city's commercial downtown. The Winnona Park Historic District supported not only residents that worked six miles west in downtown Atlanta but also those that worked in Decatur, and especially in the two educational institutions adjacent to Winnona Park: Agnes Scott College and the Columbia Theological Seminary. The Winnona Park subdivision features a variety of houses set on large, irregularly shaped lots. The smaller lot sizes and uniform layout of the Winnona Heights and Mimosa Drive subdivisions reflect the increased demand for moderate housing at the middle of the 20th century. These subdivisions, which were planned with paved drives and single-car garages but without sidewalks, reflect the importance of the automobile in urban planning in Atlanta and its outlying suburbs at the middle of the 20th century.

National Register Criteria

A and C

Criteria Considerations (if applicable)

n.a.

Period of Significance (justification)

The period of significance begins in 1868, the year James Avary built his house at 205 South Columbia Drive. The Avary-Fulton House is the oldest building in the historic district. The period of significance ends in 1952 (the 50-year end date), when houses had been built on most lots in the historic district.

Contributing and Noncontributing Resources (explanation, if necessary)

Contributing resources in the historic district are those constructed between 1868 and 1951 that are significant for the themes of architecture, landscape architecture, and community planning and development and which retain historic integrity. These are almost exclusively residential buildings but also include the Winnona Park School. The contributing structure is the plan of the historic district, represented by the plan of streets and house lots that were laid out in four principal subdivisions. The noncontributing buildings were built after 1951 or have lost sufficient historic integrity so that they no longer convey their historic significance (photos 7, 8, 14, 24, and 54).

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Section 8--Statement of Significance

Developmental History or Historic Context (as appropriate)

The Avary-Fulton House at 205 South Columbia Drive is the oldest house in Winnona Park. Dr. James C. Avary built the house in 1868. Avary, for whom Avery Drive is named, settled in the area south of Decatur before the Civil War. The 1860 census lists Avary as owning nineteen slaves. After Oakland, his family farm near Panthersville, was burned by the Union Army, Dr. Avary moved his wife and eight children to Decatur. Immediately after the Civil War, Avary purchased eleven acres on Oak Street (now called South Columbia Drive). There he built a home in 1868 that is believed to be oldest house in south Decatur. When Dr. Avary died just five years later, his widow sold the house to the Southern Conference of the Methodist Church as a residence for Bishop Atticus G. Haygood. In 1888, Colonel Montreville Corydon (M.C.) Fulton, a relative of the Avarys, and his wife, Virginia Frances Hamilton Fulton, purchased the house. The Avary-Fulton House was inherited by their son, Thomas Napier Fulton (1855-1928), and it was then given to his son, Thomas Napier Fulton, Jr. (1906-2001).

Tom Fulton Jr., who lived most of his life in the Avary-Fulton House, recalled helping to farm and sell vegetables from the 11-acre farm surrounding the house, shooting doves in the woods where the Avery Glen apartments now stand, finding salamanders and turtles in Shoal Creek, and buying candy at a feed and seed store located at the corner of South Columbia Drive and East College Avenue. He recalled that during his boyhood there were only a few large houses and a scattering of tenant houses on the land that is now Winnona Park. There were also not many trees because most of the land was planted in corn and cotton. There is a spring on the Fulton property that provided water for Decatur residents and many considered its mineral content to be beneficial. There was also a small lake where Decatur couples went boating. The lake was later drained when it was linked to several cases of typhoid fever in the community. The Fultons eventually sold most of their land to developers in the 1920s and 1930s, including the developers of Winnona Park.

Agnes Scott College was established in 1889 and the large Victorian-era houses on South Candler Street were built during the late 19th and early 20th centuries. The South Candler Street-Agnes Scott College Historic District (listed in 1994) bounds the Winnona Park Historic District to the west. In 1907, the city of Decatur annexed areas then known as "greater Decatur," which included the land that was developed as Winnona Park. During the 1910s and 1920s, residential development increased in Decatur, fueled by the establishment of electric streetcar service and automobile routes to Atlanta.

In the early 1900s, George Bucher Scott purchased land from the Fulton family to develop a residential neighborhood. (The Scotts had founded nearby Agnes Scott College and Scottdale Mill east of Decatur.) Scott named the new development Winnona Park in honor of his wife's family, the Winns. In 1912, an advertisement in the *Decatur New Era* newspaper promoted Winnona Park as "Atlanta's most beautiful neighborhood" and "the Druid Hills of Decatur." Druid Hills was an exclusive residential neighborhood in Atlanta designed by Frederick Law Olmsted.

Scott's 1912 plan for Winnona Park includes approximately 100 house lots between Avery Street and South Columbia Drive with Shoal Creek running through the center. Scott, however, only developed

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Section 8--Statement of Significance

about 25 house lots on Winnona Drive, Avery Street, and Poplar Circle west of the Shoal Creek, as reflected in a plat from 1914.

Scott's development was built for white, middle- and upper middle-class residents. The houses they built were mostly English Vernacular Revival houses and Craftsman-style bungalows. The houses at 203 and 306 Avery are the designs of well-known Atlanta architect Leila Ross Wilburn. One of the earliest structures in Winnona Park was the Decatur Athletic Club, built in 1915 on Avery Street near Winnona Drive. The club, which included a pool, tennis courts, and a dance floor, has since been demolished.

The Winnona Park School is located at 510 Avery Street in the center of the historic district. Construction began in 1923 and the school opened its doors on September 17, 1924. The Colonial Revival-style school featured six grammar school grades for 175 students. The school currently accommodates 250 students. The four-classroom addition on the north side of the building was completed in October 2001. The school grounds include a large athletic field that stretches from the school to Shoal Creek.

Although George Bucher Scott planned a residential subdivision between Shoal Creek and South Columbia Drive as early as 1912, one was not laid out until the late 1930s and early 1940s. Decatur annexed this land in the 1920s. In 1938, Missionary Heights was developed, which included about a dozen house lots on Missionary Drive and Missionary Court. In 1940, T. C. Holmes laid out the much larger Winnona Heights subdivision just north of Missionary Heights. Winnona Heights features approximately 90 house lots on Shadowmoor, Inman, and Hilldale drives, Derrydown Way, and Heatherdown Road. These minimal traditional houses were built between 1940 and 1945 and feature the same floor plan. Like the earlier Winnona Park development, Winnona Heights and Missionary Heights were developed for white middle- and upper-class residents.

The Mimosa Drive subdivision was laid out in 1941. Mimosa Drive, located at the south end of the historic district, is a loop road off Kirk Road. Mimosa Place is a small street that joins two sides Mimosa Drive. Houses in the Mimosa subdivision were mostly built in the late 1940s. Mostly smaller than elsewhere in the historic district, they are minimal traditional houses built mostly of wood frame with Colonial Revival details.

After World War II, white neighborhoods in south Decatur, such as Oakhurst, became racially integrated and then predominantly African American. Agnes Scott College, which viewed Winnona Park as an important residential neighborhood for its faculty, purchased large numbers of houses as owners put them on the market. As a result, house prices stabilized and the neighborhood remained mostly white. Winnona Park never experienced "white flight" like many neighborhoods in south Decatur and metropolitan Atlanta.

Beginning in the late 1980s, prices for houses in Decatur dramatically increased. One result has been several major mixed-use development projects near Decatur's commercial downtown. Another result has been increased development in Decatur's historic residential neighborhoods. In the 1980s, two subdivisions, Kirk Crossing and Candler Oaks, were built in Winnona Park. (Only one is located in the historic district.) These cul-de-sac developments comprise about forty houses. More recently,

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Section 8--Statement of Significance

developers have been building houses on vacant lots. In 2000, a developer purchased a house on Mimosa Drive only to demolish it and built two larger houses in its place.

In 1999, the Winnona Park Neighborhood Association, which was originally formed in the 1970s, was reorganized. The association meets five times a year. It elects co-presidents, a secretary, and a treasurer. The officers appoint chairs to oversee its committees on development and zoning, communications, social, and infrastructure and development. The association sponsors picnics, neighborhood clean-up days, and candidate forums for local political races. The Winnona Park Neighborhood Association is also sponsoring this National Register nomination.

9. Major Bibliographic References

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The History of Winnona Park. On file at the DeKalb Historical Society, Decatur, Georgia.

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Lynn, Carol. Winnona Park Historic District. National Register of Historic Places Registration Form. On file at the Georgia Department of Natural Resources, Historic Preservation Division, Atlanta, Georgia, 2001.

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Price, Vivian. *The History of DeKalb County, Georgia 1822-1900*. Wolfe Publishing, Fernandina Beach, Florida, 1997.

Roth, Darlene. *South Decatur Historical and Architectural Survey* (Darlene Roth and Associates, Inc., November 1987). On file at the Office of Historical Preservation, Georgia Department of National Resources, Atlanta, Georgia.

Previous documentation on file (NPS): (x) N/A

- preliminary determination of individual listing (36 CFR 67) has been requested**
- preliminary determination of individual listing (36 CFR 67) has been issued**
date issued:
- previously listed in the National Register:** Agnes Lee Chapter of the United Daughters of the Confederacy (listed July 25, 1985)
- previously determined eligible by the National Register**
- designated a National Historic Landmark**
- recorded by Historic American Buildings Survey #**
- recorded by Historic American Engineering Record #**

Primary location of additional data:

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

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

10. Geographical Data

Acreage of Property Approximately 130 acres

UTM References

Point	Zone	Easting	Northing
A)	16	750810	3740040
B)	16	751170	3740210
C)	16	751710	3739690
D)	16	751230	3738720
E)	16	750810	3738690

Verbal Boundary Description

The historic district boundary is indicated by a heavy black line on the attached map, which is drawn to scale.

Boundary Justification

The Winnona Park Historic District encompasses the intact and contiguous properties associated with the developments of Winnona Park, Missionary Heights, Winnona Heights, and Mimosa Drive subdivisions. The historic district comprises the historic subdivision plans, residential buildings, and the Winnona Park School. The historic district retains a high level of historic integrity.

11. Form Prepared By

State Historic Preservation Office

name/title Steven Moffson, Architectural Historian
organization Historic Preservation Division, Georgia Department of Natural Resources
street & number 156 Trinity Avenue, S.W., Suite 101
city or town Atlanta **state** Georgia **zip code** 30303
telephone (404) 656-2840 **date** July 1, 2001
e-mail steven_moffson@mail.dnr.state.ga.us

Consulting Services/Technical Assistance (if applicable) not applicable

name/title
organization
mailing address
city or town **state** **zip code**
telephone
e-mail

- property owner
- regional preservation planner
- consultant
- other:

Property Owner or Nomination Sponsor Name and Address

name (property owner or contact person) James Wiley, Chair of the Development and Zoning Committee
organization (if applicable) Winnona Park Neighborhood Association
mailing address 525 Avery Street
city or town Decatur **state** Georgia **zip code** 30030
e-mail n. a.

National Register of Historic Places Registration Form **Continuation Sheet**

Photographs

Name of Property: Winnona Park Historic District
City or Vicinity: Decatur
County: DeKalb
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: December 2001

Description of Photograph(s):

Number of Photographs: 54

1. Agnes Lee Chapter of the United Daughters of the Confederacy, 120 Avery Street; photographer facing east.
2. View of Avery Street; photographer facing northwest.
3. View of 200 block of Avery Street; photographer facing northwest.
4. 219 Avery Street; photographer facing northwest.
5. View of Avery Street at Hilldale Drive; photograph facing north.
6. 306 Avery Street; photographer facing northeast.
7. View of 100 block of Hilldale Drive; photographer facing northeast.
8. View of intersection of Hilldale and Winnona drives; photographer facing northwest.
9. View of 300 block of Winnona Drive; photographer facing northwest.
10. 357 Winnona Drive; photographer facing west.
11. 140 Winnona Drive; photographer facing northwest.
12. View of 200 block of Winnona Drive; photographer facing northwest.
13. View of 200 block of Winnona Drive; photographer facing northwest.
14. View of intersection of Avery Street and Poplar Circle; photographer facing northeast.
15. View of 100 block of Poplar Circle; photographer facing northwest.

National Register of Historic Places Registration Form **Continuation Sheet**

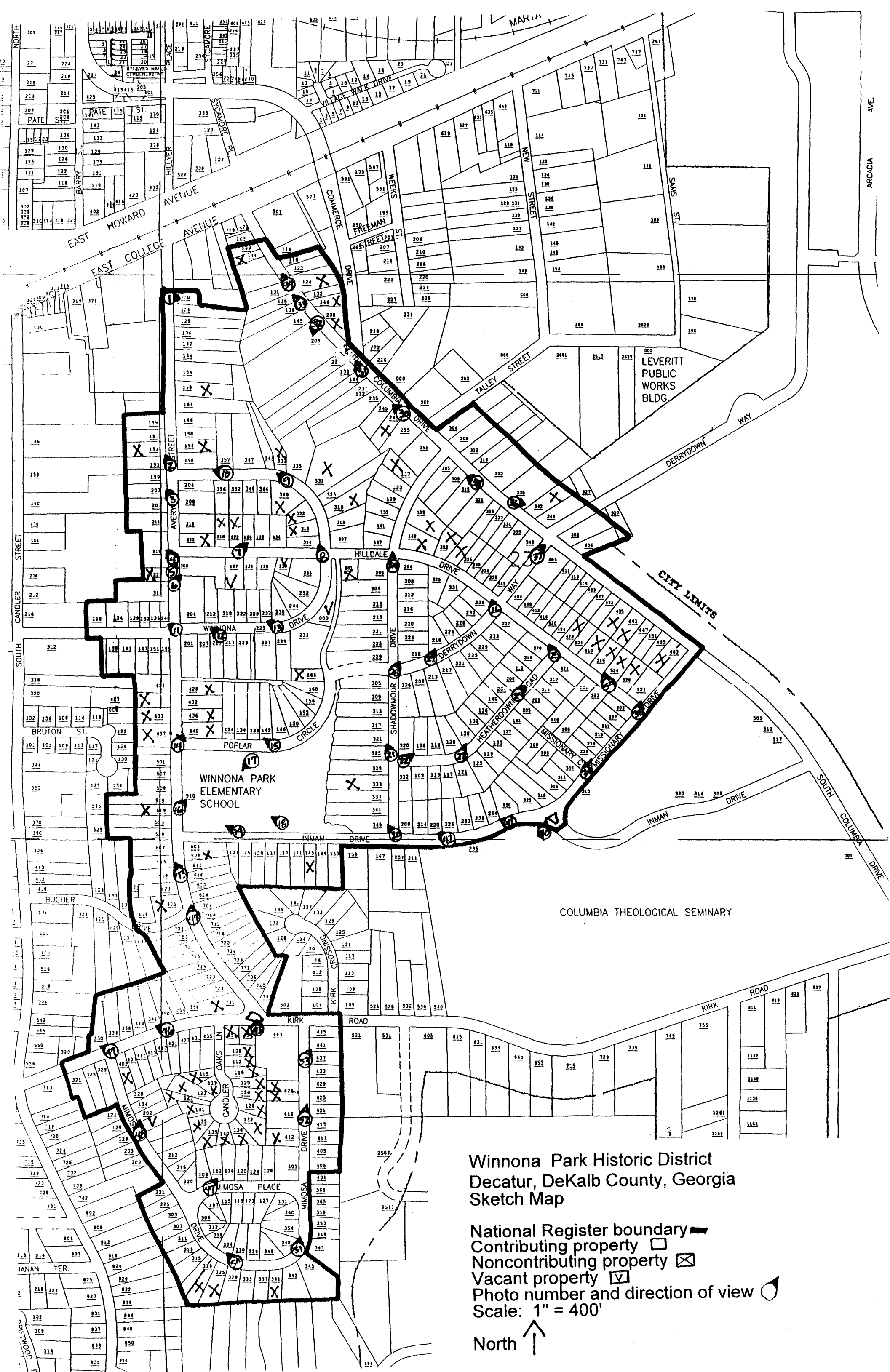
Photographs

16. Winnona Park School, front façade; photographer facing northeast.
17. Winnona Park School, rear façade; photographer facing southwest.
18. Winnona Park School, rear façade; photographer facing northwest.
19. Winnona Park School, south façade; photographer facing northwest.
20. View of 300 block of Shadowmoor Drive; photographer facing northwest.
21. View of 300 block of Shadowmoor Drive; photographer facing northwest.
22. View of 100 block of Heatherdown Road; photographer facing northeast.
23. View of 100 block of Heatherdown Road; photographer facing northeast.
24. View of 200 block of Heatherdown Road; photographer facing northeast.
25. View of intersection Heatherdown Road and Hilldale Drive; photographer facing northwest.
26. View of intersection of Derrydown Way and Hilldale Drive; photographer facing north.
27. View of 200 block of Derrydown Way; photographer facing northeast.
28. View of intersection of Shadowmoor Drive and Derrydown Way; photographer facing northeast.
29. View of intersection of Shadowmoor and Hilldale drives; photographer facing north.
30. View of 200 block of South Columbia Drive; photographer facing northwest.
31. View of 200 block of South Columbia Drive; photographer facing northwest.
32. Avary—Fulton House, 205 South Columbia Drive; photographer facing south.
33. View of 100 block of South Columbia Drive; photographer facing northwest.
34. View of 100 block of South Columbia Drive; photographer facing northwest.
35. View of 300 block of South Columbia Drive; photographer facing northwest.
36. View of 300 block of South Columbia Drive; photographer facing east.

National Register of Historic Places Registration Form **Continuation Sheet**

Photographs

37. View of intersection of Derrydown Way and South Columbia Drive; photographer facing northeast.
38. View of Missionary Drive at Hilldale Drive; photographer facing northeast.
39. View of 200 block of Missionary Drive; photographer facing northeast.
40. View of traffic island at the intersection of Missionary and Inman drives; photographer facing northwest.
41. View of 200 block of Inman Drive; photographer facing northwest.
42. View of 200 block of Inman Drive; photographer facing northwest.
43. View of 600 block of Avery Street; photographer facing northwest.
44. View of 600 block of Avery Street; photographer facing north.
45. View of traffic island at the intersection of Avery Street and Kirk Road; photographer facing north.
46. View of 300 block of Kirk Road; photographer facing northwest.
47. View of 300 block of Kirk Road; photographer facing northwest.
48. View of 200 block of Mimosa Drive; photographer facing north.
49. View of 100 block of Mimosa Place; photographer facing northeast.
50. View of 300 block of Mimosa Drive; photographer facing northwest.
51. View of 300 block of Mimosa Drive; photographer facing north.
52. View of 400 block of Mimosa Drive; photographer facing north.
53. View of 400 block of Mimosa Drive; photographer facing northeast.
54. View of noncontributing buildings, 500 block of Hilldale Drive; photographer facing northwest.



Winnona Park Historic District
 Decatur, DeKalb County, Georgia
 Sketch Map

- National Register boundary **—**
- Contributing property
- Noncontributing property
- Vacant property
- Photo number and direction of view
- Scale: 1" = 400'

North