

United States Department of the Interior  
National Park Service

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received **MAY 5 1986**

date entered **JUN 5 1986**

# National Register of Historic Places Inventory—Nomination Form

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

## 1. Name

historic Peachtree Highlands Historic District

and/or common

## 2. Location

street & number Southeast of the Intersection of  
Piedmont and Peachtree Roads

N/A not for publication

city, town Atlanta

N/A vicinity of

state Georgia

code 013

county Fulton

code 121

## 3. Classification

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>	
<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 type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input 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	<u>N/A</u> 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 (more than 50)

street & number

city, town

vicinity of

state

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Superior Court

street & number Fulton County Courthouse

city, town Atlanta

state Georgia

## 6. Representation in Existing Surveys

title None

has this property been determined eligible?  yes  no

date

federal  state  county  local

depository for survey records

city, town

state

## 7. Description

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

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

Peachtree Highlands Historic District is a modest early 20th century residential suburb platted in 1913 and 1915 and developed between 1920 and 1935. The district also contains two streets of adjacent coattails development, East Paces Ferry Road and the western block of Martina Drive, that developed in an identical manner and during the same time period as Peachtree Highlands. The district is located in the Buckhead area of Atlanta adjacent to Piedmont and Peachtree Roads and Lennox Square. It is laid out with curvilinear streets on rolling terrain. Streets include Park Circle, Arc Way, Highland Drive, Martina Drive, and a portion of East Paces Ferry Road. Lots in the district are long, narrow, and approximately rectangular with the majority being fifty feet wide and from two hundred to three hundred feet deep. Houses are approximately centered on their lots (five additional feet to one side of each house allows for a driveway) and have consistent thirty feet setbacks.

Houses in the district are primarily small one-story "cottage" residences faced with weatherboards or brick veneer. A few are one and one-half stories in height; three are two-story houses. They range in date from 1921 to 1935. The vast majority of the houses are modest vernacular structures influenced by the Craftsman, English Cottage, and Colonial Revival styles. The earliest are Craftsman-influenced houses with low-pitched gable roofs, exposed rafters, and, in some cases, roof-line brackets and/or front porches supported by heavy stone or brick piers. The house at #14 Park Circle, built in 1924, is a fine example of a shingle-sided Craftsman-style bungalow (photo 10, on left). At least four houses in the district with very simple Craftsman detailing (#4, 6, 8, and 10 Park Circle) are prefabricated houses supplied by the Minter-Melton Corporation of West Virginia (photo 7). Houses with English Cottage influences are veneered with brick and have steeply pitched multi-gabled roofs, an asymmetrical plan, frequently, a main entrance trimmed with stone or brick or a trace of half-timbering (photos 9, 17, 19, 24). A number of the later houses in the district have been labeled "Minimal Traditional" to acknowledge their references to the Colonial Revival style. These simple houses, constructed either with weatherboards or brick veneer, frequently have a classically-inspired door surround and/or front dormers (photos 2, 16, 26, 27). A few of these are typical "Cape Cod" designs (photo 26). There is also one Dutch Colonial-style house in the subdivision (photo 3). Behind a number of the houses are original, simple, wood-framed, detached garages.

Streets in the district are broad and gently curving with sidewalks on both sides. Street-side planting strips are intermittently planted with shade and flowering trees. Some of these were planted when the subdivision was first developed; others are replacements. Front yards are informally planted with shade trees, pines, shrubs, and lawn. A stream runs along the rear property lines of the houses on the south side of Martina Drive, marking the edge of the district. In recent years traffic islands have been constructed in positions indicated on the 1913 and 1915 plats but, until recently, never installed.

(Continued)

# 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 type="checkbox"/> landscape architecture
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government
		<input type="checkbox"/> invention	<input type="checkbox"/> religion
			<input type="checkbox"/> science
			<input type="checkbox"/> sculpture
			<input type="checkbox"/> social/humanitarian
			<input type="checkbox"/> theater
			<input type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other (specify) Social History

1913, 1915 (plats)

**Specific dates** 1921-1935 (active Builder/Architect Multiple

historic development)

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

Peachtree Highlands Historic District is historically significant in terms of community planning and development, architecture, and social history. In terms of community planning and development, it is significant in Atlanta as an example of a street-car/automobile suburb designed for the lower middle class. It provides an excellent contrast to Atlanta's many subdivisions of the same period designed for the upper middle and upper classes. In terms of architecture, it is significant for providing typical examples in Atlanta of vernacular housing of the 1920s and 1930s influenced by the Craftsman, English Cottage, and Colonial Revival styles. In terms of social history, the district is important for documenting one of the few intact historic neighborhoods associated with a representative group of Atlanta's lower middle class. These areas of significance support National Register eligibility under National Register Criteria A, B, and C.

## Community Planning and Development

Peachtree Highlands was first platted as a subdivision in 1913 and again in 1915, but development in the neighborhood did not actually begin until about 1920. The land was part of a family-owned land trust, the McKenzie Trust. William McKenzie, president of the trust, died in 1914. His two sons, both officers of the trust, were serving in the military at the time, and not until after the end of World War I did one son, Harold McKenzie, first with a partner and later on his own, begin the actual development of Peachtree Highlands. Beginning in 1921 the subdivision was advertised in the Atlanta Journal and Constitution; the first house was completed in 1922. From that time on development was rapid, with over 70% of the lots built on by 1935 when growth in the area was temporarily halted by the effects of the Depression.

Associated with the subdivision are two coattails developments. The Martina Drive extension was platted in 1927 and again in 1928; all the houses on the street were built by 1932. Although no plat was found for the East Paces Ferry Road houses, these were constructed during the same time period. The houses in these areas all relate closely in size, plan, and style to the houses directly in Peachtree Highlands.

The years from 1910 to 1929 were years of tremendous growth for Atlanta and its suburbs. The 1921 advertisement admonishing readers to "Watch Peachtree Highlands grow" could just as well have been applied to the city at large during this period. In 1900, Atlanta's population was 89,872; in 1910, 154,839; in 1920, 200,616; and in 1930, 270,035. The 1920s saw intensive nationwide media advertising of Atlanta's climate, labor supply, and natural resources. From 1926 to 1929 Atlanta received 760 new businesses, employing more than 20,000 people and paying more than thirty-four million dollars in annual wages. The city was coming into its own as a distribution center or "branch office" town.

(Continued)

# 9. Major Bibliographical References

See Continuation Sheet

# 10. Geographical Data

Acreeage of nominated property 40 Acres

Quadrangle name Northeast Atlanta, Georgia

Quadrangle scale 1:24000

### UTM References

A	<u>1</u> <u>6</u>	<u>7</u> <u>4</u> <u>3</u> <u>9</u> <u>6</u> <u>5</u>	<u>3</u> <u>7</u> <u>4</u> <u>7</u> <u>8</u> <u>0</u> <u>0</u>
	Zone	Easting	Northing

B	<u>1</u> <u>6</u>	<u>7</u> <u>4</u> <u>3</u> <u>5</u> <u>6</u> <u>0</u>	<u>3</u> <u>7</u> <u>4</u> <u>7</u> <u>0</u> <u>8</u> <u>0</u>
	Zone	Easting	Northing

C	<u>1</u> <u>6</u>	<u>7</u> <u>4</u> <u>3</u> <u>3</u> <u>4</u> <u>0</u>	<u>3</u> <u>7</u> <u>4</u> <u>7</u> <u>5</u> <u>4</u> <u>0</u>
	Zone	Easting	Northing

D	<u>1</u> <u>6</u>	<u>7</u> <u>4</u> <u>3</u> <u>5</u> <u>2</u> <u>0</u>	<u>3</u> <u>7</u> <u>4</u> <u>8</u> <u>0</u> <u>0</u> <u>0</u>
	Zone	Easting	Northing

E	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
	Zone	Easting	Northing

F	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
	Zone	Easting	Northing

G	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
	Zone	Easting	Northing

H	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
	Zone	Easting	Northing

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

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

state	<u>N/A</u>	code	county	code
-------	------------	------	--------	------

state		code	county	code
-------	--	------	--------	------

# 11. Form Prepared By

name/title Carolyn Brooks, National Register Researcher

organization Historic Preservation Section

Georgia Department of Natural Resources date April 24, 1986

street & number 1462 Floyd Towers East

205 Butler Street, S.E. telephone 404/656-2840

city or town Atlanta

state Georgia 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*  
Elizabeth A. Lyon

title Deputy State Historic Preservation Officer

date 4/23/86

### For NPS use only

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

Entered in the  
National Register

date 6-5-86

*for Delores Byers*  
Keeper of the National Register

Attest:

date

Chief of Registration

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Continuation sheet Description

Item number 7

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Non-contributing properties in the district consist of twenty-eight non-historic houses which are compatible in style, plan, and materials with the historic houses but which fall outside the historic period of the subdivision's development. There is also one intrusive ranch-style house built in the 1950s and a split-level house completed in 1980. Contributing historic properties number 105.

Boundary

The boundary, outlined with a heavy black line on the enclosed maps, has been drawn to include the historic houses in the area platted as Peachtree Highlands along with those on two adjacent streets which are historic coattails developments. The district is surrounded by non-historic housing on the south and new commercial development on the west, north, and east.

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The formerly downtown residential areas were being swallowed up by commerce. Block by block the old houses fell to new commercial building. Residential areas moved out in all directions: in 1907, Ansley Park to the north; 1910, Brookhaven to the north, Captial View to the south; 1911, Tuxedo Park along West Paces Ferry Road; 1913, Ansley Park Annex and 1913-1915, Peachtree Highlands; 1914, Boulevard Park on the east; 1923, Morningside Park and Brookwood Hills on the north; 1924, Avondale Estates on the east and in 1925, Garden Hills, again to the north. Although the city was expanding in all directions, it was the north side, then as now, which witnessed the greatest activity.

Two transportation developments made suburban living possible: the extension of public transportation and the widespread acceptance of the automobile. By 1907 the street car had arrived in Buckhead, where Peachtree Highlands is located, and in 1917 the line was extended to Camp Gordon at Cross Keys. Beginning with one automobile in the city in 1900, there were 1,500 by 1910. Peachtree Highlands was designed to take advantage of both. It had direct access to the street car line on Peachtree Road and each lot included a driveway.

Contrary to developments such as Ansley Park, Brookhaven, Tuxedo Park, and Brookwood Hills which were its contemporaries, Peachtree Highlands was aimed at less affluent working families, as shown earlier. Lots cost from \$860.00 to \$1,360.00. The average house was constructed at a cost of approximately \$7,000.00. Terms were easy. The people who responded to Peachtree Highlands' ads were working people.

While developed for and marketed toward the lower middle class, Peachtree Highlands included many of the amenities, though on a somewhat smaller scale, of the more affluent developments to the west of Peachtree. It had the same natural rolling terrain and the McKenzies were sensitive to this, in laying out relatively wide, gently curving chert paved streets with concrete curbing and sidewalks. The existing forest was not only little disturbed but enhanced with plantings of curb-side trees. Builders observed the standard setback and placed the houses so as to disturb the existing terrain as little as possible. Back yards in Peachtree Highlands are even today difficult to deal with and in many cases have been left more or less natural.

Peachtree Highlands is important in Atlanta as an example of a streetcar/automobile suburb designed for the lower middle class. It contained many of the same features as other suburbs of the same period planned for the upper middle and upper classes. Wide curvilinear streets, sidewalks, street trees, and provisions for electricity and sewage disposal were all part of the original design. Its front yards were landscaped in the same informal way as those in more affluent suburbs. The principal difference was in scale. Lots were smaller, and houses built on them were more modest in size and detailing. Peachtree Highlands is one of the few remaining intact areas of historic lower middle class housing in the city and the only one in Buckhead, the affluent area of Atlanta in which it is situated.

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Architecture

Architecturally, Peachtree Highlands Historic District is significant in Atlanta for providing typical urban examples of modest residential architecture of the 1920s and 1930s. The vernacular houses in the neighborhood reflect building materials, technologies, plans, and styles of the period as utilized for lower middle class housing. They illustrate how popular styles of the period, in particular the Craftsman, English Cottage, and Colonial Revival styles, were applied to modest housing. The earliest houses in the district are Craftsman-influenced, exhibiting such typical features as shallow-pitched gable roofs, exposed rafters, roofline brackets, Craftsman-style windows, and porches with heavy brick or stone supports. Number 14 Park Circle is a fine, full-blown example of a Craftsman/Bungalow house with shingle siding, a bracketed front dormer, and a porch with tapered piers. A number of houses illustrate how the English Cottage variation of the English Revival styles was applied to modest houses. These brick veneered, asymmetrically planned houses have steeply-pitched gable roofs, traces of half-timbering, and often round-arched or Tudor-arched entryways and/or porch openings detailed with decorative brick or stone work. A third group of houses labeled "Minimal Traditional" illustrate how Colonial Revival features such as symmetrical floor plans, classically-inspired door surrounds, and gabled dormers were applied to the most modest houses to finish them. Several "Cape Cod" houses are included in this group.

Of particular interest in the subdivision are a group of early prefabricated houses which were brought to the site pre-cut for assembly there. Four of these very modest, Craftsman-influenced houses (#4, 6, 8, 10 Park Circle) are documented to have come from the Minter-Melton Corporation in West Virginia. A number of others appear to be variations on the same house. The only Dutch Colonial-style house in the district is the exact reverse of a house featured in Colorkeed Home Plans, a 1926 Chicago publication, and may very well be a pattern-book house. The simple historic wood-framed garages remaining in the district are also of interest.

Social History

In terms of social history, the district is significant for documenting a neighborhood associated with a representative group of Atlanta's lower middle class. Clerks, a traveling salesman, a pharmacist, and tradesmen were among the people who historically lived in Peachtree Highlands. Although their individual contributions to Atlanta's history may be minor, collectively these people contributed to and supported the massive economic and population growth that characterized Atlanta in the early 20th century.

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Page 1

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No. 7, pp. 100/101

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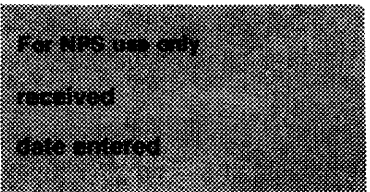
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(Continued)



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Page 2

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PEACHTREE HIGHLANDS HISTORIC DISTRICT  
Atlanta, Fulton County, Georgia

DISTRICT SKETCH MAP

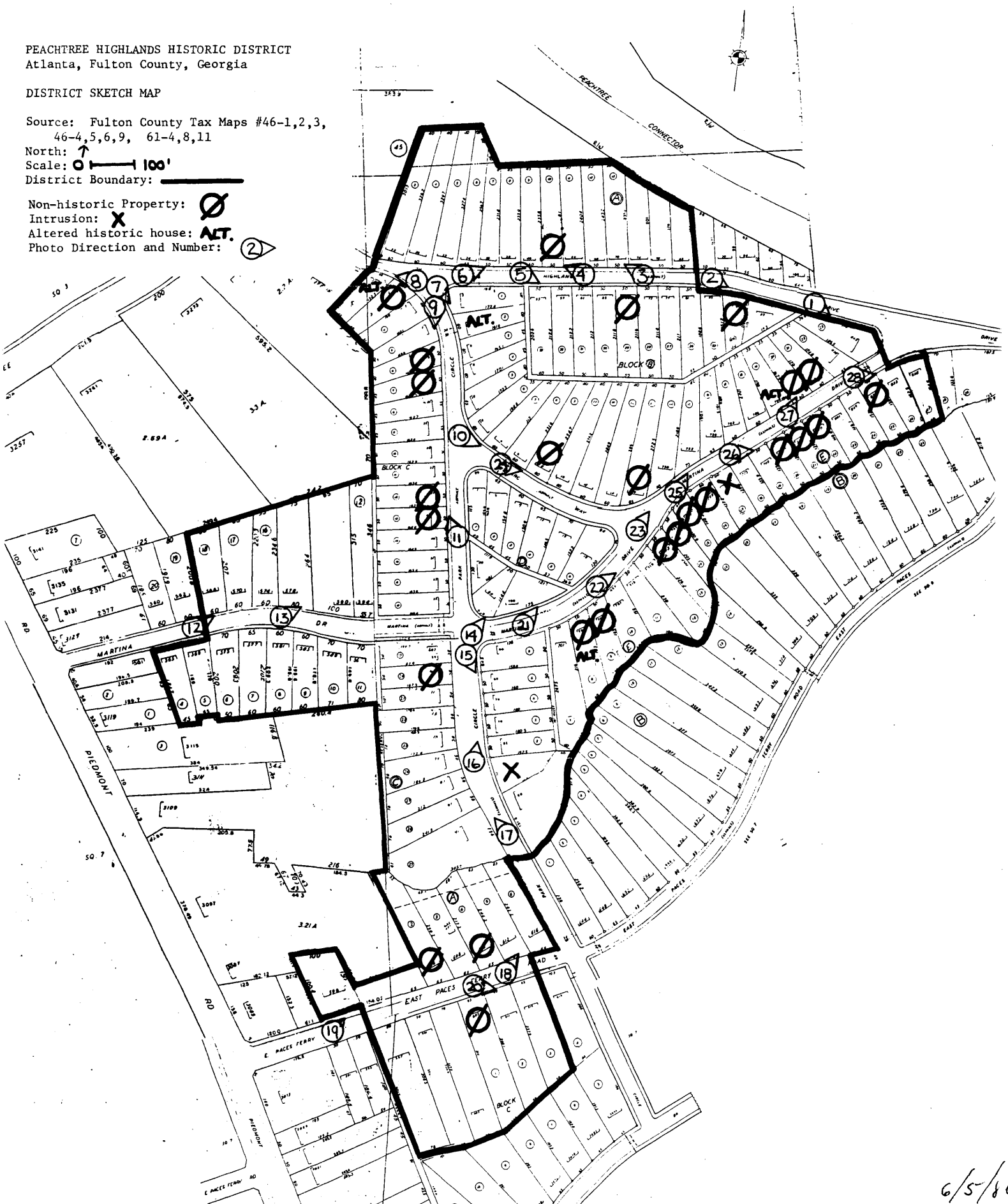
Source: Fulton County Tax Maps #46-1,2,3,  
46-4,5,6,9, 61-4,8,11

North: ↑

Scale: 0 — 100'

District Boundary: ———

Non-historic Property: ∅  
Intrusion: X  
Altered historic house: A.T.  
Photo Direction and Number: (2)



6/5/86