

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

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

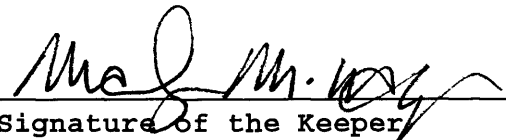
SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 00000071 Date Listed: 2/28/00

Washington Park H.D. Fulton GEORGIA
Property Name County State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper

3/21/00
Date of Action

=====
Amended Items in Nomination:

Section No. 8

This nomination is amended to delete 1906, when the first plat for the area was created, and 1910, when the Ashby School was built, as significant dates. The significance of the area as an African-American suburb begins in 1919, when the city designated the school and the park for use by African Americans.

This amendment has been confirmed with the Georgia SHPO.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

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JAN 11 2008

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 Washington Park Historic District
other names/site number n/a

2. Location

street & number Located at the intersection of Martin Luther King, Jr. Drive and Ashby Street.
city, town Atlanta () vicinity of
county Fulton code GA
state Georgia code GA 121 zip code 30314

() 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:

Contributing

Noncontributing

buildings	445	85
sites	1	0
structures	2	0
objects	0	0
total	448	85

Contributing resources previously listed in the National Register: n/a

Name of previous listing: n/a

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 Cloves
Signature of certifying official

1-5-00
Date

for W. Ray Luce
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

Mrs J M. Hay 2/28/00

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other, explain:

see continuation sheet

for _____
Keeper of the National Register

Date

6. Function or Use

Historic Functions:

DOMESTIC/single dwelling
DOMESTIC/multiple dwelling
COMMERCE/TRADE/business
EDUCATION/school
RECREATION AND CULTURE/outdoor recreation
RECREATION AND CULTURE/theater
HEALTH CARE/hospital
LANDSCAPE/city park

Current Functions:

DOMESTIC/single dwelling
DOMESTIC/multiple dwelling
EDUCATION/school
RECREATION AND CULTURE/outdoor recreation
HEALTH CARE/clinic
LANDSCAPE/city park

7. Description

Architectural Classification:

LATE 19TH AND 20TH CENTURY REVIVALS/Colonial Revival
LATE 19TH AND 20TH CENTURY REVIVALS/Tutor Revival
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/bungalow/Craftsman
MODERN MOVEMENT/International style

Materials:

foundation brick, concrete, stone
walls wood, brick veneer, metal, tile
roof asphalt
other n/a

Description of present and historic physical appearance:

The Washington Park Historic District is a historically African-American neighborhood in northwest Atlanta encompassing historic residential, commercial, and community landmark buildings. The neighborhood of Washington Park is situated two miles west of the central business district of Atlanta. It is bounded by Ashby Street on the east, the Norfolk Southern Railroad on the west, Simpson Street on the north, and Martin Luther King, Jr. Drive (formerly West Hunter Street) on the south.

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The physical development of the Washington Park Historic District consists of a gridiron plan of streets south of Michigan Avenue and a curvilinear plan of streets north of Michigan Avenue. The combination of gridiron- and curvilinear-planned streets is a result of the neighborhood having been developed from four separate subdivision plats.

These proposed subdivision plans included a c.1906 plan, 1912 Sunset Park plan, 1914 City View plan, and 1938 Washington Heights Terrace plan. The City View plan was slightly altered in 1922 and renamed West Side Park. The c.1906, 1912 Sunset Park, 1914 City View/1922 West Side Park plans, abandoned by white developers, were adopted by Heman Perry, an early 20th-century African-American developer in Atlanta.

The c.1906 plan was located in the southeast corner of the district in the block bounded by Ashby Street on the east, Harwell Street on the north, Booker Street (originally named Stevens Street) on the west, and Martin Luther King Jr. Drive (originally named West Hunter Street) on the south. The long narrow lots were laid out in a gridiron plan with a narrow alley running east to west in the middle of the block (see Attachment 1). Much of the original configuration is still reflected in this area. The 1912 Sunset Park plan incorporated the earlier c.1906 plan. The Sunset Park plan was bounded by Ashby Street on the east, Lena Street on the north, the Norfolk Southern Railroad right-of-way on the west, and Martin Luther King Jr. Drive on the south. A recreational park, Sunset Park, was located near the center of the plan; however, the park was never developed and the land was subdivided for residential development (see Attachment 2). The plan featured long narrow lots oriented towards the streets. Many of these lots in this area have retained their historic design.

The 1914 City View Subdivision was located in the far northeastern corner of the district. This plan introduced curvilinear streets to the district area (see Attachment 3). Long, narrow, diagonal lots follow along the curvilinear streets of Mayson-Turner Road, Ashby Circle (originally named Marie) and Ashby Terrace (originally named Leola). The lots fronting the rectilinear streets of Ashby Street and Simpson Street are more rectangular in design than those fronting the curvilinear streets. The original 1914 design was slightly altered in 1922 (see Attachment 4). The alteration consisted of a small alley constructed off of Ashby Circle to provide access to the rear of the houses fronting Ashby Circle and Ashby Terrace. Much of the historic design of this area has remained intact. A 1928 city of Atlanta topographic map clearly illustrates the development of the separate subdivision plans (see Attachment 5).

The last city of Atlanta-registered plat for the district is the 1938 Washington Heights Terrace Subdivision (see Attachment 6). This plan continued the use of curvilinear streets found in the City View Subdivision located just northeast. The subdivision is bounded by Mayson-Turner Road on the north, Ollie Street on the west, and Marie Avenue on the south and east. The long, narrow lots are more rectangle than those found along the curvilinear streets of the City View Subdivision area. As

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in the previously mentioned areas, the existing design strongly reflects the historic plan. The remaining areas located between and around the registered plat areas were subdivided in a gridiron plan and feature long, narrow lots oriented toward the streets.

One of the focal points of the district area is the recreational park, Washington Park. Prior to the construction of Washington Park in 1919, there were no recreational parks in Atlanta available to African-Americans. The park is bounded by Westmoor Drive on the north, Ollie Street on the east, Lena Street on the south, and the Norfolk Southern Railroad right-of-way on the west. The construction on the park started in 1919 with a gift of 6.57 acres and expanded to 25 acres when completed in 1928. Historically, the park included a swimming pool, dance hall, pavilions, and tennis courts. Construction of the Ashby Street Metropolitan Atlanta Rapid Transit Authority (MARTA) Station in 1976 resulted in the loss of the swimming pool and some landscaping features. Historic features that remain include landscaping, granite retaining walls and entrance gates (see photos 19 and 20), pavilions, and tennis courts. Modern construction includes basketball courts, picnic and recreational areas, and a storage building.

The collection of historic residences within the district consists of one- and two-story buildings built between 1919 and 1958 featuring exterior wood clapboard or brick veneer. The historic residences are located close together near the street-end of the narrow lots. The architectural types represented within the district include gable ell cottage, English cottage, Georgian cottage, Georgian house, American Foursquare, and Side Hallway. The most commonly found architectural type is the bungalow, built in the district from 1919 into the late 1930s. Three subtypes of the bungalow type are represented within the district: front gable, cross gable, and side gable. The front gable subtype is represented by the historic residences located at 1073 and 1077 Harwell Street. The historic residence at 1073 Harwell Street features a full-width, gable-front porch with decorative triangular knee braces in the eaves, wooden porch columns supported by brick piers, gable-front central block with overhanging eaves, decorative triangular knee braces, and exposed rafter tails (see photo 9). The historic residence at 1077 Harwell Street features an integral front porch supported by wooden columns on brick piers, decorative triangular knee braces under the front gable, and exposed rafter tails (see photo 9). The majority of the bungalows located within the district represent this subtype.

The cross-gable subtype, less common than the front-gable bungalow, is represented by the historic residences located at 1049, 1117, and 1121 Martin Luther King, Jr. Drive. The historic residence located at 1049 Martin Luther King, Jr. Drive features a gable-front, full-width front porch supported by wooden columns on brick piers and a side-gable central block with exposed rafter tails (see photo 4). The historic residences located at 1117 and 1121 Martin Luther King, Jr. Drive are very similar with gable-front, partial-width front porches and side-gable central blocks. However, the historic residence at 1117 Martin Luther King, Jr. Drive features a jerkin-head gable (clipped gable) and the

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historic residence at 1121 Martin Luther King, Jr. Drive features the typical side-gable roof line (see photo 5).

The side-gable subtype, the last of the bungalow subtypes found within the district, is not commonly found within the district. A representative example is located at 957 Lena Street. The one-and-a-half-story historic residence features a side-gable roof line, a full-width integral front porch, overhanging eaves, and a centered shed dormer with exposed rafter tails (see photo 40).

The other architectural types are scattered throughout the district among the bungalows. A good example is the historic residence, which is a representative example of the English cottage type, located at 977 Westmoor Drive. The historic residence is "sandwiched" between bungalows located on the street. The historic residence features a cross-gable massing in a rectangular block and front-projecting gable with a sloping roof line marking the main entrance near the center of the house (see photo 24).

There are some single- and multiple-family, two-story historic residences located within the district. The historic residences located at 1069 and 1075 Martin Luther King, Jr. Drive and 1151 Hunter Place are representative examples of the multiple-family historic residences within the district. The historic residence located at 1151 Hunter Place, built during the 1930s, is a representative example of a four-plex featuring a two-story gable-front rectangular block, a two-story full-width porch, and three-rooms deep. Craftsman-style details consist of decorative triangular knee braces under the front gable, wooden porch columns on brick piers, and exposed rafter tails (see photo 7). The historic residences located at 1053 and 1057 Martin Luther King are typical of the duplexes found within the district. The duplexes feature a two-story, gable-front rectangular block; a two-story, full-width porch; and is three-rooms deep (see photo 4).

The single-family, two-story historic residences are mostly located along major transportation corridors on the district's edge, such as on Ashby Street and Martin Luther King, Jr. Drive, but there are a few examples located within the center of the district. The historic residence located at 1028 Westmoor is an example of a two-story, single-family residence located near the center of the district. The Georgian-type house features a two-story height, brick-veneer exterior, hipped roof with dormer, paired and single double-hung windows, full-width front porch, and a porte-cochere (see photo 28).

The historic residence located at 202 Ashby Street is a representative example of the two-story single-family historic residences along the major transportation corridors on the edges of the district. The two-story, Georgian-type historic residence features a hipped roof with dormer, overhanging eaves with dentils, paired double-hung windows, and a centered front portico (see photo 46, note: middle of three residences in the photo).

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The architectural styles found within the district include Colonial Revival, English Vernacular Revival, and Craftsman, which is the most common architectural style found within the district. The Colonial Revival style is almost exclusively represented by the two-story, single-family historic residences. The historic residence located at 988 Westmoor Drive is a representative example of the Colonial Revival style featuring its brick-veneer exterior, hipped roof with center dormer, overhanging eaves, single and paired double-hung windows, and full-width front porch (see photo 25). This architectural style is not commonly found within the district.

The English Vernacular Revival style is moderately represented throughout the district. The style is elaborately represented by the historic residence located on Mayson-Turner Road. The historic residence features brick veneer exterior, steeply pitched front-facing gables, stone trim around the main entrance, and a large front-facing chimney (see photo 33). The historic residence located at 1048 Harwell Street is more typical of the English Vernacular Revival-style buildings within the district. The historic residence features a steeply pitched front-facing gable with a slope marking the main entrance (see photo 10).

The Craftsman style is widely represented throughout the district. Typically, Craftsman-style residences feature low-pitched roofs (see photos 21 and 12); Craftsman-style brackets and exposed rafter tails located in gables and below extended eaves (see photos 7 and 14); and wooden columns, sometimes tapered, located on brick piers (see photos 9 and 23).

There are few historic commercial buildings represented within the district; there were historically few commercial buildings located within the Washington Park neighborhood. A small corner store located at the corner of Mayson-Turner Road at Michigan Avenue represents the type of historic commercial resources located within the district. The small, one-room building is located close to the road and features a large storefront window oriented towards the intersection (see photo 22). The commercial development is concentrated near the edges of the district (at the crossroads of major streets). Historic and modern commercial development has occurred at the intersections of Ashby Street and Martin Luther King, Jr. Road and Ashby Street and Simpson Street. Many of the historic stores located at these intersections have been lost or altered so that they no longer contribute to the historic district (see photos 1 and 44). A c.1930 gas station featuring a office block with a canopy remains at the intersection of Ashby Street and Desoto Avenue.

Historically, the community landmark buildings within the district included a hospital, a theater, a bank, an office building, and a school. The William A. Harris Memorial Hospital, constructed in 1930, is a one-story Colonial Revival-style building featuring brick-veneer exterior and broken triangular pediments over the main entrances and windows (see photo 2). The Ashby Street Theater, constructed in 1925, is a Colonial Revival-style building featuring masonry construction, two-story height, and decorative entablature (see photo 1, theater located behind the corner store). The

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Citizen Trust Company West Side Branch bank building, constructed in 1955, represents the International Style. The building features a square central block, flat roof, and long ribbon of metal windows (see photo 2). The E.R. Carter Elementary School (originally named the Ashby Street School), constructed in 1911, is a three-story, rectangular, masonry building featuring decorative brickwork along the parapet roof and ribbon windows (see photo 16). The Calloway Building was constructed at 957 Martin Luther King, Jr. Drive in 1958 by W.L. "Bill" Calloway. The two-story building features a flat roof, variation in brick bonding, angled store front, and a ribbon of plate-glass windows set in a prefabricated metal window frame (see photo 2 and Attachment 7).

The suburban landscape of the district encompasses curvilinear and rectilinear streets, historic residences with shared setbacks (see photos 14 and 34), granite retaining walls and steps (see photos 41 and 47), informally landscaped front yards (see photos 21 and 11), and a historic recreational park. The Washington Park neighborhood has retained many of its landscape features; however, mass transportation projects, modern residential construction (see photo 20), and modern subsidized housing development (see photo 18) have caused the loss of some historic fabric. The MARTA expansion that resulted in the loss of features within Washington Park itself, also resulted in the loss of several historic residences located on the south side of Lena Street west of Booker Street. The MARTA train runs below the surface of the ground. Recently, the PATH Foundation, a pedestrian trail-building organization, built a concrete 12-foot trail where the historic residences once stood (see photo 13).

During the early 1960s empty property along the north side of Desoto Street west of Ashby was used for the construction of public housing. An earlier subdivision plat for this area was registered but never acted upon leaving the block undeveloped until this time. Like many other public housing projects across the nation lacking in cohesion and amenities, this project is derelict today. In 1961, the Fickett Brown Manufacturing Company, a resident of the community since 1921, located south of Mayson-Turner Road, moved to a new location outside of the neighborhood. The company, a maker of mops and brooms, had employed individuals from inside and outside of the neighborhood and had provided limited housing for some of those employees. Upon closing this land became available for development and was subsequently filled with modest homes. The vacant lots within the district were historically sited with residences. As in other African-American neighborhoods in Atlanta, as well as in other cities and towns in Georgia, historic housing stock is threatened by city-sponsored redevelopment projects, urban renewal, transportation projects, and overall neglect.

The area outside of the Washington Park Historic District consists of a collection of Atlanta's historically African-American colleges (Atlanta University Center District, listed on the National Register of Historic Places on July 12, 1976), Atlanta's first African-American high school (Booker T. Washington High School, listed on the National Register of Historic Places on March 18, 1986), historic neighborhoods (Moszley Park Historic District, listed on the National Register of Historic

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Places on August 11, 1995 and West End Historic District, listed on the National Register of Historic Places on 1999), modern commercial development, and modern light industry.

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):

ETHNIC HERITAGE: AFRICAN-AMERICAN
COMMUNITY PLANNING AND DEVELOPMENT
ARCHITECTURE
LANDSCAPE ARCHITECTURE
ENTERTAINMENT/RECREATION

Period of Significance:

1919 - 1958

Significant Dates:

1906 First plat of the area registered with the city of Atlanta.
1910 Construction of Ashby Street School/E.R. Carter Elementary School
1919 Designation of Washington Park as a recreation park for African-Americans in Atlanta.
1919 Redesignation of Ashby Street School/E.R. Carter Elementary School for white to African-American.
1922 Purchase of land within the district by the Service Realty Company, owned by Heman Perry.
1919-1958 Construction of the majority of buildings within the district.
1955 Construction of the Citizen Trust Company West Side Branch bank building.
1958 Construction of the Calloway Building.

Significant Person(s):

Heman E. Perry (1873-1928)

Cultural Affiliation:

n/a

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Architect(s)/Builder(s):

n/a

Narrative statement of significance (areas of significance)

The Washington Park Historic District is significant as Atlanta's first African-American suburban neighborhood, which includes Atlanta first recreational park designated for use by African-Americans, developed by an African-American developer. The district is significant in the areas of Ethnic Heritage: African-American, community planning and development, architecture, landscape architecture, and entertainment/recreation at the state level of significance.

The Washington Park Historic District is significant in the areas of Ethnic Heritage: African-American and community planning and development for its development as Atlanta's first planned African-American neighborhood, including a recreational park, by Heman E. Perry, an African-American developer.

Prior to 1919, Ashby Street functioned as an early "color line" in Atlanta. The area east of Ashby Street was established as an area for African-American settlement, and the area west of Ashby Street was established as an area for white settlement. The opening of Atlanta University in 1867 on the east side of Ashby Street established the presence of African-Americans on the west side of Atlanta. A small community, confined to the east side of Ashby Street, developed around the growing academic campus of what became the Atlanta University Center Historic District (listed on the National Register of Historic Places on September 12, 1976) which consists of Morris Brown College, Clark College, Morehouse College, Spelman College, Interdenominational Theological Center, and Atlanta University.

The district area, west of Ashby Street, was originally divided into individual plats/subdivisions designed for residential settlement by white families living in Atlanta. These early plats included a c.1906 plan, the 1912 Sunset Park Plan, and 1914 City View plan. These plans advertised popular city services such as water, sewers, and sidewalks, as well as proximity to streetcar lines running to and from downtown Atlanta. To further draw white families to settle in this area, Ashby Street School (now E.R. Carter Elementary School), an elementary school constructed in 1910 and designated for white children, was built on Ashby Street between Desoto Avenue and Lena Street (see photo 16 and 17). Even though this area was originally planned to be settled by white families, few white families were interested in settling so close to the historically African-American Atlanta University campus, which is located just on the other side (east) of Ashby Street from the historic district. Any plans for white settlement west of Ashby Street were ended when the general manager of the Parks Department of Atlanta designated Washington Park as the first recreational park for African-

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American in 1919. Due to the increase number of African-American families settling around the Atlanta University Center, the Atlanta Board of Education redesignated Ashby Street School from white to black in 1919. With these two actions in 1919, the area west of Ashby Street was abandoned by white developers and this early "color line" in Atlanta was broken. Once the land within the district became undesirable by white developers, Heman Perry, an African-American developer, bought the land for residential development. Heman Perry was born in Houston, Texas on March 5, 1873 and died in Kansas City, Missouri on December 28, 1928. Perry never graduated past the seventh grade, but he created one of the largest black-owned companies, the Standard Life Insurance Company of Atlanta, in the United States. Perry moved to Atlanta in 1908 and started the Standard Life Insurance Company in 1913. The company was one of three black-owned legal reserve insurance companies in the United States (Mississippi Life and North Carolina Mutual were its predecessors), and it was the first black-owned legal reserve insurance company in Atlanta. By the early 1920s, Perry had created several subsidiary companies associated with the Standard Life Insurance Company. In a 1924, *Forbes* magazine published a story that labeled Perry the "commercial Booker Washington" and "the busiest, brainiest Negro in the South." At that time, Perry's enterprises were worth \$30 million.

Perry founded the Citizen Trust Company of Atlanta in 1921 and its headquarters has remained on Auburn Avenue, Atlanta's traditional black business district. The Citizen Trust Company was Atlanta's second African-American bank and first African-American bank to be made a member in 1936 of the Federal Reserve. In 1925, 80% of the businesses located on Auburn Avenue were financed through the Citizen Trust Company. The majority of the residences built in Washington Park were financed through the Citizen Trust Company. Perry's construction company, the Service Engineering and Construction Company founded in 1922, built the majority of the residences in Washington Park (as well as the adjacent Booker T. Washington High School).

Perry's enterprises started to run into trouble during the mid-1920s. Perry and some of his subordinates had invested unwisely and had allowed their money to be diversified into too many subsidiary operations. Perry began to borrow money from white financiers like Will Harris, president of Southern Insurance Company of Nashville, in an effort to shore up Standard Life Insurance Company's financial backing. By 1925, Harris controlled the majority of the company's stock. During that same year, Perry allowed his company to be merged with Southern Insurance Company. As a result, the nation's largest black-owned business passed from black ownership to white ownership. After the merger, Perry left Atlanta and moved to St. Louis, Missouri to revive the failing Mid-West Life Insurance Company. When that effort failed, Perry moved to Kansas City, Missouri in 1928 and tried to start another insurance company. Shortly after moving to Kansas City, Perry died of heart failure (his death was rumored to have been a suicide). Even though Perry's period of productivity was brief, his contributions were great and resulted in the advancement of African-Americans living in Atlanta. Many of his subsidiary companies were purchased by prominent African-Americans

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businessmen in Atlanta (such as the 1928 purchase of Perry's Service Printing Company, which was reorganized as the Atlanta Daily World, the first African-American daily newspaper in the United States). These companies provided services to African-Americans who were frequently denied services by white-owned companies. After Perry's demise, other African-American companies took over and continued the development of Washington Park. The Aiken and Faulkner Company, later named Aikens Construction Company, became very active in African-American community development. Founded in 1922, they built many of the homes in Washington Park in the 1920s and grew to become one of the most successful black builders in the country.

While living in Atlanta, Perry built his own home in Washington Park. Known as the "Dream House," Perry's home is located at 996 Simpson Street and served as an advertisement of the life possible in Washington Park. The English Vernacular-style house featured elaborate interior features such as high ceilings, hardwood floors, a brick tile porch floor with twenty-four carat gold pieces embedded in the tile surface, and a separate tub and shower (see Attachment 9).

To ensure that the area west of Ashby Street would be developed for African-Americans, Perry sold land just west of Ashby Street and south of Martin Luther King Jr. Drive (then West Hunter Street) to the Atlanta Board of Education in 1922 for the construction of the city's first African-American high school, Booker T. Washington High School (listed on the National Register March 18, 1986). With the recreational park and two schools (E.R. Carter Elementary and Booker T. Washington High School) designated for use by African-Americans in Atlanta, Perry turned his attention to the construction of the Washington Park neighborhood. Perry had almost absolute control over the development of the neighborhood. Perry used the previously registered plans as well as his own plan (in 1922, Perry made some changes to the 1914 City View Plan and submitted the plan, renamed West Side Park) to develop the neighborhood. These plans are still discernible today. Through the Standard Life Insurance Company, the Citizens Trust Company of Atlanta, the Service Realty Company, and Service Engineering and Construction Company, Perry's companies were able to build, finance, and insure the residences in Washington Park. Perry's company even paved the roads, built retaining walls, and constructed other infrastructure needs.

As the Washington Park area became more populated with African-American families, services located along Auburn Avenue (Atlanta's traditional African-American business district east of downtown) created branch offices as well as other service-related businesses along Martin Luther King Jr. Drive west of downtown. The pattern of successful African-American businessmen and developers investing in the Washington Park neighborhood is well represented by the historic resources located on Martin Luther King, Jr. Drive near its intersection with Ashby Street. These resources include the Citizen Trust Company West Side Branch bank building (1955), William A. Harris Memorial Hospital located at 975 Martin Luther King, Jr. Drive (c.1930), Ashby Street Theater

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located at 925 Martin Luther King, Jr. Drive (1925), and the Calloway Building located at 957 Martin Luther King, Jr. Drive (1958).

The Ashby Street Theater, constructed by Perry's Service Realty Company, was opened during the height of segregation in Atlanta; the theater provided entertainment for African-Americans who could not attend white-owned or attended theaters. As Atlanta participated in the integration of public facilities (such as schools, public transportation, restaurants, and theaters) during the mid- to later decades of the 20th century, the need for an all-black theater was no longer necessary. As a result, the theater closed in 1974. The theater now serves the community as a church.

The Calloway Building was built by W.L. "Bill" Calloway (1908-1999) as a professional office building. Calloway taught at Booker T. Washington High School from 1933 to 1941, and later became one of Atlanta's prominent African-American real estate brokers. Calloway joined with T.M. Alexander in 1933 to form the Consolidated Mortgage and Investment Company, located at 193 Auburn Avenue. The Consolidated Mortgage and Investment Company was the first African-American small loan company to be licensed by the Secretary of State in Georgia. Calloway financed the construction of the Calloway Building in the Washington Park neighborhood to provide a building for medical professionals (such as dentists and optometrists) to service those living in the neighborhood.

The Washington Park neighborhood was open to all African-Americans; however, from its earliest settlement the residents were largely middle-class African-Americans. Those living in the neighborhood worked as teachers, university professors, and government employees. There were some upper-middle-class residents including Atlanta's first African-American judge, Austin Walden (lived at 980 Westmoor Drive); president of Miles Memorial College in Birmingham, Alabama, William Bell (lived at 988 Westmoor Drive); and a physician, Dr. H. E. Nash (lived at 982 Simpson Street). Additionally, there was a small working-class population which was generally clustered in the south side of the neighborhood and along Ashby Terrace and Ashby Circle. According to a 1920 survey of the neighborhood, the residents were both white-collar and skilled workers and many owned their homes. Residents also owned automobiles, washing machines, and vacuum sweepers.

The mixture of economic classes within one African-American neighborhood was not uncommon. The city of Atlanta asserted its control over the residential patterns in Atlanta following the end of the Civil War (1861-1865). Through the use of "Jim Crow" laws (unwritten laws that supported the political, social, and economic disfranchisement of African-Americans in the South), Atlanta was able to keep African-Americans from settling into existing neighborhoods. Along with the racially imposed zoning ordinances of 1913 and 1922 (both later declared unconstitutional) that forced African-Americans to settle within specified areas, two events played a significant role in the settling of Washington Park. The Atlanta Race Riot of 1906 caused a great movement of African-Americans

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living in downtown Atlanta to move to the segregated west side of Atlanta, including Washington Park. The second event, a devastating fire in 1917, destroyed blocks of African-American housing on the east side of downtown Atlanta. Many of those African-Americans who lost their homes moved west to Washington Park.

The district is significant in the area of architecture for its excellent collection of residential, commercial, and community landmark buildings. The historic residences were constructed from 1919 to the mid-1950s and represent architectural types and styles popular in Georgia during that time period. The historic residences consist of one- and two-story buildings constructed of either wood or masonry. The significant architectural types within the district include gable ell cottage, pyramid cottage, English cottage, Georgian cottage, Georgian house, American Foursquare, and bungalow, as defined in the *Georgia's Living Places: Historic Houses in Their Landscaped Setting* context. The bungalow type is the most commonly found type within the district and the other types are found scattered throughout the district. The historic residence located at 946 Mayson-Turner Road on the southwest corner of Mayson-Turner Road at Michigan is an excellent example of a pyramid cottage. The character-defining features of this historic residence include a steeply pitched pyramidal roof, a square main mass, and four interior rooms with no interior hallway (see photo 22). Most pyramid cottages were built between 1910 and 1930. The historic residence located at 1046 Mayson-Turner Road is an excellent example of the Georgian House type. The character-defining features of this historic residence include its two-story height, square main mass, and symmetrical front facade (see photo 35). Most examples of this type were built in the periods 1850-1860 and 1900-1930, chiefly in Georgia's larger towns and cities.

The most commonly found architectural type within the district is the bungalow. Bungalows were very popular in all regions (rural, suburban, and urban) of Georgia between 1900 and 1930. Three subtypes of the bungalow type are represented within the district: front gable, cross gable, and side gable. In Georgia, the front and side gable subtypes are commonly found and the cross gable subtype is rarely found. This pattern is represented within the Washington Park Historic District.

The historic residences located at 1073 and 1077 Harwell Street are good representative examples of the front-gable bungalow subtype. The character-defining features of the historic residence located at 1073 Harwell Street include its full-width, gable-front porch with decorative triangular knee braces in the eaves, wooden porch columns supported by brick piers, gable-front central block with overhanging eaves, and exposed rafter tails (see photo 9). The character-defining features of the historic residence located at 1077 Harwell Street include its integral front porch supported by wooden columns on brick piers, decorative triangular knee braces under the front gable, and exposed rafter tails (see photo 9). The majority of the bungalows located within the district are good representative examples of the front-gable subtype, which is the most commonly found subtype found within the district.

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The historic residences located at 1049, 1117, and 1121 Martin Luther King, Jr. Drive are good representative examples of the cross-gable bungalow subtype. The character-defining features of the historic residence located at 1049 Martin Luther King, Jr. Drive include its gable-front, full-width front porch supported by wooden columns on brick piers, and side-gable central block with exposed rafter-tails (see photo 4). The historic residences located at 1117 and 1121 Martin Luther King, Jr. Drive are very similar. The character-defining features include gable-front, partial-width front porches and side-gable central blocks. However, the historic residence at 1117 Martin Luther King, Jr. Drive features a jerkin-head gable (clipped gable) and the historic residence at 1121 Martin Luther King, Jr. Drive features the typical side-gable roof line (see photo 5). This subtype is not as commonly found within the district as the front-gable subtype; however, many good representative types are present within the district.

The historic residence located at 957 Lena Street is a good representative example of the side-gable bungalow subtype. The character-defining features of the one-and-a-half-story historic residence include its side-gable roof line, full-width integral front porch, overhanging eaves, and centered shed dormer with exposed rafter tails (see photo 14). This bungalow subtype is not commonly found and only a handful of good representative types are present within the district.

The significant architectural styles, as defined in the *Georgia's Living Places* context, represented within the district were popular in Georgia's suburbs during the early 20th century and include English Vernacular Revival, Colonial Revival, and Craftsman. Colonial Revival is the least common architectural style of the three present within the district. This architectural style is found on the historic two-story residences and community landmark buildings. The historic residence located at 988 Westmoor Drive is an excellent representative example of the Colonial Revival style within the district. The character-defining features of the historic residence include its brick-veneer exterior, two-story height, symmetrical facade, central entranceway, hipped roof with center dormer, overhanging eaves, single and paired double-hung windows, and full-width front porch (see photo 34). The Colonial Revival style was very popular in Georgia for a long period, from the 1890s through the 1940s and beyond. It was often found in suburban neighborhoods next to many other revivals popular at the same time.

More examples of the English Vernacular Revival style than Colonial Revival style are found within the district. The historic residence located at 198 Ashby Street is a good example of the English Vernacular Revival style located within the district. The character-defining features include brick-veneer exterior, steeply-pitched gable roof with dominate front-facing gables, and grouped multi-pane windows (see photo 46). Another good example of the English Vernacular Revival style is located at 1048 Harwell Street. The character-defining features of the historic residence include a steeply-pitched, gable roof and a steeply-pitched, front-facing gable which slopes down towards the main entrance, and the main entrance is marked by a round arch (see photo 10). The English

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Vernacular Revival style was a common early 20th-century architectural style in Georgia's suburban neighborhoods. English Vernacular Revival houses were built all across the state in neighborhoods of both large cities and small towns during the 1920s and 1930s.

The Craftsman style is the most represented style within the district. The style is closely associated with the numerous bungalow-type residences located within the district. The Craftsman style was the most popular early 20th-century style in Georgia. The Craftsman style produced carefully designed houses, in which materials, especially woodwork, and the way in which they were put together into a structure were emphasized. Craftsman houses were built across the state in rural, small town, and urban settings from the 1910s through the 1930s. Entire neighborhoods of Craftsman-style houses are common. Early 20th-century bungalow neighborhoods in Atlanta include Candler Park and Virginia-Highlands. Washington Park is the only early 20th-century bungalow neighborhood in Atlanta created for African-American settlement.

There are many good examples of the Craftsman style represented within the neighborhood. The collection of bungalows along Ashby Circle and Michigan Avenue are excellent representative examples of the Craftsman style applied to bungalow-type residences. The character-defining features of the collection of Craftsman-style bungalows along Ashby Circle include gable-front and side-gable bungalows with exposed rafter tails, overhanging eaves, decorative brackets, integral and front-projecting porches, and porch columns on brick piers (see photo 43). The character-defining features of the Craftsman-style bungalows along Michigan Avenue include low-pitched roofs, exposed rafter tails, overhanging eaves, decorative brackets, integral and front-projecting porches, and porch columns supported by brick piers (see photo 21).

The district also features several historic multiple-family residences. Most of these residences are located on the major streets running along the edges of the district. The historic residences at 1069 and 1075 Martin Luther King, Jr. Drive are excellent representative examples of multiple-family residences within the district. The character-defining features include their two-story height, rectangular form, low-pitched roof with overhanging eaves and rafter tails, two-story front porch, porch columns supported by brick piers, two main entrances (one entering into the first floor and the other entering into an enclosed staircase) (see photo 4).

The commercial and community landmark buildings are concentrated around the main intersections of Ashby Street at Simpson and at Martin Luther King, Jr. Drive. The collection of stores was built from the early 20th century to the mid-20th century. The stores located around these intersection have suffered a loss of historic integrity due to alterations and additions (see photos 44). Only a handful of stores have retained historic integrity. The corner store located at the corner of Mayson-Turner Road and Michigan Avenue is a good representative example of a corner store within the neighborhood. The character-defining features include its one-story height, situated near the edge

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of the street, and large storefront windows oriented towards the intersection (see photo 22). These stores provided a very important and needed service (the supply of goods and services) for the African-Americans living in the Washington Park neighborhood.

The community landmark buildings are located within the commercial block at the intersection of Ashby Street and Martin Luther King, Jr. Drive. The Ashby Street Theater, constructed in 1925, is a brick two-story building representing the Colonial Revival style (see photo 1, theater located behind the corner store). Other community landmark buildings include the E.R. Carter Elementary School constructed in 1910, located at the corner of Ashby Street and Desoto Avenue. The building is a good representative example of the Colonial Revival style featuring masonry construction, stepped parapet, and ribbon windows. (see photo 16)

The Calloway building is a good representative example of the Modern style with its flat roof, variation in brick bonding, angled store front, and a ribbon of plate-glass windows set in a prefabricated metal sash (see photo 2 and Attachment 7). The Citizen Trust Company West Side Branch bank building, located at 965 Martin Luther King, Jr. Drive, was constructed in 1955 and is a good representative example of the International style in Georgia. The character-defining features include its square (cubist) form, flat roof, front and side elevations featuring recessed walls of plate-glass windows in prefabricated metal frames and panels, and various building materials (see photo 2 and Attachment 7). According to Georgia's Historic Resources Survey, less than one percent (17 out of 45,679 surveyed properties) of the resources surveyed represent the International Style.

The Citizen Trust Company West Side Branch bank building and the Calloway building conveys the significance of the movement of services out from the concentrated area of black enterprises on Auburn Avenue to Washington Park. Heman Perry constructed the headquarters of the Citizen Trust Company at 212 Auburn Avenue in 1921. The headquarter's building is located near the Auburn Avenue commercial development which represented the "richest Negro street in the world" at one time. (This commercial area is included within the Martin Luther King, Jr. Historic District; however, the current Citizen Trust Company building is located outside the district.) As the population of African-Americans in Atlanta continued to grow during the early 20th century, a large number of African-Americans settled in the Washington Park neighborhood and around the Atlanta University Center. With so many African-Americans settled on the west side of Atlanta, businesses began to establish branch offices on the west side, and they built important local landmark buildings.

The district is significant in landscape architecture and entertainment/recreation for its excellent intact examples of informally landscaped front yards, granite retaining walls, and Washington Park. Construction of Washington Park, approximately 25 acres, began in 1919 and the park was completed in 1928. The original 6.57 acres were obtained through a gift and the remaining 18.43 acres were purchased by the city of Atlanta and given as a gift by David Woodward. Washington

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Park was the first black-designated park within the city of Atlanta. African-Americans from outside the Washington Park neighborhood would travel on the streetcars to recreate in the park. The park's entrances are marked with granite columns and large mature trees cover the grassed park (see photos 19 and 20). The park historically included a dance hall, pavilions, swimming pool, and tennis courts. The park served as the site of black-sponsored sporting events that were attended by black nationally-ranked tennis players, Althea Gibson (won Wimbledon and U.S. Open championships in 1957) and Arthur Ashe (won U.S. Open Championship and ranked nationally as the number one male tennis player in 1969). As the result of the construction of a Metropolitan Atlanta Rapid Transit Authority (MARTA) station on Ashby Street, the swimming pool and some landscape features within the park were destroyed. The park retains its overall historic identity and remains an important component to the Washington Park neighborhood.

Other significant landscape features include granite, brick, and concrete retaining walls (see photos 11, 12, 25, 40, and 47); hedges delineating property lines (see photos 12 and 21); and informally planted front yards with foundation plants, flowers, and grass (see photo 26). The neighborhood lacks the tree-lined streets present in other white-settled bungalow neighborhoods.

Unlike other African-American neighborhoods in Atlanta as well as in other major metropolitan areas, urban renewal and transportation improvement projects have only moderately diminished the historic integrity of the neighborhood. Washington Park has remained largely intact and an important symbol of early 20th-century progress by African-Americans in Atlanta.

National Register Criteria

The Washington Park Historic District is eligible under National Register Criterion A for its significance as the city of Atlanta's first African-American planned bungalow neighborhood with a recreational park. It is directly associated with significant developments in the history of African-American housing and settlement patterns in Atlanta. The district is eligible under National Register Criterion B for its association to Heman E. Perry (1873-1928), a significant African-American businessman and the developer of the Washington Park neighborhood. The district is eligible under National Register Criterion C for its excellent collection of significant buildings constructed from the early 20th century to the mid-20th century and for its significant landscape features including Washington Park.

Criteria Considerations (if applicable)

n/a

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Period of significance (justification)

The period of significance begins in 1906 with the recording of the first plat of a section of the neighborhood with the city of Atlanta; the 1906 plat as well as the other three historic plats that are incorporated within the neighborhood are still clearly discernible. The period of significance ends in 1958 with the construction of the Calloway Building. From the earliest historic, single-family residences constructed within the district in 1919 to the 1958 construction of the Calloway Building, all these buildings represent the development and growth of a historically African-American neighborhood by African-American developers and businessmen containing residences and neighborhood services and amenities. Following 1958, other forces of development, such as government-sponsored housing and rapid transit, were introduced within the district. These other "outside" forces ended the period of African-American-only development of the Washington Park neighborhood.

Contributing/Noncontributing Resources (explanation, if necessary)

The 448 contributing resources encompass 445 historic buildings; two structures consisting of the intact plan of the suburb and the historic retaining walls located throughout the neighborhood; and one site consisting of Washington Park (recreational park). The 85 noncontributing resources consist of buildings that were either built after 1958 or have lost historic integrity due to additions and alterations.

Developmental history/historic context (if appropriate)

****Note: The following history was prepared by Joseph Compton, Jennifer Evans, Allen Fleishel, William Jordan, Tom Litke, Dea Mazingo, and Maria Williamson, "Washington Park Historic District," Historic District Information Form, May 28, 1996. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.**

The Antebellum Period 1821-1861

Most of the proposed Washington Park Neighborhood National Register Historic District lies in Land Lot 115, Fulton County, Georgia. The neighborhood is situated on land ceded to the State of Georgia by the Creek Indians in an 1821 treaty. Modern Simpson Street follows the original northern boundary of land Lot 115. The state distributed the Creek land in 202.5 acre lots to eligible Georgia residents in a land lottery. Land Lot 115 of Henry (present Fulton) county was won by Robert Lard of the Young District of Morgan County in 1834. Unfortunately, local deed records covering this tract for the period from after the land lottery through the Civil War are unavailable.

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The Civil War 1861-1865

During the Civil War the area around the present Washington Park neighborhood was rural. Mayson and Turner's Ferry Road (present Mayson-Turner-Turner Road) were the only two roads that led from the city to the site of Turner's Ferry at the Chattahoochee River. Before it reached the river, the road passed through the land owned by the Mason family and Mason's Chapel Church west of the Washington Park area. Simpson Street ran through the city and ended at its intersection with Mayson and Turner's Ferry Road near the northwestern corner of the present Washington Park neighborhood.

Two families who owned large tracts of land in this area during the Antebellum Period were the Elliots and Courseys. The Elliot family owned Elliott's Mill located on Proctor's Creek near the present Maddox Park. Early maps show the names William Coursey and A. Coursey as landowners west of the Washington Park neighborhood and Charles Coursey to the northwest near Elliott's Mill.

Military activity during the Civil War directly impacted the present Washington Park neighborhood. Following their overwhelming victory at the Battle of Ezra Church (southwest of Washington park, near present Westview Cemetery) in July 1864, the Union 16th and 17th Army Corps (A.C.), Army of the Tennessee, constructed a system of north-south oriented trenches west of the city. From these entrenchments they held the western portion of Fulton County, between the Chattahoochee River and the Confederate earthworks near present Atlanta University Center, until late August. In August, 1864 the 16th and 17th A.C. left the area when they were ordered to march south on Jonesboro. Part of these Union trenches cut across the northwestern portion of the present Washington Park neighborhood.

Postbellum Period 1866-1905

Soon after the war, African-American railroad workers began to move west of the city. The opening of Atlanta University established the long-term African-American presence on the west side of Atlanta. In 1870 an Atlanta lawyer, William Jennings, tried to develop an African-American neighborhood on the west side. Unfortunately the project failed, and the land was sold to Atlanta University.

Meanwhile Washington Park remained undeveloped at this time and was still owned by two prominent white families. The earliest extant deed records for Land Lot 115 indicate that the Elliot family did not sell any land in the area until after the Civil War. An 1872 map of Fulton County shows Elliot and Emery as the primary landowners within Land Lot 115. These large tracts were first reduced in 1891 when the estate of Melinda Elliot subdivided a ten acre tract into five lots. Ranging in size from one to two and one-third acres, the lots offered for sale at auction were situated on

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Simpson Street, Mayson-Turner, and Turner's Ferry Road, between H.W. Emery's land on the west and George Elliot's on the east. In 1904, the Atlanta-Knoxville Northern Railway Company purchased land from the Emery and Elliot families on the western side of Land Lot 115 for the construction of the railroad track which now defines the natural western boundary of the Washington Park neighborhood (now owned by Seaboard Railroad).

The Beginnings of Development 1905-1918

The seeds of development were sown by a number of significant events that led up to the changing face of Washington Park. Two dramatic events, the 1906 Riot and the 1917 fire, altered the black landscape permanently. Two more events, annexation and streetcar availability, solidified the viability of the area by offering city services. These events laid the foundation that made possible the success of Heman Perry. Together, these events set the stage for growth and prosperity in Washington Park.

African-American settlement patterns were profoundly impacted when the city's racial tensions took a violent turn. For three days in the summer of 1906, whites marauded through the city threatening and harassing blacks leading to the deaths of two African-American men. According to Dana White in "The Black Sides of Atlanta," two studies showed that "the movement out of downtown Atlanta by African-Americans accelerated immediately after the 1906 riot and continued to accelerate over time." Another occurrence which spurred the movement of blacks to the west side of Atlanta was the large fire that swept through the east side of Atlanta on May 21, 1917, destroying 73 blocks and leaving 10,000 people homeless.

Two events spurred by prosperity rather than violence added to the eventual urban settlement of Washington Park. The city of Atlanta increased its size through multiple annexations between 1900-1910. In the 1909 annexation, the Washington Park area became part of the city of Atlanta. The expansion of the city boundaries allowed the extension of the streetcar lines. By 1912 the Hunter Street line provided service to Ashby Street, with another line running down Simpson to Ashby.

Early Planning Efforts

There were numerous attempts at early community planning of Washington Park. The basis for future development came from the plans created during 1904-1919. Plats on file in the Fulton County courthouse reflect these efforts. In 1904 the Elliot's subdivided 97 acres into larger lots ranging in size from 4.82 acres to 24.89 acres. The tract was bounded by Ashby Street on the east, West Hunter Street on the south, and the western boundary of Land Lot 115 on the west. Proposed streets generally reflect the existing layout in the area.

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In 1906, the southwestern corner of the same tract was further subdivided into smaller lots. Twenty-six lots bounded by Harwell Street on the north, Ashby Street on the east, and West Hunter on the south, were offered for sale. This proposed development followed the grid street pattern as well, and included an alley to separate the block east-west between Harwell and West Hunter Streets.

In 1912, a plan for the Sunset Park subdivision was proposed to develop the southwestern corner of the tract. This development was bounded on the north by Lena Street, on the east by Steven (present Booker) Street, on the south by West Hunter Street, and on the west by the railroad tracks. The streets were also laid out in a grid pattern.

In 1914, a plan reflecting recent design trends was proposed for the northwestern corner of the neighborhood. The development named City View subdivision was bounded on the north by Simpson, on the east by Ashby, and on the southwest by Mayson-Turner-Turner Road. City View subdivision included Marie Street (present Ashby Circle) from Ashby Street to Mason-Turner Road and Loela Street (present Ashby Terrace). Its plan included modest lots situated on curving streets which was typical of those found in new bungalow neighborhood springing up around cities across the country at the time.

The 1914 City View subdivision, designed by engineer J. N. Stephens, was not successful in attracting buyers, but the plan was not forgotten. In 1922, the plan was recorded in the Fulton County Courthouse with only a few slight changes as the West Side Park subdivision. This is the plan promoted in 1924 by African-American developer Heman Perry.

Although these plans were originally intended for white settlement, they were not successful. However, with the change in the color line, these specific plans were adapted for the development of the neighborhood for blacks. Ashby Street was the first street to extend the color line into the neighborhood. With so many plans inspiring community growth, the movement of African-Americans into the west side of Atlanta, and the area's proximity to the city's center, the development of Washington Park for a black population was imminent. These plans became the blueprints for the first African-American neighborhood in Atlanta.

The Development of Washington Park 1919-1928

Washington Park had a unique situation: the area contained the first exclusively black recreational park and the first black high school was nearby. With these remarkable assets Heman Perry had the opportunity to create a truly distinctive community. The neighborhood flourished because of the concurrent success of all three: the construction and popularity of the park; the distinct educational possibilities of the elementary and high schools; and the guiding hand of a black developer.

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Heman Perry

Integral to the formation of Washington Park as a cohesive community was a visionary African-American entrepreneur of the early 20th century. Heman Perry believed that economic development was the means to overcome the many barriers for blacks. His aim was to establish a network of business enterprises which furthered the advancement of blacks in Atlanta during the 1920s.

Born in Texas, Heman Perry came to Atlanta in 1908 and launched his first venture in 1913. The Standard Life Insurance Company became the first African-American legal reserve insurance company in Atlanta. However, Perry had a greater vision. Using earnings from his insurance company he planned to fund other much needed enterprises aimed at benefiting the African-American community. In 1921 Perry founded the Citizens Trust Bank which provided a full array of services and was the second black bank in Atlanta.

However, the Service Company and its many subsidiaries had the most direct influence on the development of Washington Park. Organized in 1917, the Service Company was a means to utilize money from Standard Life while avoiding the heavy regulations imposed on insurance companies. The Service Company became an umbrella company controlling thirteen affiliations conceived by Perry. By 1923 these included the Service Realty Company, Service Engineering and Construction Company, Service Pharmacy, Service Printing Company, Service Laundry Company, Service Foundation Incorporated, Sunset Hills Development Company, Service Fuel Company, and many others. With such an empire Perry was able to provide a full range of support for African-American settlement of Washington Park including subdividing the land, home construction, and financing.

In the early 1920s Perry's Service Realty Company began acquiring property throughout Atlanta including the west side. Eventually it owned most of the land between Simpson and West Hunter (now Martin Luther King, Jr. Drive) stretching for a mile. Land was subdivided in order to sell to individual property owners. In 1924, the Service Realty Company announced its plan for West Side Park at the northeast corner of Simpson and Ashby streets. The Service Construction and Engineering Company whose motto was "No House or Building too Large, nor None too Small to Erect" designed and built homes for the owners. Mortgages were also underwritten by the Standard Life Insurance Company.

Another pioneering effort was Heman Perry's "Dream House," which served as an advertisement of the life possible in Washington Park. Known throughout the Southeast, it represented new possibilities for blacks. It was a single-story, green, stucco bungalow with multiple gables. Rooms included a den, living room, dining room, sun room, bathroom, breakfast room, kitchen, two bedrooms, and a wooden back porch. The interior contained such features as high ceilings,

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independent wiring for each of the rooms, hardwood floors, a brick tile floor on the porch with twenty-four carat gold pieces embedded in the tile surface, and a separate tub and shower. The house survives today at 996 Simpson Street but is currently vacant (see Attachment 9).

Unfortunately, the financially entangled nature of Perry's enterprise was its eventual downfall. The Service Company's operations were quite overextended and had drained the financial resources of the insurance company and bank. By 1924, they were in deep financial trouble from which they were never able to recover. Perry looked to the Southeastern Trust Company for loans to keep the Citizens Trust operating and to maintain the reserves of Standard Life. However, by early 1925 his entire empire failed. The Standard Life Insurance Company came under the control of Southeastern Trust and was eventually merged with the Southern Life Insurance Company. All the unsold real estate which was used as collateral was deeded to Southeastern Trust. Soon thereafter, Perry left Atlanta and later died in Kansas City in 1928.

Although his efforts were only a fraction of his ambitions, Heman Perry had a tremendous impact on the African-American community. In his development of Washington Park he provided blacks with housing opportunities previously limited to whites. A 1924 article in *Forbes* describes Perry's revolutionary contribution, "by virtue of his uncanny vision, courage, and Napoleon-like leadership, is building up a gigantic commercial institution whose very spirit is already beginning to revolutionize conditions for the Negro in the South." Washington Park was open to all African-Americans; however, from its earliest settlement the residents were largely middle-class African-Americans ranging from teachers, university professors, and government employees. However, there were some upper-middle-class residents including the first black judge in the city of Atlanta, a physician, and a college president. Additionally, there was a small working-class population who were generally clustered in the south side of the neighborhood and along Ashby Terrace and Ashby Circle.

After Perry's demise other African-American companies took over and continued the development of Washington Park. The Aiken and Faulkner Company, later named Aikens Construction Company, became very active in African-American community development. Founded in 1922, they built many of the homes in Washington Park in the 1920s and grew to become one of the most successful black builders in the country.

Washington Park

Sentiment for a recreational park for blacks grew since blacks were no longer allowed to frequent public parks after 1890. They had been left without recreational areas for their leisure hours and had little voice to express their opinion. By 1911 they had found a representative spokesperson in Dan

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Curry, the general manager of the parks department. He agreed with the black community that a separate area for blacks was necessary.

Construction of Washington Park was begun in 1919 and continued until 1928. The original site, 6.57 acres, was obtained as a gift. During the years 1922 to 1928, the city purchased 19.81 acres of land for \$12,000 to add to the park. Two more acquisitions completed the park. The first in June of 1926 when the city of Atlanta purchased "a lot on the north side of Lena St...for the sum of \$8000." The final addition came in April 1928 as a gift of David Woodward of approximately seven acres "to the city of Atlanta for additional acreage to Washington park to be accepted and turned over to the Park Department for supervision and control." As requested by Mr. Woodward "This piece of property is for a Negro park."

Washington Park was well received by the neighborhood. Blacks from many parts of Atlanta came to take advantage of some of the best amenities available to them in the city. One of the most popular spots was the swimming pool. Located in a nicely landscaped setting, the pool was convenient and a favorite gathering place. There were few areas for blacks to congregate and the park with its pool was a great relief.

The park also included a dance hall, pavilions, and later tennis courts that would be graced by such nationally prominent figures as Althea Gibson and Arthur Ashe. The park was not just a place for recreation but for social activities, too. A survey of the neighborhood was taken in 1924 and many people had positive impressions of the park as contributing to the community.

Washington Park was the first black park in the city of Atlanta. The park was a welcome sight to the residential population. It anchored the neighborhood which helped the community's growth and establish the Washington Park neighborhood as a haven for the black middle-class population. With the construction of Booker T. Washington High School and the increase in black-owned businesses by men like Heman Perry, Washington Park became a model for black neighborhoods around the nation.

Booker T. Washington High School and E.R. Carter Elementary School

Other amenities in the neighborhood strengthened the appeal of Washington Park. The E. R. Carter Elementary School was built in 1910 as the Ashby Street School. By 1919 the African-American presence in the neighborhood was enough to cause its designation to change from white to black. It was later renamed after Dr. Edward Randolph Carter, a prominent African-American who was pastor of Friendship Baptist Church.

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In 1921, a bond referendum for improvement of Atlanta's public schools was passed with the support of the black community. As a result Booker T. Washington High School (located outside of the Washington Park Historic District) was built in 1924. The school provided another breakthrough for the African-American community since it was the first high school in Atlanta built for blacks. The Board of Education purchased land from Heman Perry in 1922 for \$42,000. The school was erected on the opposite side of Hunter Street from the Washington Park neighborhood on Beckwith and White House Street (originally 'C' Street). This would have been a strong draw for middle-class African-Americans to relocate to the west side of Atlanta.

These were the most important factors that led to the flourishing of Washington Park. Without these combined resources this area would have failed to become as important to Atlanta's history as it is today. The recreational, social, and educational amenities contributed to the strong sense of community within the neighborhood.

Subsequent Development 1928-1946

Though the 1922 Zoning Ordinance that limited the areas in the city where African-Americans could reside was declared unconstitutional, in 1926 the actual living patterns on the west side of Atlanta were essentially unchanged. The original framework of settlement patterns and schools were well established and remains essentially intact.

By 1928, most large tracts of land in the neighborhood had been developed. In 1939, a plan for the Washington Heights subdivision was filed in the Fulton County Courthouse which proposed the development of the remaining large tract of undeveloped land. This parcel is bounded on the north by Mayson-Turner-Turner Avenue, on the south by Westmoor Drive, and on the west by Ollie Street.

Although the Great Depression of the 1930s hampered new development, it did not bring it to a complete halt and occasional houses continued to appear. These new additions were single buildings, built within the existing grid patterns by individual owners. The newer homes were like their earlier counterparts in that they were equally simplified copies of homes in the white middle-class neighborhoods of Atlanta. Generally they were smaller and simpler in plan and detail. They were built on smaller lots, some with only 35 foot street frontage, and were without garages.

Washington Park Today 1946-present

During the early 1960s empty property along the north side of Desoto Street west of Ashby was used for the construction of public housing. An earlier subdivision plat for this area was registered but never acted upon leaving the block undeveloped until this time. Like many other public housing projects across the nation lacking in cohesion and amenities, this project is derelict today.

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Section 8--Statement of Significance

Although some housing projects were negative, attempts were made to keep the community spirit alive. These were important because the neighborhood was losing amenities that bound the social fabric. In 1961, the Fickett Brown Manufacturing Company, a resident of the community since 1921, located south of Mayson-Turner-Turner Road, moved to a new location outside of the neighborhood. The company, a maker of mops and brooms, had employed individuals from inside and outside of the neighborhood and had provided limited housing for some of those employees. Upon closing this land became available for development and was subsequently filled with modest homes.

The Ashby Street Theater which catered specifically to the African-American community closed its operation in 1974; the process of integration had eliminated the environment in which it had thrived. Today, the building on Martin Luther King, Jr. Drive at Ashby Street is used by a church group.

In the early 1970s, the Metropolitan Atlanta Rapid Transit Authority (MARTA) began development west of Ashby Street. The construction of the rail line and transit station, completed in 1976, resulted in the loss of all the homes on the south side of Lena Street from Ashby Street to the railroad, three complete blocks. In addition to the houses, the community lost the swimming pool in Washington Park as a direct result of the construction.

Currently a new trend is apparent in Washington Park. Attracted by its strong sense of place and its apparent cohesive historic character, many younger people are moving back to Washington Park and restoring its historic homes.

9. Major Bibliographic References

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National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 9--Major Bibliographic References

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Preston, Howard L. *Automobile Age Atlanta: The Making of a Southern Metropolis 1900-1935*. Athens: University of Georgia Press, 1979.

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DOCUMENTS and COLLECTIONS

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"A Survey of the Opinions of a Hundred Heads of Families." Neighborhood Union Papers located in the Robert Woodruff Library, Special Collection. Box 2/File 2 (documented by the Atlanta School of Social Work, 1924.

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Fire Insurance Maps, Atlanta, Georgia, 1925 and 1931. Sanborn Map Company.

Map of Atlanta as of 1938. Kurtz, Wilbur G.

Map of Fulton County Georgia, 1872. Phillips, William.

National Register of Historic Places Multiple Property Nomination for "Historic African-American Residential Neighborhoods in Atlanta, Georgia." Submitted May 1992.

Records of the Engineer's Office and Land Agent's Office, Parks Department, Atlanta, Georgia.

PERSONAL INTERVIEWS

Dove, Dr. Pearlie, Washington Park community veteran resident, Atlanta, Georgia. Interviewed on May 9, 1996.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 9--Major Bibliographic References

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United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 9--Major Bibliographic References

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**
- 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 155 acres

UTM References

A)	Zone 16	Easting 739100	Northing 3738920
B)	Zone 16	Easting 739100	Northing 3737960
C)	Zone 16	Easting 738820	Northing 3737440
D)	Zone 16	Easting 738540	Northing 3738900

Verbal Boundary Description

The boundary for the Washington Park Historic District is indicated by a heavy black line on the attached USGS topographical map and the attached National Register Map.

Boundary Justification

The National Register boundary for the Washington Park Historic District includes the contiguous resources associated with the development of the district as Atlanta's first African-American neighborhood.

11. Form Prepared By

State Historic Preservation Office

name/title Amy Pallante

organization Historic Preservation Division, Georgia Department of Natural Resources

street & number 500 The Healey Building, 57 Forsyth Street

city or town Atlanta **state** Georgia **zip code** 30303

telephone (404) 656-2840 **date** October 1999

Consulting Services/Technical Assistance (if applicable) () not applicable

name/title Joseph Compton, Jennifer Evans, Allen Fleishel, William Jordon, Tom Litke, Dea Mzingo, and Maria Williamson

organization Georgia State University

street and number

city or town Atlanta **state** Georgia **zip code**

telephone

() **consultant**

() **regional development center preservation planner**

(x) **other: graduate students**

(HPD form version 02-24-97)

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Photographs

Name of Property: Washington Park Historic District
City or Vicinity: Atlanta
County: Fulton
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: September 1997

Description of Photograph(s):

- 1 of 47 View of the commercial development at the corner of Ashby Street and Martin Luther King Jr. Drive; photographer facing northwest.
- 2 of 47 View of William A. Harris Memorial Hospital and Citizens Trust Company West Side Branch bank building; photographer facing northwest.
- 3 of 47 View of streetscape of Martin Luther King, Jr. Drive; photographer facing northwest.
- 4 of 47 View of two-story multiple-family residences on Martin Luther King, Jr. Drive; photographer facing northwest.
- 5 of 47 View of Craftsman bungalows on Martin Luther King, Jr. Drive; photographer facing west.
- 6 of 47 View of Craftsman bungalow on Martin Luther King, Jr. Drive; photographer facing west.
- 7 of 47 View of two-story multiple-family residence on Hunter Place; photographer facing northwest.
- 8 of 47 View of streetscape of Harwell Street; photographer facing east.
- 9 of 47 View of Craftsman bungalow on Harwell Street; photographer facing northwest.
- 10 of 47 View of English Vernacular Revival-style house on Harwell Street; photographer facing west.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Photographs

- 11 of 47 View of the corner of Harwell Street and Ollie Street; photographer facing north.
- 12 of 47 View of Craftsman bungalows and historic landscaping on Booker Street; photographer facing southwest.
- 13 of 47 View of recreational path and site of the houses destroyed by a mass transportation project; photographer facing southwest.
- 14 of 47 View of side-gable bungalow, 957 Lena Street; photographer facing northwest.
- 15 of 47 View of streetscape of Ashby Street; photographer facing north.
- 16 of 47 View E.R. Carter Elementary School; photographer facing north.
- 17 of 47 View of streetscape of Desoto Avenue; photographer facing northwest.
- 18 of 47 View of Craftsman bungalows and public housing on Desoto Avenue; photographer facing west.
- 19 of 47 View of entrance to the recreational park, Washington Park; photographer facing north.
- 20 of 47 View of entrance to the recreational park, Washington Park; photographer facing southwest.
- 21 of 47 View of Craftsman bungalows and historic landscaping on Michigan Avenue; photographer facing northwest.
- 22 of 47 View of the corner store located at the intersection of Michigan Avenue and Mayson-Turner Road; photographer facing northwest.
- 23 of 47 View of Craftsman bungalows and historic landscaping along Mayson-Turner Road; photographer facing northwest.
- 24 of 47 View of Craftsman bungalow and English Vernacular Revival-style residence on Westmoor Drive; photographer facing northwest.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Photographs

- 25 of 47 View of Colonial Revival-style residence on Westmoor Drive; photographer facing southwest.
- 26 of 47 View of various house styles on Westmoor Drive; photographer facing northwest.
- 27 of 47 View of streetscape of Washington Heights Terrace; photographer facing north.
- 28 of 47 View of the corner of Westmoor Drive and Ollie Street; photographer facing southwest.
- 29 of 47 View of the corner of Ollie Circle and Ollie Street; photographer facing northwest.
- 30 of 47 View of the corner of Ollie Street and Marie Avenue; photographer facing north.
- 31 of 47 View of nonhistoric infill housing on Washington Heights Terrace; photographer facing northwest.
- 32 of 47 View of streetscape of Washington Heights Terrace; photographer facing northwest.
- 33 of 47 View of English Vernacular Revival-style residence on Mayson-Turner Road; photographer facing northwest.
- 34 of 47 View of streetscape of Mayson-Turner Road near its intersection with Ashby Circle; photographer facing northwest.
- 35 of 47 View of Colonial Revival-style house on Mayson-Turner Road; photographer facing southwest.
- 36 of 47 View of the corner of Mayson-Turner Road and Flowers Lane; photographer facing northwest.
- 37 of 47 View of Craftsman bungalow and historic landscaping (MARTA property in the the background of the photo); photographer facing northwest.
- 38 of 47 View of streetscape of Simpson Street; photographer facing southwest.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

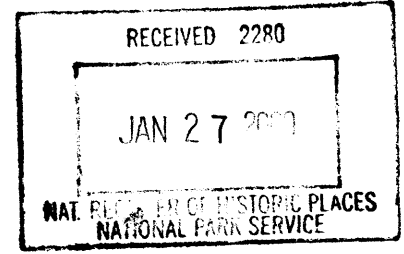
Photographs

- 39 of 47 View of granite retaining wall on Flowers Lane; photographer facing west.
- 40 of 47 View of Craftsman bungalow and historic landscaping on Simpson Street; photographer facing southwest.
- 41 of 47 View of streetscape of Ashby Terrace; photographer facing west.
- 42 of 47 View of streetscape of Ashby Circle; photographer facing north.
- 43 of 47 View of streetscape of Ashby Circle; photographer facing southwest.
- 44 of 47 View of commercial development at the corner of Ashby Street and Simpson Street; photographer facing north.
- 45 of 47 View of Craftsman bungalows on Ashby Street; photographer facing north.
- 46 of 47 View of English Vernacular Revival-style and Colonial Revival-style residences along Ashby Street; photographer facing north.
- 47 of 47 View of English Vernacular Revival-style house and stone retaining walls along Ashby Street; photographer facing north.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Supplemental Information
Washington Park Historic District
Atlanta, Fulton County, Georgia



Please find enclosed the National Register Map for the Washington Park Historic District,
Fulton County, Georgia.

Richard Coover
for W. Ray Luce, Deputy State Historic Preservation Officer

1-19-00
Date

ATTACHMENT 1
 Washington Park Historic District
 Atlanta, Fulton County, Georgia
 1906 Plat of the West Hunter and Ashby Streets

16 CHOICE LOTS 26

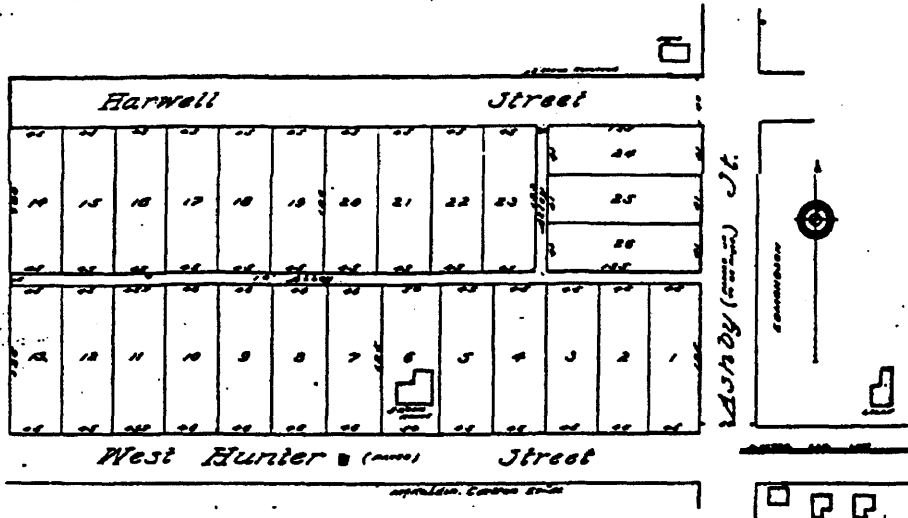
AND SPLENDID 5-ROOM HOUSE

on North West Corner

WEST HUNTER AND ASHBY STS.

1 AUCTION SATURDAY, AUGUST 11, 1906, 4 P. M.

25 CASH BALANCE \$10 PER MONTH ON EACH LOT. GREAT OPPORTUNITY FOR INVESTMENT.



Every lot lies beautifully and this is the greatest opportunity offered for investment. Houses can be rented before they are built. Terms: \$25.00 Cash and \$10 per month on each lot, 7 per cent interest. On the house: \$300 Cash and balance \$25 per month, 7 per cent interest. All cash can be paid at option of purchasers. Save your money and put it in Atlanta Real Estate. It is better than a gold mine or government bonds.

Trolley cars with fine schedule right at the corner. Fine church and school privileges excellent neighbors and a very desirable location for homes and investment. THE OWNERS OF THIS PROPERTY WILL PRESENT \$50, \$25, and \$10 CASH TO THOSE AT THE SALE. Tickets at our office or at the sale and there will also be a

BALLOT FOR GOVERNOR

Everybody at the Sale will deposit a ticket for Clark Howell or Hoke Smith in a box; also guess the majority at the sale for their candidate. WHOEVER GUESSES THE NEAREST TO THE MAJORITY OF THOSE AT THE SALE WILL BE PRESENTED WITH \$10 IN CASH. Lay aside your work and come to this sale. It will pay you to do so. The terms are easy and the investment of a few dollars in real estate will start your fortune.

OUR PRIVATE CAR leaves the office at 3:45 p. m., come and be our guest. This is your invitation. Remember the day, date and hour. We will expect you to be present.

J. W. FERGUSON, Auctioneer.

S. B. TURMAN & CO.

ATTACHMENT 2
 Washington Park Historic District
 Atlanta, Fulton County, Georgia
 1912 Plat of the Sunset Park Subdivision

BLMONT LAND CO., SUBDIVISION OF
SUNSET PARK

A residence park of beautiful building lots in a good neighborhood, just across the street from new Ashby Street Public School and one block from car line, in one of Atlanta's most progressive and fastest-growing sections.

Only fifteen minutes ride from the center of Atlanta. And these lots are only \$150 to \$250 each, on terms of \$5 to \$10 cash and \$5 to \$10 a month in taxes for two years.

We are selling these lots on these remarkably easy terms and at these very low prices for the reason that we need money. Consequently we are willing to accept smaller profits than we would receive should we hold them for their real market value.

ALLEN & BAILEY, Agents

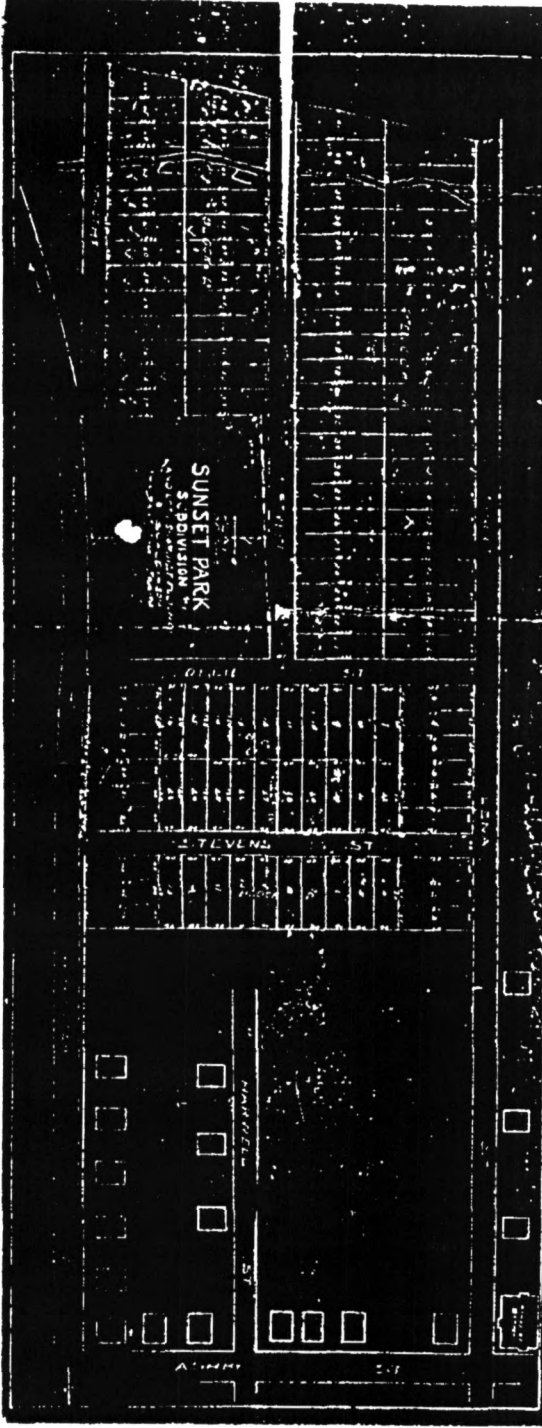
411 1/2 FOURTH NATIONAL BANK BUILDING, BELL PHONE MAIN 914

You have seen property in Atlanta double and triple in value. Excite us in Atlanta and these lots will do it.

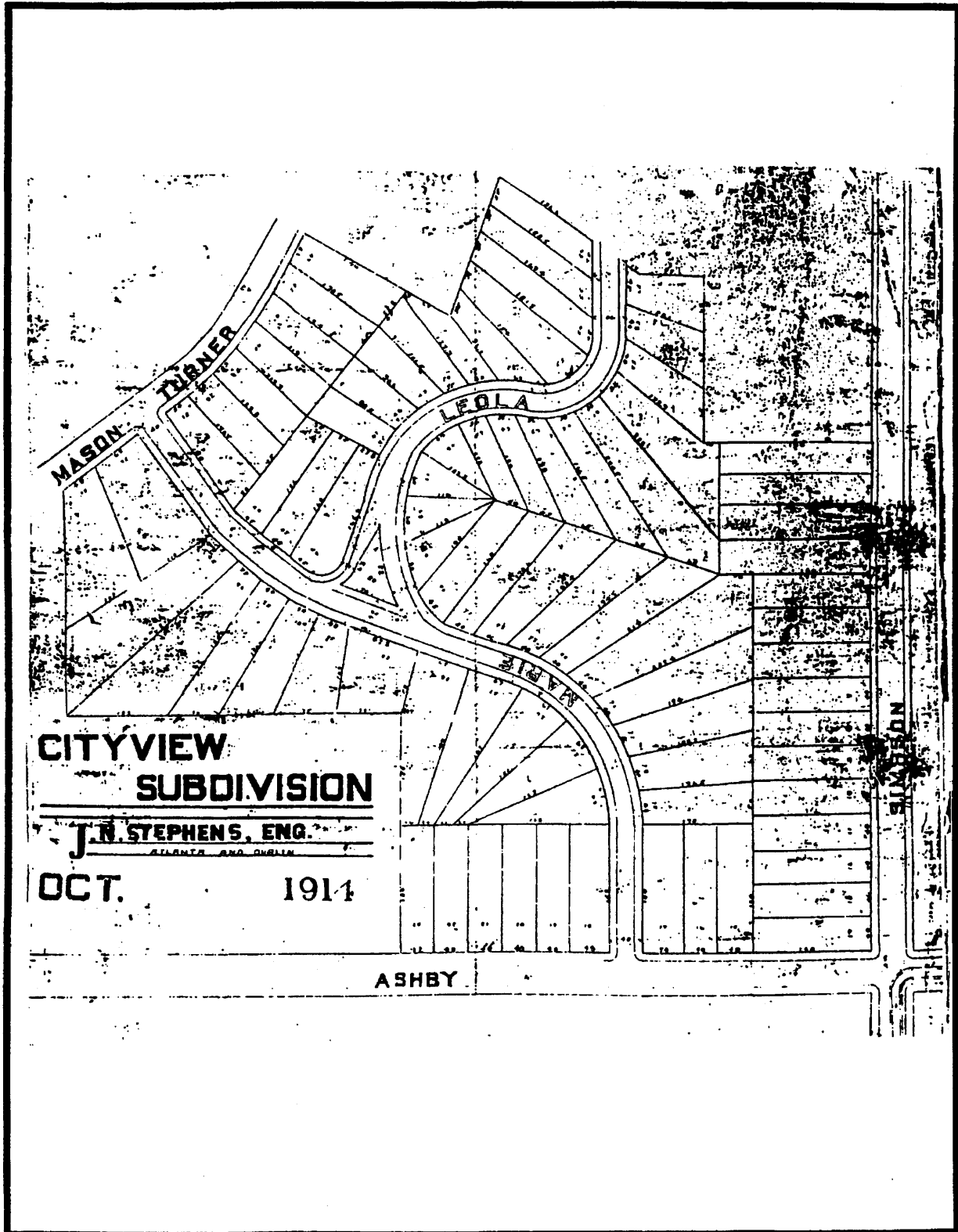
And these lots will do it.

So if you want to make some twenty easy, big, nice money. If only \$25 to \$100 cash. Come and see us or call us up, and "DO IT NOW" before you get set in.

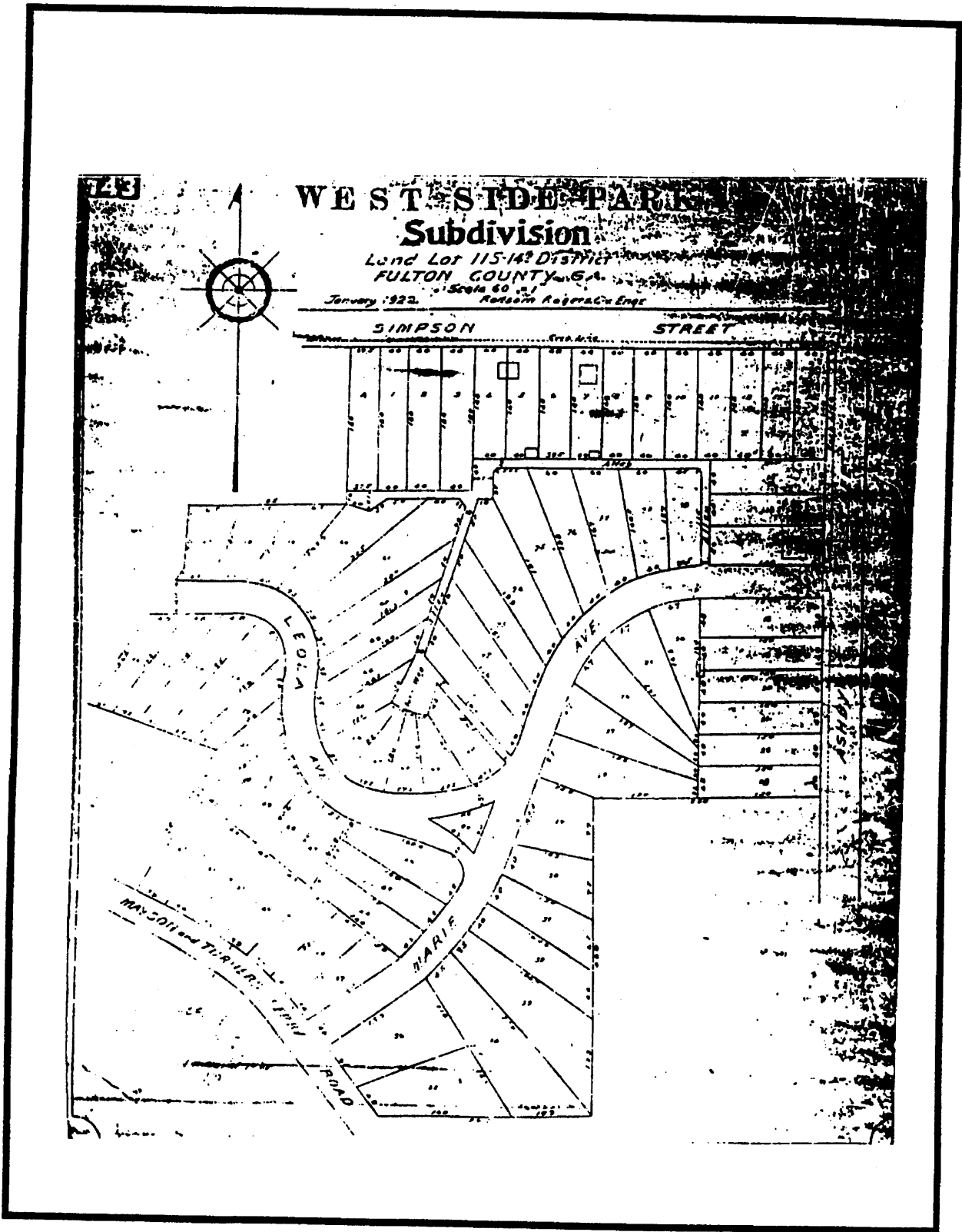
TOMORROW your choice of a lot may be sold. Agents about once three to the lot sold so get quickly. Give us a chance to show them to you. Sweeter water, etc. Agents and sub-agents—What there do you want at such prices for lots in a good and city Atlanta, and with such easy terms and only 6 per cent interest. They are for your boy or girl and for a while, and the profits will send them to college.



ATTACHMENT 3
Washington Park Historic District
Atlanta, Fulton County, Georgia
1914 Plat of Cityview Subdivision

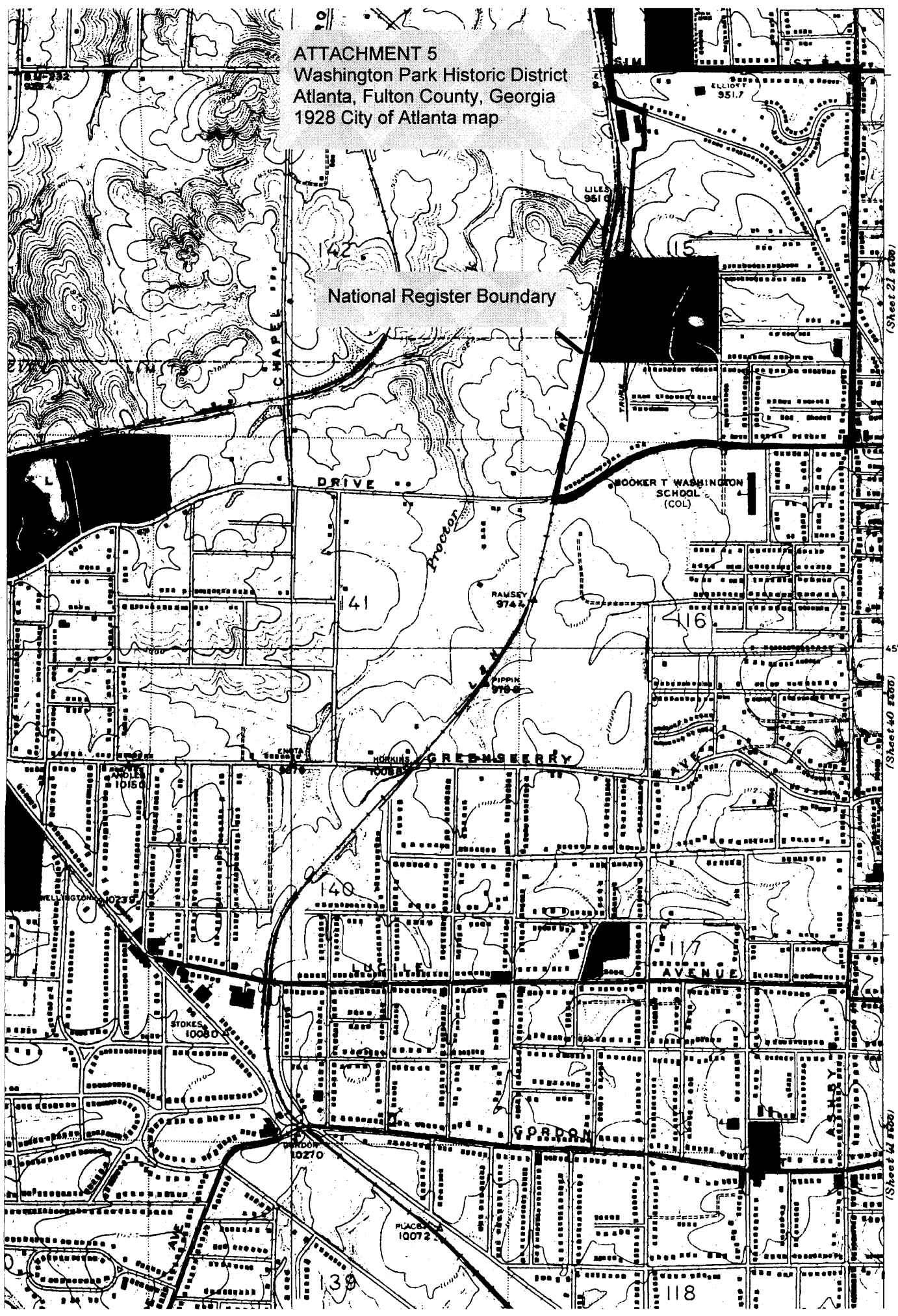


ATTACHMENT 4
Washington Park Historic District
Atlanta, Fulton County, Georgia
1922 Plat of West Side Park Subdivision



ATTACHMENT 5
Washington Park Historic District
Atlanta, Fulton County, Georgia
1928 City of Atlanta map

National Register Boundary



Electric Ry.
Double track

Bridges

Power lines

Golf tee

Golf green

County line

City boundary

Park cemetery
boundary line

C&M

Cemeteries

Streams

Intermittent
streams

Lake or pond
with water level
above dam

Spring

Ditch

Marsh

Timberland

Parks, institu-
tional ground
golf links, etc

(Sheet 38)
Adjacent map

▲ CHERRY
888.2
Triangulation
and primary
traverse
stations

▲ 130
1026.7
Traverse
stations
T B M

× 1008.7
Temporary
bench mark
1042 x
1027.5 x
Elevations
above sea
level in
feet

33°4'
84°22'

Latitude and
longitude of
projection in

ABBREVIATION

Ave.	Avenue
Bivd.	Boulevard
Co.	County
Cr.	Creek
H. S.	High school
Hoa.	Hospital
Jr. H. S.	Junior high school
Rd.	Road
R. R.	Railroad
Ry.	Railroad
St.	Station
St.	Street

Land Lot Ltn

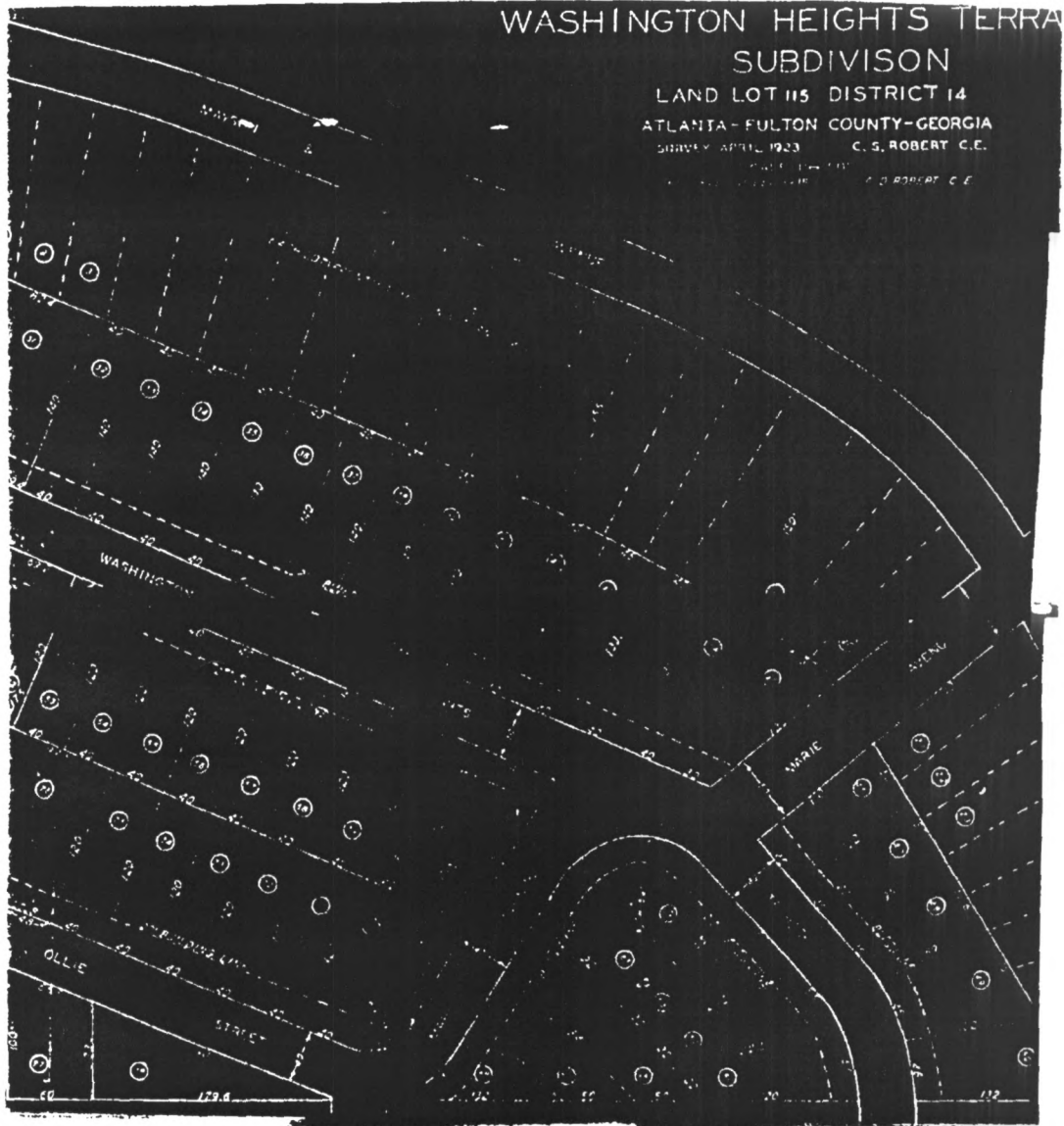
Land District
Lines

(Sheet 21 3800)

(Sheet 40 3800)

(Sheet 44 3800)

ATTACHMENT 6
Washington Park Historic District
Atlanta, Fulton County, Georgia
1938 Plat of Washington Heights Terrace Subdivision



ATTACHMENT 7
Washington Park Historic District
Atlanta, Fulton County, Georgia
Digital photograph of the Calloway Building



ATTACHMENT 8
Washington Park Historic District
Atlanta, Fulton County, Georgia
Digital photograph of the Citizen Trust Company building



ATTACHMENT 9
Washington Park Historic District
Atlanta, Fulton County, Georgia
Digital photograph of the Heman Perry House (Dream House)

