

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received **AUG 9 1983**  
date entered

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

1. Name

historic Candler Park *West, North*

and or common

2. Location

*Roughly bounded by Moreland, DeKalb, Melendon, and Harold Aves, Mathews St, and Clifton Terr.*

street & number See Continuation Sheet N/A  
not for publication

city, town Atlanta N/A vicinity of

state Georgia code 013 county DeKalb code 089

3. Classification

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

4. Owner of Property

name Multiple Owners - More than 50

street & number

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

5. Location of Legal Description

courthouse, registry of deeds, etc. Superior Court

street & number DeKalb County Courthouse

city, town Decatur state GA

6. Representation in Existing Surveys

See Continuation Sheet.

title Atlanta Historic Resources Workbook has this property been determined eligible?  yes  no

date 1981  federal  state  county  local

depository for survey records Atlanta Urban Design Commission

city, town Atlanta state GA

## 7. Description

### Condition

excellent

good

fair

deteriorated

ruins

unexposed

### Check one

unaltered

altered

### Check one

original site

moved date \_\_\_\_\_

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

#### Description

The Candler Park Historic District consists of the remaining intact portion of a large residential neighborhood dating from the late 19th-early 20th century. Founded as Edgewood, a small suburban community east of Atlanta, the area was later annexed into the city and is now considered to be an in-town neighborhood. The district is centered around Candler Park itself, a large city park dating from the early 1920s. Land in the district consists of gently rolling terrain which slopes upward toward the southern boundary. Streets, with few exceptions, are laid out in a gridiron pattern, with clear distinctions between primary and secondary streets. Small, rectangular shaped lots are arranged along these streets. Houses are generally situated near the front-centers of these lots, and stand back a uniform distance from the streets, except for a scattering of the oldest houses which sit farther back on larger lots. Due to the hilly topography many of the houses are approached by steps leading from the sidewalk. Almost all of the houses are detached, single-family, middle class dwellings. Wood framed construction prevails in the western portion of the district; brick veneer construction prevails in the eastern portion of the district, with stone used quite frequently for foundations and trim and occasionally for entire structures. Two architectural styles, late-Victorian and Bungalow/Craftsman, are predominant in the district. Scattered throughout the western part of the district and dating from about 1895 to 1910 are a number of modest late-Victorian cottages with little detailing and a few large late-Victorian houses with considerable detailing including patterned shingle work, porches detailed with turned columns and ball and spindle trim, heavily corbelled chimneys, and stained glass windows. Predominating in the central section of the district are large numbers of 1910-1920 early woodframe bungalows which are somewhat transitional in style. The houses still retain some elements of the late-Victorian cottage in addition to simple Craftsman style detailing such as exposed rafters, bracketed eaves, and various configurations of multi-paned upper sash. To the east of Candler Park are the latest houses, built during the 1920s and 1930s. Many of these are classic brick bungalows with Craftsman, Greek Revival, Tudor and other stylistic detailing. Several churches, a ca. 1926 school, a few early 20th century apartment buildings, and clusters of 1920s corner stores are also present in the district. Landscaping consists of informally laid out front yards with trees, shrubbery, and lawns, street trees along many of the streets, curbs and sidewalks, retaining walls, and sidewalks with hexagonal pavers. Non-contributing properties are limited to a few modern apartment buildings and non-historic houses.

#### Boundary

The district boundaries circumscribe the remaining intact portion of a once-larger historic residential neighborhood. To the west is Moreland Avenue, a major urban thoroughfare lined with non-historic commercial properties. To the south are commercial and vacant lots along the north side of DeKalb Avenue, the MARTA rapid rail line and the Edgewood/Candler Park Station, and the Georgia Railroad tracks. To the east are the separate neighborhoods of north Kirkwood, Southerland Terrace, and Lake Claire, all historically independent from Candler Park. To the north are the historic suburb of Druid Hills, cleared land known as the "Great Park," non-historic houses, and non-historic apartment complexes.

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Location & Representation

in Existing Surveys

Location

In the city of Atlanta, DeKalb County, Georgia, a residential neighborhood around Candler Park, bounded approximately by Moreland Avenue on the west, DeKalb Avenue on the south, Mathews Street, McLendon Avenue, and Harold Avenue on the east, and the "Great Park" and Clifton Terrace on the north.

Representation in Existing Surveys

The Smith-Benning House, located at 520 Oakdale Road in the district, was individually listed in the National Register of Historic Places on June 28, 1982.

Determination of Eligibility

Candler Park was determined eligible by the National Register on February 4, 1983 at the request of the Federal Highway Administration. The Determination of Eligibility was made under the name of Candler Park Historic District.

# 8. Significance

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

**Specific dates** Late 19th-early 20th century  
**Builder/Architect** Multiple

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

Candler Park Historic District is historically and architecturally significant as a late nineteenth-early twentieth century residential neighborhood that evolved from an independent town into an "in-town" streetcar suburb. In terms of community planning and development, it is significant for illustrating one way in which the metropolitan Atlanta area grew during the late nineteenth and early twentieth centuries. In terms of transportation, Candler Park is significant for illustrating how modes of transportation have historically affected community development. In terms of architecture, Candler Park is primarily significant for its historic residential architecture. In terms of landscape architecture, Candler Park is significant for its yard and street landscaping which are characteristic of turn-of-the-century residential landscaping practices. These areas of significance support property eligibility under National Register criteria A, B, and C.

Community Planning and Development

Candler Park began as the independent community of Edgewood which grew up along the Georgia Railroad tracks in the 1870s, was incorporated in 1899, and was annexed by the City of Atlanta in 1909. Edgewood was linked to the city by the railroad and later by streetcars as well. It was the home of about equal numbers of white and black citizens, representing a wide variety of occupations including businessmen, professionals, tradespersons, laborers, and farmers. Its character began to change in the 1910s and 1920s as realty companies and large property owners began to subdivide the area and sell off great numbers of small lots, all with restrictions limiting ownership to white residents. The area developed rapidly from about 1910 to the 1940s as a middle-class white neighborhood. Its name, Candler Park, derives from a large park of the same name in its midst, which was developed beginning in 1922 on land conveyed to the city by the Edgewood Park Realty Company. The neighborhood experienced a serious decline beginning in the 1950s as suburbs around the Atlanta perimeter gained in popularity. Today it is once again assuming its earlier character of a prosperous middle-class neighborhood.

Candler Park illustrates a typical pattern of late nineteenth-early twentieth century development in Georgia and elsewhere in which independent suburban towns were subsumed by an expanding city and further developed as "in-town" suburbs. In addition, it serves as a good example in the metropolitan Atlanta area of incremental suburban development in which, typically, churches, schools, stores, and recreational facilities are built in the area as the neighborhood expands. Such neighborhoods, like Candler Park, were typically laid out with gridiron plans. Candler Park stands in sharp contrast to Atlanta's nearby picturesque planned suburbs of Inman Park, Druid Hills, and Ansley Park, with the exception of the deed restrictions which in all these neighborhoods limited housing to white residents.

See Continuation Sheet.

## 9. Major Bibliographical References

Huston, Ann and Rudy Massengill. "Candler Park Historic District: Historic District Information Form." June, 1982. On file at State Historic Preservation Office, Atlanta, Georgia. (This National Register nomination is based largely on the information contained in this document.)

See Continuation Sheet.

## 10. Geographical Data

Acreage of nominated property Approximately 450 acres

Quadrangle name Northeast Atlanta, Georgia

Quadrangle scale 1:24,000

### UTM References

A 

1	6	7	4	7	6	8	0	3	7	3	8	5	4	0
Zone	Easting				Northing									

B 

1	6	7	4	6	6	4	0	3	7	3	8	8	1	0
Zone	Easting				Northing									

C 

1	6	7	4	5	5	2	0	3	7	3	8	5	2	0
Zone	Easting				Northing									

D 

1	6	7	4	5	5	0	0	3	7	3	9	5	0	0
Zone	Easting				Northing									

E 

1	6	7	4	6	3	8	0	3	7	3	9	8	1	0
Zone	Easting				Northing									

F 

1	6	7	4	7	2	7	0	3	7	3	9	8	4	0
Zone	Easting				Northing									

G 

1	6	7	4	7	2	8	0	3	7	3	9	1	8	0
Zone	Easting				Northing									

H 

1	6	7	4	7	5	6	0	3	7	3	9	1	8	0
Zone	Easting				Northing									

### Verbal boundary description and justification

The boundary outlined with a heavy black line on the enclosed maps, is described and justified in Section 7.

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

state	N/A	code	county	code
state		code	county	code

state		code	county	code
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## 11. Form Prepared By

name/title Carolyn Brooks, National Register Researcher

organization Historic Preservation Section date July 28, 1983  
Georgia Dept. of Natural Resources

street & number 270 Washington Street, S.W. telephone 404/656-2840

city or town Atlanta state GA 30334

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

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

State Historic Preservation Officer signature

*Elizabeth A. Lyon*

title Elizabeth A. Lyon  
State Historic Preservation Officer

date 7/29/83

### For NPS use only

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

*for Allene Byers*  
Keeper of the National Register

Entered in the  
National Register

date 9/8/83

Attest:

date

Chief of Registration

United States Department of the Interior  
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Transportation

In terms of transportation, Candler Park is significant for illustrating how modes of transportation have historically affected community development. Originally known as Edgewood, Candler Park was founded along the Georgia Railroad Line, which provided transportation to and from Atlanta. Turn-of-the-century growth in the community was encouraged by the subsequent running of two streetcar lines through the area. Early twentieth century growth was similarly stimulated by increased use of the automobile.

Architecture

In terms of architecture, Candler Park is significant primarily for its historic residential architecture. This residential architecture illustrates the prevailing design principles and construction techniques of detached, single-family, middle class housing in Atlanta during the late 19th and early 20th centuries. The late-Victorian and Bungalow/Craftsman styles are well represented in Candler Park. A scattering of large late-Victorian houses with fine detailing (including the Smith-Benning House, individually listed in the National Register in 1982), and many modest late-Victorian cottages, early transitional bungalows with some Craftsman detailing, and later fully developed bungalows constitute the more than one thousand residences in the district. In addition, there are historic churches, stores, apartment buildings, and a school. All these buildings combine to produce a neighborhood setting with a pronounced sense of time and place.

Landscape Architecture

In terms of landscape architecture, Candler Park is significant for its informally landscaped front yards, its street trees, and its sidewalks, curbs and retaining walls, all of which are characteristic turn-of-the-century neighborhood landscaping features. The district is also significant for the presence in its midst of Candler Park, one of Atlanta's major city parks, dating from the 1920s.

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Charter and Ordinances of the City of Atlanta, Code of 1910. Mutual Publishing Company, Atlanta, 1910

Minutes of the Town of Edgewood, from February 2, 1899 - August 13, 1906. Atlanta Historical Society.

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Maps

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Hill, Joseph W. Official Map of Greater Atlanta, 1910.

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- Candler, Allen D. and Clement A. Evans, editors. Cyclopedia of Georgia, 3 Volumes & Supplement. State Historical Association, Atlanta, 1906. (Reproduced by the Reprint Company, Spartanburg, SC, 1972.)
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