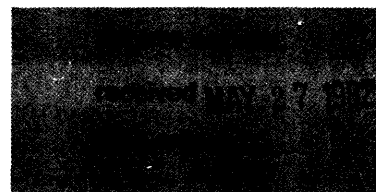


United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

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



1. Name

historic Cherokee Heights District

and/or common same

2. Location

street & number Pio Nono Avenue, Napier Avenue,
Inverness Avenue, Suwanee Avenue N/A not for publication

city, town Macon N/A vicinity of congressional district N/A

state Georgia code 013 county Bibb code 021

3. Classification

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

4. Owner of Property

name Multiple owners - more than 50

street & number N/A

city, town N/A N/A vicinity of state N/A

5. Location of Legal Description

courthouse, registry of deeds, etc. Superior Court

street & number Bibb County Courthouse

city, town Macon state Georgia

6. Representation in Existing Surveys

title None has this property been determined eligible? yes no

date N/A federal N/A state county local

depository for survey records N/A

city, town N/A state N/A

7. Description

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

Describe the present and original (if known) physical appearance
SUMMARY DESCRIPTION

Cherokee Heights is a planned residential suburban community dating from the first four decades of the 20th century. The subdivision consists of approximately a dozen blocks laid out in an irregular gridiron street pattern northwest of the intersection of two major city thoroughfares. Small rectangular lots are laid out along either side of the streets in the subdivision, and detached one- and two-story single-family dwellings are situated near the front-centers of these lots. In the center of the district, larger houses stand on two or three combined lots. Predominant architectural styles include Georgian Revival, English Tudor, Spanish Mission, and Craftsman/Bungalow. Brick, stucco, and wood are the major exterior materials, and porches, dormers, gables, and a variety of columns are the characteristic architectural features. Cherokee Heights is located on a low plateau which slopes away to the north, east, and west. Landscaping in the subdivision is generally informal and features open lawns, trees, and shrubbery. The streets are lined with sidewalks and curbs; low embankments, formed when building lots were terraced, also border the streets. There are very few intrusions in the district, and non-historic properties are concentrated in the Cherokee Heights annex to the north, developed as part of Cherokee Heights after 1923.

(Narrative description attached on continuation sheets.)

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

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

Representation in

Continuation sheet Existing Surveys

Item number 6

Page 2

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Cherokee Heights was determined eligible for listing in the National Register by the Department of the Interior on February 17, 1982. This determination was made at the request of the Federal Highway Administration. Documentation prepared for the National Register nomination was used to support this determination.

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

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

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received

date entered

Continuation sheet

Description

Item number

7

Page

2

NARRATIVE DESCRIPTION

The Cherokee Heights district is a concentrated residential middle and upper middle class residential area dating roughly from the first quarter of the 20th century as a subdivision. The gently rolling fall line terrain of the area occupies part of a low plateau, leading to its traditional name as Cherokee Heights. The development of the area began within the second quarter of the 19th century as part of large agrarian estate tracts, and was related in the 1830's and 1840's by title to the Monroe Railroad Company, the right-of-way for which lies nearby the area to the north (no development of this area by the railroad is known to have taken place). The development of this area appears to have become more and more concentrated in the last quarter of the 19th century for commercial agriculture, with some "tenant" farmer residential use, as well. During the twentieth century, however, the area evolved into a somewhat isolated residential suburb as the growth of western Macon encompassed the surrounding area. Houses within the district date from ca. 1909 through the 1940's and range in scale from modest cottages to large suburban mansions. Early 20th century architectural styles predominate the area.

The natural terrain of the property in nomination is gently rolling fall line terrain that occupies part of a low plateau. The topography drops off radically to the north beyond Suwanee Avenue to the Central of Georgia Railroad right-of-way, and less radically to the west along Hillcrest Avenue beyond the boundary of the area at Inverness Avenue. This topographic change caused the plat of the Cherokee Heights subdivision to allow only a right angle intersection at Suwanee and Inverness Avenues, with small building lots, before dropping off to the west and north.

Several areas of the Cherokee Heights district have specific characteristics worth noting when viewed in different lights. In historic terms, the Cherokee Heights district is composed of two parts: the original subdivision of 1909; and the Suwanee Avenue subdivision annex of 1923. The Suwanee Annex created Suwanee Avenue and caused realignment of the street plan to its present form to allow for the extensions of all four north-south streets in the subdivision. Even though the Suwanee annex was laid off in 1923, the lots within this annex appear to have been withheld from development until at least the 1930's. Most of the properties within the annexed area were built from the mid 1930's to ca. 1950, and therefore form a consistently non-historic concentration of structures within an area of land related by design and ownership to the original Cherokee Heights subdivision. The Suwanee annex area is characterized by modest single-family detached residences that are more densely concentrated on slightly smaller lots than the rest of the Cherokee Heights district. Houses in this section are mostly constructed in brick along the lines of the Depression-era, World War Two, and Post-World War Two ranch style, with some minor revival detailing carried over in survival. Landscape features within this area strongly resemble the same qualities of the original subdivision, including plantings, street trees, setback and etc. Other areas within Cherokee Heights that display distinctive characteristics are the parts of six blocks along Hillcrest and Cherokee Avenues, especially between Courtland and Crescent Streets. The blocks and half-blocks contain most of the major residential structures in the heart of the Cherokee Heights. Most structures within

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

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

For HCRS use only

received

date entered

Continuation sheet

Description

Item number

7

Page

3

this section sit upon double and triple-sized lots, as compared with the lot-size in the original plat of this area. The results of this condition were two-fold: One, residences constructed on these lots tend to be larger in scale, setback and spacing, more costly and affluent, and exhibit higher qualities of design than the average structure in Cherokee Heights; and, two, a form of economic stratification of the subdivision appeared which forced more moderate income homeowners to locate on the streets lying perpendicular to these major avenues. These two conditions create a sense of a more open and elite core for the district, surrounded by denser development as a buffer zone from the major traffic arteries and developmental pressure nearby. A third area of particular note is the ovaloid block formed at Crescent and Inverness Avenues. This block forms a major contrast to the principally gridded plan of the subdivision, and serves to break up the regularity of the grid to provide variety and more personal definition of the area as a residential development. The lot plan of this ovaloid space created larger irregular shaped lots at its corners. On the northern end of this block, the irregular shape of these lots caused structures to be placed facing the corners of the block, rather than the normal placement facing the major street.

The plat of the Cherokee Heights subdivision is composed of a grid of irregular rectangles, with an oblong ovaloid formed by Crescent Avenue and Inverness Avenue at the south and west corners of the district. The major streets within the subdivision are Cherokee and Hillcrest Avenues, which were laid off with a wider right-of-way than all other parallel and perpendicular streets. Building lots were laid out in a complex manner along every street within Cherokee Heights, and are predominately rectangular, ranging in width from 50 to 235 feet, and from 70 to 200 feet. As lots were first sold for development in ca. 1911 through 1915, corner lots along with lots on the major interior avenues of the subdivision were purchased in pairs or triplets, and developed for the major residences in existence today. Although there is little evidence to suggest that the Vineville Improvement Company set their selling price at an intentionally higher rate for these lots as opposed to lots on Courtland, Hillyer or Suwanee Avenues, these lots would appear to have been the most desirable properties within the subdivision, and were probably the first to be sold. Many of these desirable lots were purchased by parties connected in some way with the principals of the Vineville Improvement Company, who were probably offered preferred access to the purchase of the lots.

As mentioned earlier, the density of placement of structures within the Cherokee Heights subdivision is directly related to the street location of the structures. All structures were built along uniform building setback requirements first noted in the original plat and the majority are placed perpendicular to the street. The structures within the district vary in scale according to the lot density, but maintain a harmonious rhythm of scale and spacing within areas of similar density.

The pervasive architectural character of the Cherokee Heights district rests firmly within that of an early 20th century, moderate to upper-moderate income residential subdivision, with few areas of non-historic residential development. A few exceptions may be found that undermine the residential character of this

(continued)

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

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

For HCRS use only

received

date entered

Continuation sheet Description

Item number 7

Page 4

district, but they are minor intrusions. Architectural styles range through the whole gambit of early 20th century vocabulary, from the Colonial Revival, Tudor Revival, Spanish Colonial Revival, and of particular note, the Craftsman/Bungalow style. Indeed, many examples in the Cherokee Heights district represent some of the highest development of this latter style in the city of Macon. Particular note should be paid to the Crump-Shisn House at 2796 Hillcrest Avenue, which clearly displays the influence of Japanese design elements on the overall character of the Bungalow style. Further note should also include the Coleman House at 2685 Cherokee Avenue, and the Crump-Clay House at 2764 Cherokee Avenue, which serve to further underscore the quality of design reached during the Bungalow period. Another type of architectural design that reached a high state of development in Cherokee Heights is the 20th century suburban cottage form, which was often decorated with elements of the Bungalow, Colonial Revival, or Classic Revival detailing. This form of the suburban cottage most often was composed of a single story with a pyramidal or tall hip roof over-hanging a porch, with attic dormers. The plan of this type of cottage features large, loosely defined living and dining rooms in the front part of the house, with tightly grouped bedrooms, kitchen spaces and a bathroom toward the rear, often located off of a central or L-shaped hall that connects the rear with the front. Such structures were mostly informally designed for modest income families by general contractors, who would start with a series of general floor plans and add specific features and details at the discretion of the client. The clients in these cases were mostly members of the new middle class that developed at the end of the 19th century, representing occupations such as bank clerks, city employees, office clerks, store owners, and the like, who caused Cherokee Heights to develop rapidly between ca. 1915 and 1925. Apart from the moderate-income structures that predominate the district, several structures exhibit characteristics of upper-middle income status within the district that were designed in more formal circumstances. Several important local architects are known to have contributed their talents to the architectural heritage of Cherokee Heights, including Neel Reid, Elliot Dunwody, Alexander Blair, Jr. and others. The Stetson-Richardson house at 2749 Cherokee Avenue, designed by Neel Reid in ca. 1912 for James Stetson, is an excellent example of a modest Colonial Revival residence which stands as an important landmark in the Cherokee Heights neighborhood. Another structure strongly attributed to Reid is the Hillyer House at 2715 Cherokee Avenue (ca. 1914), which was designed in a combined form of the Spanish Colonial Revival and Mission styles. Unfortunately, the removal of porch elements across the facade of this structure has partially undermined the integrity of its original design somewhat. Nonetheless, this structure continues to serve as another important landmark within the district. Two other fine examples of the Federal Revival style are of note in this context, and are the Barnes-Beall House at 2733 Cherokee Avenue (ca. 1923) and the Moore-Wheeler House at 2721 Hillcrest Avenue (ca. 1919). Though both structures have been attributed to Neel Reid, the more likely candidate for their design origin was W. Elliot Dunwody, Jr., who was a Macon-born architect who once practiced in the office of Alexander Blair, Sr. with other important early 20th century architects such as Peter Dennis. Alexander Blair, Jr. (1867-1931) is another important architect within the Middle Georgia region who made substantial contributions to the development of Cherokee Heights. A devout Episcopalian, Blair was a principal party in

(continued)

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

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

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received

date entered

Continuation sheet Description Item number 7 Page 5

establishing the St. James Episcopal Mission on Courtland Street in Cherokee Heights in 1911. The organizational meeting of the church group took place in Blair's home on March 9, 1911 on Napier Avenue nearby the district, and Blair provided the original plans for the design of the church structure, which was begun in 1915. The original design called for the construction of a modest, rural form of the Tudor Gothic Revival with a two-story bell tower. Unfortunately, the original design was never fully realized. Instead, a modest single room church was constructed with restrained Tudor window treatments. Over the course of many years, the church added on additional rooms and enlarged its sanctuary to its present size, continuing to use the original Tudor window treatment throughout the structure, thus maintaining the original spirit of Blair's design.

In terms of the landscape characteristics of the Cherokee Heights district, most streets are landscaped on either side like shaded parkways, with carefully aligned curbs, lawns, flowering shrubs, and trees bordering or overhanging the streets. Front yards are generally landscaped with smooth or terraced lawns, shrubs, flowers and trees in an informal or natural manner, which acts to frame rather than hide structures within the area. Because of the rolling nature of the natural landscape, street grades were often cut into the landscape, resulting in the characteristic treatment of blocks such that in each case, one side of a street will be staged as a platform for the construction of residences, while the other side of the same street features a much more reserved apron of landscaping only slightly above street grade. This characteristic produces a sense of mass and density to the street scape, which when combined with landscape plant materials acts to effectively display structures within a frame of earth and plants, resulting in a distinct sense of stability and privacy. Backyards are entirely removed from public view, and their landscapes reflect the informal activities of the property owners. There is no undeveloped or open space within the neighborhood, and only one tiny public park which was provided in the original plat of the subdivision at the corner of Crescent, Inverness, and Napier Avenues.

Due to the association of this property with the Ullman Dairy Farm, which occupied parts of this property from ca. 1870-1900, and with the Ullman Brewery, which is believed to have occupied an area near the intersection of Cherokee and Courtland Avenues (ca. 1890-1895), the archaeologic potential for this area would appear to be good. However, since the area was radically disturbed by the surface and subsurface grading of street lines and building lots, the potential for the recovery of significant undisturbed information pertaining to the history of this area prior to subdivision would appear to be low.

Intrusions and Non-Historic Structures:

Intrusionary structures in the Cherokee Heights district are few in number, and have appeared over the course of the last fifteen years due to the changing land use in the area surrounding the district. Intrusionary structures are predominately located along Pio Nono Avenue, which reflects the growth in importance of this street as a suburban traffic artery. Intrusions are marked on the attached property map with a triangular symbol.

(continued)

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

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

For HCRS use only
received
date entered

Continuation sheet

Description

Item number

7

Page

6

Non-historic structures within the Cherokee Heights District are predominately composed of brick "ranch" style homes, and date from the 1930's to very near the present. In general terms, the majority of these non-historic structures blend effectively with moderate income historic structures in scale, composition, detail, materials, setback and etc. Though these non-historic structures do somewhat undermine the integrity of this district as an early twentieth century planned subdivision, they nonetheless enhance our understanding of the evolutionary development of the American residential subdivision, and provide for the continued integrity of this area for residential use. Non-historic structures are marked on the attached property map with a circular symbol.

BOUNDARIES

The historic district boundaries virtually coincide with the historic boundaries of the Cherokee Heights subdivision as it was developed by the Vineville Improvement Company in two phases, 1909-1911 and 1923. A few non-historic and intrusive properties have been excluded along the eastern edge of the district.

PHOTOGRAPHS

The Historic Preservation Section has determined that the photographs taken in May, 1981, still convey an accurate representation of the character and appearance of the district.

8. Significance

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

Specific dates 1909-11, 1923 **Builder/Architect** Vineville Improvement Company

Statement of Significance (in one paragraph)

Summary Statement of Significance

In terms of community planning and development, Cherokee Heights is significant as an excellent intact example of an early 20th century planned residential suburban community, one that represents both local and national trends in the suburban development of the period. Its characteristic features include its array of detached single-family houses, its informally landscaped yards, and its tree-shaded streets. Cherokee Heights was developed by an important real estate developer in Macon, the Vineville Improvement Co. and it is believed to be the first suburban development of its kind in the city. In terms of architecture, Cherokee Heights is significant for its collection of detached single-family houses, some designed by noted Macon and Georgia architects, which represents the prevailing domestic architectural trends of the early 20th century. Period styles such as Georgian Revival, English Tudor, and Spanish Mission, contemporary styles such as Craftsman and Bungalow, and eclectic designs are all well represented. Because of uniformity in scale, setback, and orientation, these houses relate well to each other and contribute to the sense of neighborhood in the subdivision. In terms of landscape architecture, Cherokee Heights is significant for its informally landscaped front yards, its tree-shaded streets lined with sidewalks and curbs, and its low terraces, all characteristic of early 20th century suburban landscaping. In terms of local history, Cherokee Heights is significant as the home of a number of businessmen, managers, and professionals who constitute Macon's rapidly growing early 20th century middle class. These areas of significance support nomination of Cherokee Heights under National Register criteria A, B, and C.

9. Major Bibliographical References

See Attached Sheet.

UTM NOT VERIFIED
AGENCY NOT VERIFIED

10. Geographical Data

Acreeage of nominated property 67

Quadrangle name Macon West, GA

Quadrangle scale 1:24000

UMT References

A

1	7	2	5	0	7	9	0	3	6	3	6	5	2	0
Zone		Easting				Northing								

B

1	7	2	5	0	7	7	5	3	6	3	6	0	6	0
Zone		Easting				Northing								

C

1	7	2	5	0	1	1	0	3	6	3	6	0	9	0
Zone		Easting				Northing								

D

1	7	2	5	0	1	3	0	3	6	3	6	5	4	0
Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification District boundary is described by a heavy black line on the attached "property/sketch" map and justified in Section 7.

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

state N/A code county code

state N/A code county code

11. Form Prepared By

name/title A) John Hopkins, Preservation Planner
B) Richard Cloues, Architectural Historian

organization A) Middel Georgia Area Planning Development Commission
B) Historic Preservation Section, GA DNR date April 2, 1982

street & number A) 711 Grand Building telephone A) 912/744-6160
B) 270 Washington Street, SW B) 404/656-2840

city or town A) Macon state Georgia
B) Atlanta

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature Elizabeth A. Lyon
Elizabeth A. Lyon, Ph.D.

title State Historic Preservation Officer date 5/19/82

For NPS, use only	
I hereby certify that this property is included in the National Register	
<u>William H. Brauman</u>	date <u>7.8.82</u>
Keeper of the National Register	
Attest: <u>[Signature]</u>	date <u>7/7/82</u>
Chief of Registration	

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

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

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Continuation sheet

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Item number 9

Page 2

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