

United States Department of the Interior  
National Park Service



# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

### 1. Name of Property

historic name Longview-Huntley Hills Historic District

other names/site number \_\_\_\_\_

### 2. Location

street & number Montford Dr on west; Commodore Dr. on west and north; Shallowford Rd on east; Admiral Dr on south and east  not for publication

city or town Chamblee  vicinity

state Georgia code GA county DeKalb code 089 zip code 30341

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this  nomination \_\_\_ request for determination of eligibility 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 \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:  
 national  statewide  local

William R. Hover William R. Hover 2017 Jan. 18  
Signature of certifying official/Title Date

David Crass, Deputy SHPO Historic Preservation Division – Department of Natural Resources

State or Federal agency/bureau or Tribal Government \_\_\_\_\_

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government \_\_\_\_\_

### 4. National Park Service Certification

I hereby certify that this property is:  
 entered in the National Register  determined eligible for the National Register  
 determined not eligible for the National Register  removed from the National Register  
 other (explain:)

John Edson H. Beall 3.13.17  
Signature of the Keeper Date of Action

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**5. Classification**

**Ownership of Property**  
 (Check as many boxes as apply.)

- private
- public- Local
- public - State
- public - Federal

**Category of Property**  
 (Check only **one** box.)

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

**Number of Resources within Property**  
 (Do not include previously listed resources in the count.)

Contributing	Noncontributing	
694	71	buildings
1	0	sites
2	0	structures
0	0	objects
697	71	<b>Total</b>

**Name of related multiple property listing**  
 (Enter "N/A" if property is not part of a multiple property listing)

N/A

**Number of contributing resources previously listed in the National Register**

N/A

**6. Function or Use**

**Historic Functions**  
 (Enter categories from instructions.)

DOMESTIC: single dwelling  
 RECREATION AND CULTURE: sports facility;  
 outdoor recreation  
 EDUCATION: school

**Current Functions**  
 (Enter categories from instructions.)

DOMESTIC: single dwelling  
 RECREATION AND CULTURE: sports facility;  
 outdoor recreation  
 EDUCATION: school

**7. Description**

**Architectural Classification**  
 (Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS:  
 Colonial Revival  
 OTHER: American Small House, split level, split  
 foyer, two-story mid-century traditional types  
 OTHER: Contemporary style  
 MODERN MOVEMENT: ranch

**Materials**  
 (Enter categories from instructions.)

foundation: BRICK; STONE: granite  
 walls: BRICK; WOOD: weatherboard  
 roof: ASPHALT  
 other:

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### **Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

#### **Summary Paragraph**

The Longview-Huntley Hills Historic District is a residential subdivision constructed in several phases between the 1950s and the early 1970s in the city of Chamblee on the northern outskirts of metropolitan Atlanta. The layout of the almost 800 lots on over 300 acres is irregular, with curvilinear streets on gently rolling hills with mature trees. Front yards tend to meld into one another, providing landscape continuity. Sidewalks are rare, except near neighborhood entrances. Residential architecture includes good examples of the American Small House, the split-level house, and various styles and sub-types of ranch houses as identified in *Guidelines for Evaluation: The Ranch House in Georgia* (2011). Also approximately 90 houses are classified as split-foyer types. These are characterized by two full levels (one partially underground) with a main entrance between the floors leading to a foyer with two half-flights of stairs. There are also a number of two-story mid-century traditional house types. Overall integrity in the district is good, but noncontributing buildings include some houses with extensive alterations and a few infill houses built after the period of significance. Nonresidential resources include Huntley Hills Park, the Huntley Hills Elementary School (1964), and the Huntley Hills Swim and Tennis Club with pool, clubhouse, and tennis courts. While the district is mostly single-family residential, the surrounding area has higher density development along major arteries and highways that support shopping centers, restaurants, apartment complexes, and light industrial uses.

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### **Narrative Description**

*The following description was prepared by Nathan Brown, Nicole Gilbert, William Inman, Sarah Love, Collier Neeley, Casey Radke, Ellen Rankin, Whitney Rooks, Megan Wiginton, and Anna Williams graduate students at Georgia State University and minimally edited by Lynn Speno, Historic Preservation Division. The May 2015 "Longview-Huntley Hills" Historic District Information Form is on file at the Historic Preservation Division, Department of Natural Resources, Stockbridge, Georgia.*

Longview-Huntley Hills is a subdivision located in the city of Chamblee in DeKalb County, Georgia, northeast of downtown Atlanta. This post-World War II development, platted in the 1950s and generally completed by the beginning of the 1970s, was built in response to rapid growth in the Chamblee area. It was spurred by its proximity to the newly opened General Motors plant in neighboring Doraville and to other manufacturing plants built along the newly constructed Peachtree Industrial Boulevard that abuts the Longview-Huntley Hills neighborhood to the south.

The district is comprised of more than 320 rolling acres within 13 platted areas. The completed development encompasses the area now called Huntley Hills. It is comprised of American Small Houses (1950-1955), ranch houses (1958-1968), split-level houses (1963-1969), split-foyer houses (1963-1969), and two-story mid-century traditional houses (1968-1969), and some more recent construction. The houses generally have deep setbacks along curvilinear streets. In addition to the various house types, the houses have a range of styles that include plain, Colonial Revival, Contemporary, Eichleresque, and chalet influenced. The Longview-Huntley Hills district remains an enclave of 1950s through 1970s single-family houses and retains a high degree of integrity.

Abutting the south end of the neighborhood, and part of the original overall design plan, is the Chamblee Plaza Shopping Center. Opened on November 10, 1960, the shopping center was developed and built by H.W. Ivey Construction Company. However, because of alterations to the exterior, including window and door replacements, signage removal, and the application of synthetic stucco on the exterior, the resource no longer retains integrity and is not included within the boundaries of the historic district.

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Several other commercial buildings, including the neighborhood's former sales office (altered and noncontributing) at 3695 Longview Drive are just outside of the district. Behind this building is the brick manufacturing area where much of the brick used in Longview-Huntley Hills' houses was produced.

The Longview-Huntley Hills neighborhood is primarily a residential development that was built in sections over several decades in the mid-20th century. Long Construction Company built the segment of the neighborhood between Admiral and Longview drives to the intersection on the north with Plantation Lane; this first phase of houses is known as Longview Section 1. Generally the house types are spread throughout the development in an unidentifiable fashion; however, in two areas a single house type predominates. In the Longview I section, the ranch house is the overall dominant type; and along the eastern portion of the district is the American Small House section.

Longview-Huntley Hills, although completed in phased developments, reflects the overall design concept from 1955 plans by the Long Corporation. Typical of postwar subdivisions in Georgia, Longview-Huntley Hills was designed to have limited access to major arterial roads (five entryways to North Shallowford Road, one entryway to Chamblee-Dunwoody Road, and without direct access to Peachtree Industrial Boulevard), a curvilinear street alignment, common green space areas, long blocks, and cul-de-sacs. All streets within Longview-Huntley Hills are paved and include rollover concrete curbs, a defining landscape feature that is consistent throughout the neighborhood. The drainage system, including over 25 brick-lined concrete culverts and concrete drainage ditches, is original to the neighborhood and was built in 1960 (photo 22).

Like most domestic architecture of the mid-20th century, a majority of the houses in Longview-Huntley Hills display more emphasis on building form and type than on style. House types represented in the district include the American Small House, the ranch house and its subtypes, the split-level house, the split-foyer house, and some two-story mid-century traditional houses, which are unsystematically distributed throughout the neighborhood. The most common house type found in Longview-Huntley Hills is the ranch house, whose various subtypes constitute most of the contributing properties. Split-level and split-foyer types follow the ranch in popularity. The American Small Houses, which comprise a small percentage of the houses, are located in the area along Plantation Lane and McDaniel Street. Two-story mid-century traditional houses constitute another small percentage of the houses. The predominant exterior material of all of the houses is brick veneer over wood frame, but some houses have wood siding and, in a few instances, aluminum siding.

The vast majority of the houses have designs that appear to have been derived from popular house plan books of the time. Atlanta hosted several publishers of such plan books including the Home Builder's Plan Service, Builders Home Plans (formerly the DeKalb Home Planning Service), and W. D. Farmer's plan books. Additional potential plan sources were featured in the printed plan books, and offerings by Stratford Realty Company and weekly articles titled the "House of the Week" printed in the *Atlanta Constitution* that featured various plans by different firms and builders. There are strong similarities between many of the houses in Longview-Huntley Hills and some of the plans featured in these companies' plan books and advertisements, although few of the Longview-Huntley Hills house plans have been directly attributed to these sources.

## TYPES

### American Small House

The American Small House is the oldest house type found in Longview-Huntley Hills. Typically, American Small Houses were built between 1935 and 1950; however, those in Longview-Huntley Hills were built between 1950 and 1955 as part of the North Peachtree Homes subdivision that predated the first Long Corporation house. American Small Houses are nearly square in plan and are relatively compact with 900 to 1,500 square feet of living space. They are one to one-and a-half stories in height. Common features of the American Small House include narrow eaves, a side-gabled roof, and a plain style. The American Small House is only found in the eastern section of Longview-Huntley Hills along McDaniel Street, Plantation Lane,

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and North Peachtree Road. Examples can be found at 3982 McDaniel Street (photo 39) and 3983 McDaniel Street (photo 40).

### Ranch

The ranch house is characterized by its low, flat-pitched roof and horizontal emphasis, and is typically one story or, on occasion, one story with a lower level. The ranch is the predominant house type in the neighborhood and these houses were typically built between 1958 and 1968. Taking advantage of the natural topography, many of the ranch houses in Longview-Huntley Hills incorporate a garage and sometimes a living area under one side - referred to as a "raised ranch" sub-type in this document. There are several other subtypes of ranch houses in the district, including:

**Compact** – A small, simple house with a squat rectangular form, often accompanied by a carport. Examples include 2202 Plantation Lane (photo 42) and 3753 Admiral Drive (photo 34).

**Linear** – A long, linear, and narrow ranch house form with a 2:1 length-to-width ratio. This form may have slight projections or recesses, and may be situated transversely to fit a particular lot. Examples include 4070 Longview Drive (photo 55) and 2019 Ellwyn Drive (photo 36).

**Linear-With-Clusters** – Similar to the linear ranch, but with a projecting cluster of bedrooms, either to the front, rear, or at times both, that give the appearance of an "L" or "T" shape to the house. Examples include 3871 Carlton Drive (photo 29), 3914 Ensign Court (photo 19), and 1947 Plantation Lane (photo 16).

**Courtyard - Ranch** house with at least two projecting wings on the sides that form an inner courtyard. The courtyard is typically located on the front of the house. Examples include 3875 Longview Drive (photo 33), 3868 Carlton Drive (photo 28), and 3879 Commander Drive (photo 25).

**Half Courtyard** – The creation of a half courtyard made by the connection of two wings intersecting at 90-degree angles. Both wings must include living space in order to be considered a half courtyard. Examples include 3832 Longview Drive (photo 31) and 3853 Carlton Drive (photo 27).

**Raised Ranch** – This subtype generally looks like a one-story house with a garage and either crawl space or full basement below. The upper floor contains the majority of the living space in a layout that resembles the plan of a linear, courtyard, or linear-with-clusters ranch house type. Examples include 3832 Greenhill Drive (photo 13), 3782 Greenhill Drive (photo 11), and 3653 Admiral Drive (photo 3).

### Split Level

The split-level house often displays the horizontal lines, low-pitched roof, and overhanging eaves of the ranch house, but it consists of two sections with three floor levels. The first section, generally at or near ground level, is only one story in height and contains most of the family living areas, including the living, dining, and kitchen areas. Vertically offset by a half floor is the second section, which is two stories in height and is reached by half flights of stairs from the main level. Generally the upper floor, a half floor up from the main living section, contains bedrooms and bathrooms. Directly below these bedrooms and bathrooms and a half floor down from the living section is the lowest floor, which may contain utilities, a garage, a recreation room, and/or additional bedrooms. Often thought of as a derivative of the ranch house, the split-level developed concurrently with, but largely independent of the ranch. In Georgia, one of the earliest documented split-level houses is a 1940 example in Atlanta's Peachtree Park neighborhood. The split-level houses in Longview-Huntley Hills were predominately built between 1963 and 1969. Examples include 3995 Admiral Drive (photo 44) and 2083 Ellwyn Drive (photo 46).

### Split Foyer

The split-foyer house is a two-level variation of the split-level type. The exterior evidence denoting the type is the location of the main front door in relation to the windows. The door does not line up with the windows for

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either level because the entrance is located between the first and second floors. The main or front entrance to the house is at grade level, midway between the two floor levels. From this entrance foyer, the main living level is a half-floor up and the lower level is a half-floor down. It is this distinctive feature that accounts for the split foyer name. Split-foyer houses in the neighborhood based on plans by W.D. Farmer, an Atlanta planbook designer, include the Colonial Revival-style house at 4152 Admiral Way. Split-foyer houses were typically built in the neighborhood between 1963 and 1969. Examples include 3983 Forrestal Drive (photo 50) and 3728 Montford Drive (photo 6).

#### Two-Story Mid-Century Traditional

The final house type in Longview-Huntley Hills is two stories in height, with a centrally located entrance on the main floor and symmetrical fenestration patterns. In some instances the second floor projects out slightly over the first on the front or the back of the house, a minor variation based on post-Medieval English prototypes, and is therefore a subtype and has been referenced in previous district nominations, including the 2009 nomination for the Fairway Oaks-Greenview Historic District in Savannah, Georgia. These two-story houses are spread throughout Longview-Huntley Hills and were typically built between 1968 and 1969 and comprise a small percentage of the houses in Longview-Huntley Hills. Examples include 3996 Longview Drive (photo 48), 2012 Afond Court (photo 47), and 2002 Plantation Lane (photo 21).

#### STYLES

In addition to a house type, houses can be categorized as displaying a specific style. In Georgia, the style of the house is defined as the decoration or ornamentation that has been placed on a house in a systematic pattern or arrangement to create a specific visual effect; and/or the overall design of a house including proportion, scale, massing, symmetry or asymmetry, and the relationship among parts such as solids and voids or height, depth, and width.

#### Plain

The plain or no style is the most prevalent architectural style of the ranch house in Georgia. "Plain" is not so much a style in the historical sense, but rather a style in the modern mid-20th century sense -- an absence of historically derived forms and ornament. Plain style presents functionally derived forms and features, straightforward construction and use of materials, and an exterior design that often reflects the interior arrangement of spaces and functions. Its distinctive appearance is often visually striking in its bold simple forms. The style can have a variety of exterior materials with red brick as the most common. Examples include 3827 Longview Drive (photo 30), 3935 Ensign Court (photo 20), and 2133 Ellwyn Drive (photo 45).

#### Colonial Revival

The Colonial Revival style is identified by its use of historical elements, such as pediments over the front door, porticos, columns, shutters, 6/6 sash windows, and cornice moldings in a simplified accent. The second-story overhang subtype, loosely inspired by post-Medieval English examples, is common in the neighborhood. This subtype was relatively rare until the 1930s, but is used with some frequency in Georgia beginning in the 1960s. An example of this style is 2002 Plantation Lane (photo 21). Other examples of the Colonial Revival style include 3728 Montford Drive (photo 6) and 4109 Commodore Drive (photo 57). A variant is the use of the gambrel roof such as the house at 3995 Admiral Drive (photo 44).

#### Contemporary

The Contemporary style in Longview-Huntley Hills has a distinctive appearance: abstracted and stripped down to the very basics of form and structure. A hallmark of the style is exposed structural elements. Other hallmarks include wide overhanging eaves, metal-sash awning-type windows, sliding glass doors (sometimes in multiples to create a window-wall), and fixed plate-glass windows of irregular shapes fitted into the gable ends of the house below the roof lines at different angles. Examples include 3771 Greenhill Drive (photo 10), 3861 Greenhill Drive (photo 14), and 3864 Commander Drive (photo 26).

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### Eichleresque

The Eichleresque style is a variation on the Contemporary style and is typified by its low, broad, front-gable roofline, which is often accompanied by an intentional exposure of structural elements within the façade. The style is named for developer Joseph Eichler, who used a similar modern design aesthetic in the development of numerous California communities. Examples include 4058 Commodore Drive (photo 56) and 4051 Admiral Drive (photo 54).

### Chalet Influenced

The chalet-influenced style, found almost exclusively on the split-level type, is characterized by a vertical board second story, with diamond-paned casement windows surrounded by shutters, on top of a brick first floor. Examples include 4183 Longview Drive (photo 59) and 3972 Forrestal Drive (photo 49).

### Community Resources

Huntley Hills Elementary School, located at 2112 Seaman Circle, is an International Style building completed in 1964 and designed by Finch, Alexander, Barnes, Rothschild and Paschal (FABRAP). FABRAP is an architectural firm established in Atlanta in 1958 that specialized in sports stadiums, such as the Atlanta Fulton County Stadium constructed in 1965. The firm was also known as the lead design team for the construction of several major Atlanta business headquarters -- projects that included work for Coca-Cola, as well as the former Southern Bell Company.

The school has a red brick veneer exterior and a flat roof with wide overhanging eaves (photos 51 and 52). There are two entrances to the building; the main entrance is a large flat-roofed overhang with recessed panels in the ceiling and metal lettering for signage. The center of the building is two stories in height with clerestory windows and houses the "cafetorium," which was a new room type introduced in schools of the era: a combined cafeteria and auditorium designed to optimize the use of space in the school. There is a small parking lot that curves in front of the school. A covered walkway connects the main building to the gymnasium. A 19-room addition was completed in 1967. The property includes four temporary trailers (not counted in the resource count), a parking lot, and an athletic field. Green space on the property has well-maintained plantings, benches, and a prominent flagpole.

The Huntley Hills Swim & Tennis Club, with pool and clubhouse, is located in the center of the neighborhood on Commander Drive. The club was constructed in 1959 and, following a large expansion in 1971, the tennis courts were built. At the time of initial construction, the courts did not have lights, but a few years later coin-operated lights were installed (photos 23 and 24). The tennis courts and the pool are counted as two contributing structures; the clubhouse is a contributing building.

### Landscape

The topography of the neighborhood was a key aspect in the determination of the overall character of Longview-Huntley Hills. The neighborhood retains much of its original topography, characterized by the rolling hills typical of Georgia's Piedmont region. The resulting landscape is complemented with broad, two-lane streets that curve with the terrain (photos 8, 32, and 53). The area is further influenced by its relationship with Nancy Creek to the northwest, which forms a natural boundary for the district, and the smaller Nancy Creek tributary that runs through its western and southern parts. These two water sources have had a significant impact on the development of the neighborhood due in large part to the topography associated with their floodplains. At the time of the initial construction, many lots were deemed unsuitable for development. These subdivided lots were either incorporated into public spaces like the Huntley Hills Park or left vacant (photos 1 and 2). As construction technology advanced, several of these previously unbuildable lots were built upon (photo 5).

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The houses typically have relatively large and open front lawns, usually with a driveway, plantings along the foundations of the houses, plantings around mailboxes, and sometimes planters integrated into the design of the houses. The front yards are landscaped with lawns, shrubs, and trees in a free-flowing, generally unfenced continuous manner. The standard lot size is roughly 100 feet wide x 150 feet deep with a driveway to one side of the house. Most driveways are simple and straight. The lots are laid out on gentle slopes rising from the level of the street, leaving hilltops, valley bottoms, and steep slopes open for parks or green space. Lots are generally rectilinear with larger, broader lots along primary streets and at intersections. Another common feature is the inclusion of backyard courtyards, terraces, or patios that vary in size and shape, but frequently incorporate landscape features such as flowers and shrubs. The backyards are often fenced for privacy, safety, and to provide enclosed outdoor spaces for children and pets. Trees in the neighborhood are of a mature age and suggest retention from the original landscaping of the development (photos 9 and 17).

Huntley Hills Park is a linear park between Longview and Ensign drives and abutting Admiral Drive. Nancy Creek bisects the park, and a steel bridge spans the creek and leads directly into the park's "Butterfly Garden" on the Admiral Drive side of the park (photo 2). A large, fenced-in concrete drain at the Longview Drive entry allows the creek to pass under Admiral Drive. Nearby, a curved stone marker with a Huntley Hills sign welcomes guests into the neighborhood (photo 1). There is a small playground on the Admiral Drive side, and one of the few sidewalks in the neighborhood runs alongside the park on Ensign Drive. The sidewalk curves into the street denoting the park's termination. The park is counted as one contributing site.

Sidewalks within Longview-Huntley Hills are rare and are typically located near entrances to the neighborhood such as the south end of Longview Drive and Admiral Way, around Huntley Hills Elementary School, and near the recently constructed roundabouts - one at the intersection of Admiral and Longview drives and another at the Ellwyn Drive and Longview Drive intersection.

The streets within the district have changed little from their original appearance and are landscaped on both sides with carefully aligned curbs, smooth lawns, shrubs, and trees that border the streets throughout Longview-Huntley Hills (photos 12 and 37). This streetscape blends with the landscaping of adjoining lots to create the appearance of a vast public park.

### Noncontributing

Noncontributing resources are properties that were constructed after the end of the period of significance, or properties that have lost their historic integrity (so altered that they cannot be recognized as historic properties today). The following criteria have been used to identify noncontributing properties in the Longview-Huntley Hills Historic District.

Noncontributing houses in the Longview-Huntley Hills Historic District include the following four categories:

1. Historic houses to which a full or partial second floor has been added. Adding a full or partial second floor obscures the historic one-story identity of the house (especially ranch houses), alters its historic form and proportions, and results in the loss of the historic roof. An example is 3964 McDaniel Street (photo 38).
2. Historic houses with extensive non-historic alterations to their original rooflines. Generally this applies to houses where the original roof has been extended, raised, or replaced with a much larger roof, often referred to as a "pop-up". Examples include 1978 Plantation Lane (photo 18) and 3746 Montford Drive (photo 7).
3. Extensively altered historic houses. Physical alterations have significantly changed the size, scale, proportions, materials, details, and/or overall architectural character of these houses. Examples of extensively altered historic houses in Longview-Huntley Hills are at 4221 Admiral Drive (photo 58) and 3876 Greenhill Drive (photo 15).



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4. Houses built after the end of the district's period of significance in 1973. Examples of modern infill in Longview-Huntley Hills include 2216 Plantation Lane (photo 43) and 2110 Plantation Lane (photo 35).

Although they do alter the historic architecture of a house, many individual or small-scale alterations do not make houses in this historic district noncontributing. Common minor alterations include:

- Expanded rooflines or dormers that do not significantly alter the size, proportion, or shape of the original roof.
- Rear or small-scale additions that do not overwhelm or obscure the original size and architectural character of the historic house or significantly change its proportions.
- New exterior replacement materials that do not compromise the overall form, proportion, and detailing of the historic house.
- New front porches or entries of a small size that are in scale and character with the historic house.
- Garage, carport, or side-porch enclosures.
- Small-scale applications of incompatible new exterior materials (i.e. front steps reconstructed with stacked fieldstone).

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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions.)

Architecture

Community Planning and Development

**Period of Significance**

c.1950-1973

**Significant Dates**

c.1950 – date of earliest American Small House

1973 – date of last house within historic period

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Armour, John (builder)

Cube Construction Company (builder)

Farmer, W.D. (architect)

Finch, Alexander, Barnes, Rothschild and Paschal (architect)

Long Construction Company (builder)

**Period of Significance (justification)**

The period of significance begins with the date of construction of the first houses in the district and ends in 1973 to include the end of the neighborhood's last major phase of historic development.

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**Criteria Considerations (explanation, if necessary)**

N/A

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Longview-Huntley Hills Historic District was developed in response to rapid population growth north of Atlanta in the decades following World War II. This middle-class automobile suburb was designed to provide well-built, affordable housing for the families of workers in nearby manufacturing plants such as General Motors. The district is significant at the local level under Criterion A in the area of community planning and development as a designed suburb based on the mobility provided by the automobile and the surrounding network of arterial streets. Its 13 platted subdivisions reflect the era's predominant planning trends that included easy access to amenities such as schools and shopping centers. Longview-Huntley Hills is a good example of the type of community facilitated by the availability of Federal Housing Administration (FHA) and Veterans Administration (VA) loans after World War II. The district is also significant at the local level under Criterion C in the area of architecture for its good intact collection of mid-20th-century houses that followed major national trends, with some distinctive Georgia influences on the various types and styles. Many of the houses were based on plans by W. D. Farmer, an Atlanta native considered a pioneer in the production of the type of stock designs found in pattern books. Huntley Hills Elementary School was designed by one of Atlanta's most progressive mid-20th-century architecture firms: Finch, Alexander, Barnes, Rothschild and Pascal (FABRAP). Home builders included the Long Construction Company and John Armour, among others.

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

The Longview-Huntley Hills Historic District is significant at the local level under Criterion A in the area of community planning and development because it is a good example of a master-planned, post-World-War-II subdivision designed for the expanding middle class in the Atlanta metropolitan area. Its 13 platted subdivisions reflect the era's predominant planning trends that included easy access to amenities such as schools, shopping centers, churches, and highways. After World War II, the Federal Housing Administration (FHA) began to move away from supporting developments that followed a strict street grid pattern. In response to the FHA, developers designed Longview-Huntley Hills to have wide, long curvilinear streets to accommodate the automobile. The design also focused on creating a picturesque park-like atmosphere with few sidewalks, even setbacks for regularly spaced houses, minimally defined front lawns with shrubbery close to the house and a few ornamental tree plantings, and efficiently constructed modest residences that were initially built for white families.

Post-World War II Suburban Design

After 1940 the FHA guidelines influenced the form of most subdivision development in the United States. The FHA had leverage because the agency provided mortgage insurance that made houses affordable for even moderate-income Americans. "Successful Subdivisions" (1940) was the FHA's first land-planning bulletin. This publication encouraged the use of long blocks set on curvilinear streets that fit the contours of the land, the preservation of "natural" features, and the design of an internal street system that discouraged through-traffic. This resulted in loop roads and cul-de-sacs that connected to nearby arterial streets at limited locations. The agency also required a professional plan that suggested streets of a certain width, uniform lots with driveways, and protective covenants to ensure conformity to established building standards. The inward focus and the diminished connectivity to existing communities was a major change in neighborhood design. Most of these new suburbs were on the outskirts of cities that were served by highways and arterial roads designed to carry heavy traffic.

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Ranch and split-level houses also tended to require wider lots. Streets without sidewalks became more common, as did wide driveways leading to carports or garages. Mass-construction techniques allowed entire subdivisions to be built using only a few variations on the same house plans. Since the FHA would only insure a maximum loan amount, most late 1940s and early 1950s suburbs tended to have smaller houses than the later subdivisions from the 1950s and 1960s. Some of the ideas that formed the framework for mid-20th century suburbs in the United States had their genesis in the early 20th century through the ideas of New York planner Clarence Perry (1872-1944). His concept of the "neighborhood unit" was a way of organizing expanding cities into smaller sub-areas to use as somewhat self-contained building blocks. A few of Perry's principles that appear to have been utilized in the Longview-Huntley Hills Historic District include:

- Placing arterial streets along the perimeter.
- Designing curvilinear internal streets that discourage through traffic.
- Restricting shopping areas to the perimeter or near the main entrance to the neighborhood.
- Centering schools so that they are within walking distance of residents' houses.
- Dedicating land for parks and open space.

### Mid-20th-Century Suburbs in Georgia

**Note:** *The following analysis was written by Richard Cloues in 2009 as part of the Georgia Historic Preservation Division's initiative on ranch houses and mid-20th century subdivisions in Georgia. It has been adopted with minimal editing for this nomination.*

Mid-20th-century suburban residential development in Georgia is dominated by subdivisions of single-family houses. These subdivisions generally conform to prevailing national conventions but with distinctive characteristics expressive of Georgia's physical environment and housing market.

Subdivisions are generally located on the fringes of established communities. They are usually interconnected with the older, contiguous residential development, but sometimes in an awkward arrangement of street alignments. Occasionally a mid-century subdivision is developed along a simple extension of a community's gridiron street plan. Subdivisions range in size from small (just a handful of house lots) to fairly large (a few hundred houses); most are on the smaller end of the scale. They generally feature a curvilinear or irregular street layout, often with cul-de-sacs, sometimes fitted into the natural terrain, sometimes not. Straight streets are sometimes incorporated into an otherwise irregularly planned subdivision, and sometimes streets are laid out in a seemingly arbitrary winding or curving pattern. Occasionally a mid-century subdivision will be laid out entirely with straight streets in a traditional gridiron pattern. Entrance streets often are wider or have landscaped medians; major intersections are sometimes augmented with landscaped traffic islands or sweeping turns. Most subdivisions are situated off major roads and have no major thoroughfares within their boundaries, although some larger subdivisions may have a single "main street" with curvilinear or cul-de-sac streets branching off.

In Georgia, subdivisions tend to be relatively small, containing from a few to a hundred or so houses. Larger residential suburbs usually consist of multiple small subdivisions, sometimes by the same developer and sometimes by different developers acting independently in the same area, and usually pieced together over time, often with odd or awkward interrelationships of streets and lots at their boundaries. Individual subdivisions generally have similarly sized building lots and similar houses, but because of the relatively small size of these subdivisions, the larger suburb of which they are a part may have a wide variety of lot sizes, house sizes, and house types. Distinctly different subdivisions are often separated from one another by main highways, but it is also common to have subdivisions of different scales and sizes interconnected, even if awkwardly, through their street plans.

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Subdivision house lots are generally irregularly shaped, resulting from the curvilinear streets and cul-de-sacs, although lots tend to be uniformly sized. Lots along straighter streets are generally rectangular in shape. Building lines or setbacks tend to be uniform, especially in subdivisions with smaller lots; subdivisions with larger lots may allow for customized, non-uniform siting of houses. Subdivisions with gridiron street plans often have their street intersections "softened" with broad curves and corner-lot houses set on the diagonal.

Landscaping in mid-20th-century subdivisions usually is shaped by the natural terrain, the layout of the subdivision streets, and prevailing ideas about residential landscape design. Overall, subdivision landscaping tends to be informal, somewhat naturalistic in appearance, with deliberate design treatments in the immediate yards of houses and with large backyard expanses of natural landscape. Some early mid-20th-century subdivisions may feature traditional street trees. But generally the landscaping of mid-20th-century subdivisions is more casual, accentuated by topography, curvilinear street layouts, and irregularly shaped lots. Open front lawns blending together from one yard to the next are a dominant landscape feature. Many lawns have a scattering of trees, either hardwood or pine, sometimes both. Pine trees dominate many subdivisions because they were the first trees to grow back on abandoned farmland being converted to residential use. Dogwood trees were often planted in front yards for aesthetic effect. Irregularly shaped planting beds covered with pine straw and planted with azaleas commonly surround the trees. Foundation plantings around the fronts and sides of houses are almost ubiquitous; some are closely clipped, others are in a more natural state, depending on the types of shrubs and the owners' aesthetic preferences. Front entry terraces, patios, and planters are common and are commonly planted with a variety of shrubbery. Ornamental or specimen plants are frequently found around mailboxes or in planting beds at the street ends of driveways; occasionally a planting bed is located in the middle of a front lawn. Some mailboxes are supported by elaborate brick "posts" made of the same bricks as the houses they are associated with; others are supported on ornamental metal posts similar to the faux-vine metal porch posts found on many houses. There are very few front-yard fences of any kind in mid-20th-century subdivisions. Front and side property lines are often not clearly defined; in other cases, property lines are delineated by low hedges or retaining walls or distinct changes in topography. Backyards are relatively large and often contain large trees, which create a dense wooded effect, and they are often fenced for privacy and security; in many subdivisions, chain-link fencing was the preferred type.

Concrete or occasionally granite curbs line the streets and define the front edges of yards; in a few subdivisions there are no curbs. As a general rule, sidewalks are not present except along major subdivision streets. Some early mid-20th-century subdivisions did not have paved streets, especially if they were beyond corporate limits and jurisdiction of city building and subdivision codes, although by the mid-1950s most subdivision streets were paved. Driveways and many front walks are generally of concrete, sometimes curbed, usually not. A few driveways have low brick or concrete retaining walls along one side, an accommodation to the steeply sloping lots in some parts of the district. Most driveways are full-width, although in some early subdivisions the driveways may consist of paved tire tracks only.

Subdivision land deemed unsuitable for house construction often was "reserved" for use as passive or active neighborhood parks. Some were left in their natural state; others were improved with recreational facilities. A distinctive subdivision landscape feature is signage at the main entrance or entrances to the subdivision featuring the name of the subdivision. Subdivision signage ranges from simple wood or masonry signs to elaborate architect-designed sculptures. Most subdivision signage is accompanied by some form of landscaping, usually shrubbery, and sometimes flowering plants.

This type of subdivision landscaping is widespread throughout Georgia's mid-century suburbs and was popularized through numerous promotional features and "how-to" articles in *Southern Living* and other lifestyle magazines. Much of it results from the combined efforts of "do-it-yourself" home gardeners. Some subdivision yards, generally around the larger houses, have extensively landscaped grounds expressive of what has been called the "California Style" of landscaping loosely based on the work of the California

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landscape architect Thomas Church and publicized through feature articles in *Sunset* magazine (the same magazine that also promoted the new mid-century ranch houses that filled many of these subdivisions).

Most Georgia subdivisions are exclusively residential. Some may contain a small community "clubhouse," a swimming pool, or tennis courts. Other kinds of suburban development generally took place on their periphery or nearby at major highway intersections or in "strips" along major highways outside the subdivision. This development included churches, schools, stores, offices, restaurants and other places of entertainment and recreation, and cultural facilities such as libraries. In most cases, this development took place independently of the residential subdivision development, although sometimes the same developers were involved. Few subdivisions were located close to industrial plants with the exception of those which provided employee housing, and even those tended to be located some distance from the industrial facility.

There are no mega-suburbs on the scale of a Levittown in the state; the state's largest home builders tended to develop a series of smaller subdivisions rather than single larger ones. Northwoods is the first large-scale "master-planned" mid-20th-century suburb that has been identified in Georgia. It was developed starting in the late 1940s to provide housing for employees at the new nearby General Motors Assembly Plant in Doraville. At the time of initial planning, it included more than 750 houses of several sizes, types, and styles, a strip shopping center along a contiguous highway, a professional office building, two churches, a school, and public parkland. Longview-Huntley Hills provided additional mid-century housing nearby when it was developed beginning in the 1950s.

Subdivisions in Georgia were developed by combinations of real estate companies, land developers, contractors and builders, and homebuyers. One combination involved a real estate company that would acquire the land, have it subdivided, build the infrastructure, and then sell individual lots to builders or prospective homebuyers. The builders would then either build on speculation or under contract; or the prospective homebuyers would hire their own builders to build their houses. Another combination involved a land developer who would acquire the land, subdivide it, build the infrastructure, and then contract with one or more builders to build houses either on speculation or under contract with homebuyers. In a variation of this model, the land developer would also serve as the general contractor. Given the large numbers of small subdivisions throughout the state, almost any combination of land acquisition, subdivision development, and house construction can be found. In any combination, house designs could come from plan books, newspaper articles, architect-builders, or architects, and they could be supplied through the land developer, the general contractor, or the prospective homebuyer.

Under Criterion C in the area of architecture, the Longview-Huntley Hills Historic District is locally significant for its good intact collection of mid-20th-century residential architecture. Primarily comprised of houses constructed between 1950 and 1973, the district includes varied examples of American Small Houses, ranch houses, split-level houses, split-foyer houses, and two-story mid-century traditional house types. Styles include excellent examples of important mid-20th century architectural styles such as Colonial Revival, Contemporary, and Eichleresque.

Longview-Huntley Hills is also significant in the area of architecture because of the houses derived from plans by local architects and pattern books. Long Construction Company, which built the houses in the Longview section of the district, was known locally for constructing the Darlington Apartments at 2025 Peachtree Road. They were also known for building houses throughout the Southeast, predominantly in South Carolina, Florida, and Puerto Rico. Many of the house plans were designed by W.D. Farmer who designed many houses in Atlanta and across the country. Farmer was a three-time winner of the Silver Hexagon International Award of Excellence for home design. He also received the 1994 Designer of the Year award and the Lifetime Achievement Award. John Armour was a local builder known for his quality workmanship, which he applied to houses in Longview-Huntley Hills, while maintaining an affordable price for the houses. Finch, Alexander,

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Barnes, Rothschild and Paschal (FABRAP) designed Huntley Hills Elementary School in the International Style. A local Atlanta design firm, FABRAP, was considered one of the city's most progressive design firms at the time. They specialized in stadiums and the headquarters of Atlanta corporations like Coca-Cola.

### American Small House

The American Small House is a small single-family house, built in large numbers, all across the state, from the mid-1930s to the early 1950s. These small houses represent a unique national response to the challenge of providing affordable housing during two decades of economic hardship brought about by the Great Depression, World War II, and postwar recovery. The American Small House is a small, detached, single-family house. Architecturally, it is compact, nearly square although sometimes rectangular in plan, one-story high, and usually gable roofed, simply and tightly massed, and simply detailed. It contains at a minimum three major rooms (living room, kitchen, and bedroom, with a bathroom and utility closet) and generally a maximum of five rooms (living room, dining room — usually a "space" more than a separate room — kitchen, and two bedrooms, along with the bathroom and closet). The two-bedroom version is most common since it was the smallest house for which FHA would guarantee mortgages. There are good examples of this type in the Longview-Huntley Hills Historic District.

### Ranch House

The ranch house was the predominant architectural type of post-World-War-II America. In Georgia it was also the most prolific house type built during the mid-20th century. Easily constructed and adaptable, the ranch house became popular in Georgia as the need for housing grew exponentially during this period.

The ranch house type is characterized by its horizontality and low-pitched or flat roof. *The Ranch House in Georgia: Guidelines for Evaluation* (2011) is the basis for classification generally used in Georgia. There are many good examples of subtypes found in the Longview-Huntley Hills Historic District, including the compact ranch, linear ranch, transverse ranch, linear-with-clusters, and the half-courtyard or "L"-shaped ranch.

**Note:** *The following analysis was written by Richard Cloues in 2009 as part of the Georgia Historic Preservation Division's initiative on ranch houses and mid-20th century subdivisions in Georgia. It has been adopted with minimal editing for this nomination.*

The mid-20th-century ranch house had its beginnings in California during the early 20th century as a regional reincarnation of the traditional 19th-century Southwestern adobe ranch house. Its chief characteristics are its long, low, sometimes sprawling form, its variety of exterior building materials, its variety of window sizes and shapes, and its zoned interior with open-space plans for family living areas (living, dining, kitchen, and recreation areas) and closed-space plans for bedrooms, bathrooms, and sometimes a study or den. Ranch houses also employed picture windows, sliding-glass doors, porches, and patios to integrate the interior spaces of the house with the surrounding yard. After an initial phase of development as a generally high-end custom-designed house in the 1930s, the ranch house quickly morphed into a new standard middle-class suburban house. California merchant-builders were constructing thousands of new ranch houses in newly developing suburban communities by the early 1940s. Their efforts were cut short by World War II, but only temporarily. Following the war, the ranch house regained its popularity in California and spread across the country, fueled by unprecedented demand for new single-family houses and a mass-media frenzy over this new type of single-family house. During the 1950s, the ranch house was the predominant type of house being built almost everywhere, accounting for as much as 70% of all new houses in some parts of the country.

In Georgia, the ranch house first appeared, somewhat anomalously, in a mid-1930s house in the small central-Georgia town of Fort Valley built for a couple recently returned from a trip to California. A few architect-designed ranch houses were built in Atlanta in the early 1940s. Following the end of World War II, in Georgia

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as in the rest of the country, the ranch house appeared in a wide variety of sizes and forms and in dramatically increasing numbers. The earliest documented postwar ranch houses in Georgia were built starting around 1947; they included custom-designed houses in larger cities like Macon and Atlanta and the first middle-class ranch-house subdivisions in the Atlanta area. By about 1950, the ranch house was becoming the norm for new single-family houses across the state. The early 1950s were a period of experimentation with ranch-house forms and styles; houses built during these years included simple, plain versions, Colonial Revival-styled versions, and elaborate and sometimes unconventional Contemporary-style versions with unusual massing and roof forms. By the late 1950s, ranch-house designs began to coalesce into three major forms -- a simple, plain form; a Colonial Revival-style form; and a somewhat conservative Contemporary-style form -- and these forms persisted well into the 1960s. By the late 1950s, ranch houses generally had become much larger, reflecting increasing prosperity and rising expectations.

Across the state, ranch houses accounted for between two-thirds and three-quarters of all the new houses built during the 1950s and into the 1960s. Although conforming to national norms in most respects, ranch houses in Georgia have several distinctive if not unique regional characteristics. Chief among them is the use of red brick as an exterior building material; indeed, from 1947 on, the "red-brick ranch house" is the "signature" Georgia ranch house. Other distinctive characteristics include screened porches, integral carports and garages, picture windows with or flanked by operable sash for ventilation during warm weather, and jalousie or awning windows also for ventilation during warm weather and frequent summer thunderstorms. Most ranch houses in Georgia were built in subdivisions; the earliest ranch-house subdivisions date from 1947, but most were developed in the 1950s. Unlike the mega-subdivisions with hundreds and thousands of houses being developed in California and the Northeast, most of Georgia's subdivisions were smaller in scale and more scattered throughout emerging suburban areas; but like those larger developments elsewhere, Georgia's ranch-house subdivisions were usually isolated from major thoroughfares and almost always employed the new curvilinear street layout. In smaller cities and towns, however, the new ranch-house developments were sometimes built on a simple extension of an earlier gridiron street plan. Ranch houses in Georgia also appeared as infill housing in established communities, in small pockets on the outskirts of established communities, and in isolated rural areas where they often served as farmhouses.

### Split-Level House

Split-level houses comprise the other common house type with many good examples found in the Longview-Huntley Hills Historic District. Split-level houses have two stories stacked on top of each other with another level situated halfway between the stacked stories. Half flights of stairs lead from the entry level to the other two floors. Because of the three levels, living space is divided within the house, with distinct areas for different activities. Built in the 1950s and 1960s, these houses used similar materials to those used for ranch houses.

**Note:** *The following narrative was written by Richard Cloues c.2010 as part of the Georgia Historic Preservation Division's initiative on mid-20th century house types in Georgia. It has been adopted with minimal editing for this nomination.*

Although less well documented than the ranch house, the split-level house type is recognizable as an important, if less numerous, form of mid-20th-century house in Georgia. The split-level house consists of two sections with three floor levels: a one-story section with family living areas including the living, dining, and kitchen areas, generally at or near ground level; and a second section with two floors, generally containing bedrooms and bathrooms in the upper section, a half-floor up from the living section, and a garage, recreation room, or additional bedrooms in the lower section, a half-floor down from the living section. Often thought of as a derivative of the ranch house, and often displaying the same horizontal lines, low-pitched roof, and overhanging eaves, the split-level developed concurrently with, but largely independently of, the ranch. Although it reached its greatest popularity in the mid-to-late 1950s, nationally and in Georgia, the split-level can



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be traced back through the 1930s, with mass-marketed versions being offered by such companies as Sears, Roebuck, and Company and with custom designs being developed by prominent architects including Frank Lloyd Wright, to its apparent origins in California in the early 20th-century with precedent-setting multi-level houses designed for steeply sloping lots by Frank Lloyd Wright.

In some parts of the country, particularly around New York City, split-level houses outnumbered ranch houses in the mid-1950s, but in Georgia the split-level house was always secondary, even in light of its suitability to sloping building sites in the heavily populated Piedmont region of the state. One of the earliest split-level houses in Georgia is a 1940 example in the Peachtree Park neighborhood of Atlanta. This house has a more vertical orientation than most later split-level houses and is styled in the English Vernacular Revival mode; in this manner it is similar to some of the split-level houses featured in the 1930s Sears catalogs. Most split-level houses in Georgia date from the mid-1950s into the 1960s. They are generally interspersed among ranch houses in new subdivisions, although they also occur as infill in established communities, and there are occasional small subdivisions almost exclusively populated by split-level houses. Stylistically, split-level houses are similar to ranch houses: the most popular style is Colonial Revival, followed somewhat distantly by the Contemporary, but most split-level houses are relatively plain with no particular architectural style.

#### Split-Foyer House

The split-foyer house is a two-level variation of the split-level type. It is not well documented in Georgia at this time, however, it is an important mid-20th century house type. The exterior evidence denoting the type is the location of the main front door in relation to the windows. The door does not line up with the windows for either level because the entrance is located between the first and second floors. The main or front entrance to the house is at grade level, midway between the two floor levels. From this entrance foyer, the main living level is a half-floor up and the lower level is a half-floor down. It is this distinctive feature that accounts for the split foyer name. Almost 100 of the split-foyer houses were built in Longview-Huntley Hills between 1963 and 1969.

#### Two-Story Mid-Century Traditional House

The two-story mid-century traditional house in Longview-Huntley Hills is two stories in height, with a centrally located entrance on the main floor and symmetrical fenestration patterns. In some instances the second floor projects out slightly over the first on the front or the back of the house, a minor variation based on post-Medieval English prototypes, and is therefore a subtype and has been referenced in previous district nominations, including the 2009 nomination for the Fairway Oaks-Greenview Historic District in Savannah (Chatham County), Georgia. The few examples of this house type are spread throughout Longview-Huntley Hills and were typically built between 1968 and 1969.

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#### **Developmental history/additional historic context information (if appropriate)**

*The following narrative context was prepared by Nathan Brown, Nicole Gilbert, William Inman, Sarah Love, Collier Neeley, Casey Radke, Ellen Rankin, Whitney Rooks, Megan Wiginton, and Anna Williams graduate students at Georgia State University and minimally edited by Lynn Speno, Historic Preservation Division. The May 2015 "Longview-Huntley Hills" Historic District Information Form is on file at the Historic Preservation Division, Department of Natural Resources, Stockbridge, Georgia.*

The City of Chamblee began as "Roswell Junction" on a spur line of the Richmond and Danville Railroad and developed as a dairy community. As the town grew, authorities rejected the name of Roswell Junction and renamed their town "Chamblee" after an African American railroad worker who had entered the name in a

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contest. Incorporated in 1908, the city experienced its first building boom in 1917 when Camp Gordon was built for the United States Army 82nd Airborne Division and as a training camp for non-English-speaking recruits at what is now Peachtree-DeKalb Airport.<sup>1</sup> During World War II, the U.S. Navy took over Camp Gordon to serve as a military airport and flight training school. DeKalb County had been mainly dairy country for the first half of the 20th century, and even with the presence of the military, Chamblee maintained its character as a dairy center for Atlanta until the late 1940s, when large-scale housing development took over.<sup>2</sup>

During the mid-20th century, Chamblee experienced tremendous growth and development. In 1945, General Motors (GM) purchased a large tract of dairy farmland to construct an assembly plant on the northern border of Chamblee.<sup>3</sup> As a result in 1949, Peachtree Industrial Boulevard was paved to accommodate GM and became the main highway linking with Peachtree Road. Following GM's lead, two dozen national companies opened heavy industrial plants in Chamblee including U.S. Envelope, Boyle Midway, General Electric, John Deere, Singer, Eastman-Kodak, Write Right, Allis Chalmers, and Westinghouse.<sup>4</sup> Along with the factories came new houses to accommodate the workers. The population more than tripled from 1940 through 1960.<sup>5</sup> The city limits were expanded during this period to encompass numerous residential developments. From 1945 to 1970, the total number of subdivisions in DeKalb County reached 1,300 and comprised more than 70% of new residential construction.<sup>6</sup> In 1959, the Naval Air Station became DeKalb-Peachtree Airport. At that time the city purchased Keswick Park, prompting newspapers to write that Chamblee was the metropolitan Atlanta area's most progressive city in parks development.<sup>7</sup>

DeKalb County quickly transformed from rural to suburban, with the G.I. Bill making it possible for returning veterans to purchase houses in newly built subdivisions adhering to the Federal Housing Administration's minimum requirements for loan eligibility. Nationally, the demand for housing increased rapidly, and the maximum loan amount allowed to veterans under the VA Home Loan Program increased from 50% (not to exceed \$4,000) to 60% (not to exceed \$7,500). Loan eligibility expanded to include un-remarried widows of veterans and the maximum maturity of loans was extended from 25 to 30 years.<sup>8</sup>

Following postwar trends in development and increased demand for suburban housing, the Longview-Huntley Hills subdivision was developed in response to growth in the Chamblee area. The curvilinear streets and house types, particularly the ranch house, are typical of 1950s development. The earliest section, developed from 1958 to 1962, was named Longview after the Long family, who owned the corporation. While sales brochures state that Long Construction Company had been building since 1914, the earliest corporation files that have been located are those filed with the Georgia Secretary of State in September of 1949, naming Elizabeth T. Long as CEO.<sup>9</sup> Long Corporation also built the Darlington Apartments at 2025 Peachtree Road, where their offices were located and the Howell House at 710 Peachtree Street (both outside the district). In addition to Atlanta buildings, Long Corporation also built military housing throughout the Southeast, predominantly in South Carolina, Florida, and Puerto Rico. Long Corporation's land acquisition began soon after the end of World War II and included DeKalb County Land Lots 308, 323, 324, 333, and 334, all of which were purchased from other development companies. Part of this land was a small earlier subdivision of

<sup>1</sup> Diane Shearer and Brenda Deily Constan, *Chamblee, GA: A Centennial Portrait*, 9.

<sup>2</sup> Ellen Rankin, 2014, Longview Subdivision: 1958-1962: 3.

<sup>3</sup> Diane Shearer and Brenda Deily Constan, *Chamblee, GA: A Centennial Portrait*, 6.

<sup>4</sup> Chamblee Chamber of Commerce, "Chamblee," 1960 U.S. City Directory, 8.

<sup>5</sup> U.S. Census Bureau, Population Census City of Chamblee 1940-2010.

<sup>6</sup> "Single Family Residential Development: DeKalb County, Georgia 1945-1970", GSU Hist 8700, 2010, 56.

<sup>7</sup> Vivian Saffold, "A Brief History of Chamblee," n.d. On file at Chamblee City Hall.

<sup>8</sup> U.S. Department of Veteran Affairs, *Legislative History of the VA Home Loan Guaranty Program*, <http://www.benefits.va.gov/homeloans/documents/docs/history.pdf>.

<sup>9</sup> Robert and Company, *Area Character Appraisal: Byrnes Downs*, City of Charleston, South Carolina, 2009. 15.

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American Small Houses (North Peachtree Homes) that had been owned by W. O. Pierce, a prominent Chamblee dairy farmer and landowner. As noted at the time, the development had been in planning since 1949 and was being constructed by Long Corporation and its sub-companies, including Chamblee Acres Incorporated. During the week of July 21, 1958, the City of Chamblee issued permits for four houses to be constructed in the Longview Subdivision.<sup>10</sup>

Within Longview-Huntley Hills, most streets have retained their original names with the exception of Oregon Drive, Craven Lane, Suffolk Lane, and Saratoga Lane, which are currently Seaman Circle, Admiral Way, Forrestal Drive and Longview Way respectively. The proximity to the former Naval Air Station is one possible explanation for the nautically themed street names in Longview-Huntley Hills. Another theory is that these street names reflect Long Corporation's previous military housing projects. The neighborhood's current name, Huntley Hills, came into use by 1963 after the subdivision was sold to Edwards Engineering Company, but according to several longtime residents, Longview and Huntley Hills existed under separate names from the 1960s to the 1980s, before eventually being combined under the name of Huntley Hills.

The inside cover of one original sales brochure reads:

Longview...a city within itself, didn't just happen...It was planned with a VIEW to the FUTURE. Nothing was overlooked from land planning to complete community services. Over 928 rolling acres – subdivided into 2,014 lots...trees...3 school sites...4 church sites...shopping center...parks...all utilities – sewer, water, natural gas, electricity, telephone service, police and fire protection. All streets are paved and have attractive rollover concrete curbs. Years and years of experience, research, inherent knowledge, and the finest materials and skills go into each home in LONGVIEW. Engineered by the staff of Long Organization, and each home individually designed by James E. Gilder, A.I.A., quality and charm is the goal. All homes are built by Long Construction Company, home builders since 1914, having constructed over 15,735 homes since 1942 alone. Yes – quality, beauty, convenience, and charm can all be yours, and ...what is more...a SECURE VIEW to the FUTURE in Longview.<sup>11</sup>

While only a portion of the original acreage was developed, those houses that were built were constructed of brick or stone veneer and ranged in price from \$15,000 to \$20,000. Early Longview Realty sales brochures advertised 35 options including electric dishwashers, concrete driveways, custom-made kitchen cabinets, plastic countertops, and an intercom system. The houses were designed so that, "Comfort and utility are stressed, lines and decoration simplified, size is reduced to meet present day requirements, ornamentation is pared away."<sup>12</sup> While designed with relative simplicity and few outside architectural details or interior decorations, the ranch house instead displayed its dream house status with the latest advances in heating, automatic dishwashers, clothes washing machines, and electric clothes dryers. While air conditioning was available as an extra in Longview, most of the original homeowners opted for a central attic fan instead. Central air was often added in the 1970s and 1980s when it became less expensive. The scaled-down ornamentation also allowed money, material, and space to be used on other interior features, such as larger kitchen cabinets. In Longview, each house was equipped with a 40-gallon water heater, Hotpoint wall-type built-in electric oven, countertop electric range, garbage disposal, and electric dishwasher.<sup>13</sup>

<sup>10</sup> DeKalb County Real Estate Office Records.

<sup>11</sup> "History of Huntley Hills,"

<https://huntleyhills.files.wordpress.com/2013/08/hhhhistory.pdf>.

<sup>12</sup> Hazel Kory Rockow and Julius Rockow, *Creative Home Decorating*, New York: H.S. Stuttman Company, 1948, 235.

<sup>13</sup> Rankin, Longview Subdivision, 23.

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One of the driving forces of North DeKalb County and Chamblee ironically led to short-circuiting Long Corporation's 2,500-house subdivision. When construction began on the perimeter highway (I-285) in early 1959, the planned subdivision was cut in half and the section in Dunwoody was abandoned. Thus the development ended at Longview Drive and North Shallowford Road, just south of I-285. In 1962, Long Corporation sold Section 2 of Longview Subdivision, comprised of 112 lots, to a subsidiary, Ramey Investment Corporation. While Longview Realty (also known as Long View Realty) continued to operate out of the sales office on Longview Drive until 1966, they were no longer involved in the sales of lots or construction of houses within the neighborhood.<sup>14</sup>

By 1963 Edwards Engineering Company acquired Longview Section 1, renamed it Huntley Hills, and began development of the remaining empty lots. In the next three years of development, 297 houses were completed in the first two sections of the subdivision. A third section of 347 houses was built around 1966 on lots consisting of a minimum of one-third of an acre. Houses in Huntley Hills were then being constructed by Chamblee-based Avon Construction Company. John Cox was head of Avon Construction as well as the president for Stratford Realty, the firm then in charge of Huntley Hills sales. Vice-President George McCauley Jr. claimed that sales at the time were so steady that they were not able to keep enough speculative houses available. The most popular type of house was the four-bedroom, two-and-a-half bath split-level design constructed with built-in electric kitchen, sunken family room, 21-foot living room, and entrance hall.<sup>15</sup> Many of the houses were chosen from plans drawn by W.D. Farmer, an Atlanta planbook producer. Designing ranch, split level, and split-foyer types, Farmer's claim to fame was focusing first on the plans and the forms of the house and then dressing them up in any number of architectural styles to suit his clients' tastes.<sup>16</sup> In several examples, the same floor plan is given three distinct exterior architectural treatments.<sup>17</sup>

In the quarter century between 1945 and 1970, DeKalb County experienced significant growth across all economic sectors: residential, commercial, manufacturing, educational, transportation, and military. With the establishment of the General Motors Plant in 1947, manufacturing was on the rise. Frito-Lay, Eastman Kodak, and General Electric all established offices and manufacturing plants in Chamblee, contributing to the increase in migration to DeKalb County from outside the state. As indicated on the location map of the Longview Advertisement, the Long Corporation tried to appeal to the residents of downtown who were looking to move out of the city. The "white flight" from cities such as Atlanta and Decatur to the suburbs resulted in no small part from the dismantling of Southern segregationist policies and of government programs of urban renewal in these cities' poorest neighborhoods. In addition, increased employment opportunities in manufacturing and service industries drew workers and their families from other states. Many workers were leaving the "Rust Belt" of aging factory towns in Northeastern and Midwestern states and migrating to the "Sun Belt" of newer manufacturing areas such as DeKalb County.<sup>18</sup>

While the neighborhood was developing during the explosion of suburban growth in DeKalb County and reflecting the need for housing of workers in the area's new industries, many early residents of the neighborhood were employed by neighboring businesses. According to the *Atlanta Suburban Directory*, about half of the residents were renters in 1958 and 1959, but this number declined in the early 1960s as houses continued to sell. Most of the residents, both renters and owners, were young couples or single men who frequently worked in supervisory and engineering positions at the neighboring industries. Some owners, however, had other employment such as at the *Atlanta Constitution*, a producer at Burke Dowling Adams, an

<sup>14</sup> Rankin, Longview Subdivision, 9.

<sup>15</sup> "Subdivision's Third Section is Opening," *The Atlanta Journal and the Atlanta Constitution*, Oct 16, 1966.

<sup>16</sup> Richard Cloues, "The Ordinary Iconic Ranch House," *Georgia Historic Preservation Division*, September 2011, accessed online March 29, 2015, <http://georgiashpo.org>.

<sup>17</sup> Stratford Realty Brochure for Huntley Hills, 1966.

<sup>18</sup> Rankin, Longview Subdivision, 8.

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announcer at WPLO, an inspector for the Interstate Commerce Commission, and employees of Southern Railroad.<sup>19</sup>

The community appealed to buyers of “starter” houses. The founding of the Longview Garden Club played a large role in bringing the community together, including landscaping Huntley Hills Park in the 1960s.<sup>20</sup> Long-term residents have described the initial occupants of Longview-Huntley Hills as Caucasian and predominantly in the age range of mid-20s to late-30s. While many of the houses are still owned by the original purchasers or their families, the community is again attracting first-time buyers with small children.<sup>21</sup> Most of the houses have only had two to three owners, and newer owners provide increasing diversity of both age and ethnicity.

Dick and Bev Raebel, residents of Longview-Huntley Hills for 50 years, moved to the neighborhood from nearby Wakefield Forest in 1965. They built their split-level house with assistance from the G.I. Bill at 4229 Admiral Drive for \$23,500, which included an expansion of two feet on each side of the house, an available alteration to the existing plan. Their house was among the first in what Dick Raebel called the “new” section. Unlike some of the houses in Longview, the Raebel’s house is constructed out of bricks manufactured by Old South Brick in Augusta, Georgia, rather than on site. Raebel’s two daughters walked to Huntley Hills Elementary School, and the family belonged to the neighborhood swim club. Raebel recalled attending many parties and neighborhood functions with his neighbors, but stated that many of the houses in his area are now rented and the occupants change before getting to know one another.<sup>22</sup>

Not only were houses like the Raebel’s made from a somewhat customizable planbook, but they were also built from kits. These prefabricated houses allowed houses to be built rapidly and with regularity. All materials were delivered to the site on pallets, often with nails already in place. All of the house’s systems were included, with the exception of the foundation and the utilities. The walls and roof were assembled, then the interior features were added such as cabinets and appliances, as soon as plumbing and electrical were established, the house was ready to be occupied.<sup>23</sup>

According to a member of one of the first families to move to Longview-Huntley Hills, the houses ranged from \$17,000-\$19,000. The Longview sales office had a large central room with a scale model of the subdivision that included houses and landscaping. During this period, Chamblee was a very small town and Longview was the only residential subdivision in the immediate vicinity. During the first year, residential sales were relatively slow and a couple of the residents recalled being able to walk into the open houses. Original owners, James and Shirley Hulse, purchased a house on Admiral Way and lived there from 1965 until 1979. They paid \$24,000 for the house, which included some extra features and the pink stone Shirley Hulse picked for the house. Shirley went on to become the first secretary of the PTA at Huntley Hills Elementary School. Another house on Commodore Drive sold for \$19,995 to Roy and Lois Bramble. A house on Montford Drive sold for \$26,500 in 1966. By 1968, a family purchased 3962 Longview Drive, which was John Cox’s sales office and a model house, for \$29,900. By the 1990s, houses in the neighborhood, as evidenced by the purchase of a ranch on Commodore Drive, had risen to around \$99,000.

Former resident Donna Holt recalled living in two houses in Longview-Huntley Hills during the 1960s. The family originally lived in a courtyard ranch on Ensign Drive, but relocated to Plantation Lane after Nancy Creek flooded. Despite their location on a small hill, the family was concerned the floods would reach their house in

<sup>19</sup> Rankin, Longview Subdivision, 8.

<sup>20</sup> Tina Peavy, Interviewed by Whitney Rooks, February 24, 2015.

<sup>21</sup> Jane and Ray Maynus, Interviewed by William Inman, February 24, 2015.

<sup>22</sup> Dick Raebel, Interviewed by Anna Williams, April 24, 2015.

<sup>23</sup> “Single Family Residential Development: DeKalb County, Georgia 1945-1970,” Georgia State University History 8700, 2010, 65.

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the future. Holt also described visiting the sales office as a child and recalled bricks being manufactured on site.<sup>24</sup>

Following similar trends as other housing developments in DeKalb County during the second half of the 20th century, this area saw an increase in the number of schools needed as families moved to the area. Many of these schools featured the same long, low profiles, with brick façades as found in many of the nearby houses. These modern, International Style facilities could be constructed quickly, with modern conveniences such as running water and air conditioning incorporated into their designs.<sup>25</sup> The Huntley Hills Elementary School, located at 2112 Seaman Circle, was built to address overflow from other local schools and was part of the original subdivision plan. In 1963 DeKalb County commissioned FABRAP (Finch, Alexander, Barnes, Rothschild, and Paschal), a progressive Atlanta design firm known for its functional designs for industrial and commercial buildings, to design Huntley Hills Elementary School as part of a \$12 million school construction program. The school, built by Cube Construction Company, was completed in 1964.<sup>26</sup> A 19-room addition to the school was completed in 1967. The school opened its doors in August 1964 to an all-white student body, but DeKalb County Schools began the process of desegregation in 1968 after the initiating case *Pitts vs. Cherry*. Today, the population at the school is diverse reflecting Chamblee's diverse city population. Hispanic, African American, Caucasian, and Asian students fill the school.

The original plan for the neighborhood, with houses, schools, parks, and nearby shopping areas, remains intact today. While the shopping area and original sales office have been altered, the residential area is very intact and is a good example of mid-20th century development in Atlanta.

<sup>24</sup> Donna Holt, Interviewed by Ellen Rankin, March 14, 2015.

<sup>25</sup> Ellen Rankin, *Development of DeKalb County Schools, 1950-1970: Huntley Hills*.

<sup>26</sup> *Ibid.*

Longview-Huntley Hills Historic District  
Name of Property

DeKalb County, Georgia  
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**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67 has been requested)
- 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 # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): N/A

**10. Geographical Data**

**Acreage of Property** Approximately 320 acres  
(Do not include previously listed resource acreage.)



Longview-Huntley Hills Historic District  
Name of Property

DeKalb County, Georgia  
County and State

**Latitude/Longitude Coordinates**

**Datum if other than WGS84:** \_\_\_\_\_

(enter coordinates to 6 decimal places)

- |                               |                              |
|-------------------------------|------------------------------|
| 1. <b>Latitude:</b> 33.917603 | <b>Longitude:</b> -84.303846 |
| 2. <b>Latitude:</b> 33.909129 | <b>Longitude:</b> -84.296926 |
| 3. <b>Latitude:</b> 33.899713 | <b>Longitude:</b> -84.304914 |
| 4. <b>Latitude:</b> 33.910642 | <b>Longitude:</b> -84.307030 |

**Verbal Boundary Description** (Describe the boundaries of the property.)

The boundary of the district is indicated by a solid black line on the attached National Register map, which is drawn to scale.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary of Longview-Huntley Hills includes the intact, contiguous historic resources as platted by the Long Corporation in 1955 and developed through 1973, as well as the adjacent 1950-1955 American Small House development that also relates to the post-World War II development in the area.

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**11. Form Prepared By**

name/title Lynn Speno, National Register Specialist  
organization Georgia Historic Preservation Division date January 2017  
street & number 2610 Georgia Hwy. 155 telephone 770-389-7842  
city or town Stockbridge state GA zip code 30281  
e-mail Lynn.speno@dnr.ga.gov

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**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Longview-Huntley Hills Historic District  
Name of Property

DeKalb County, Georgia  
County and State

**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Longview-Huntley Hills Historic District

City or Vicinity: Chamblee

County: DeKalb State: Georgia

Photographer: Ellen Rankin

Date Photographed: February 2015

Description of Photograph(s) and number:

- 1 of 59. Entrance at Admiral and Longview drives; photographer facing northwest.
- 2 of 59. Bridge into park on Longview Drive; photographer facing west.
- 3 of 59. 3653 Admiral Drive; photographer facing southeast.
- 4 of 59. 3688 Greenhill Drive; photographer facing southwest.
- 5 of 59. 3723 Greenhill Drive; photographer facing southeast.
- 6 of 59. 3728 Montford Drive; photographer facing southwest.
- 7 of 59. 3746 Montford Drive; photographer facing west.
- 8 of 59. Streetscape on Montford Drive; photographer facing northwest.
- 9 of 59. Streetscape on Greenhill Drive; photographer facing southeast.
- 10 of 59. 3771 Greenhill Drive; photographer facing northeast.
- 11 of 59. 3782 Greenhill Drive; photographer facing southwest.
- 12 of 59. Streetscape on Ensign Drive; photographer facing southeast.
- 13 of 59. 3832 Greenhill Drive; photographer facing west.
- 14 of 59. 3861 Greenhill Drive; photographer facing north.
- 15 of 59. 3876 Greenhill Drive; photographer facing south.
- 16 of 59. 1947 Plantation Lane; photographer facing south.
- 17 of 59. Streetscape on Plantation Lane; photographer facing east.
- 18 of 59. 1978 Plantation Lane; photographer facing north.
- 19 of 59. 3914 Ensign Court; photographer facing southwest.
- 20 of 59. 3935 Ensign Court; photographer facing north.
- 21 of 59. 2002 Plantation Lane; photographer facing north.
- 22 of 59. Drainage on Ensign Drive; photographer facing northeast.
- 23 of 59. Huntley Hills Swim and Tennis Club; photographer facing northeast.
- 24 of 59. Huntley Hills Swim and Tennis Club; photographer facing north.
- 25 of 59. 3879 Commander Drive; photographer facing northeast.
- 26 of 59. 3864 Commander Drive; photographer facing southwest.
- 27 of 59. 3853 Carlton Drive; photographer facing east.
- 28 of 59. 3868 Carlton Drive; photographer facing southwest.
- 29 of 59. 3871 Carlton Drive; photographer facing northeast.
- 30 of 59. 3827 Longview Drive; photographer facing east.
- 31 of 59. 3832 Longview Drive; photographer facing northwest.
- 32 of 59. Streetscape on Longview Drive; photographer facing north.
- 33 of 59. 3875 Longview Drive; photographer facing east.
- 34 of 59. 3753 Admiral Drive; photographer facing southeast.
- 35 of 59. 2110 Plantation Lane; photographer facing northwest.

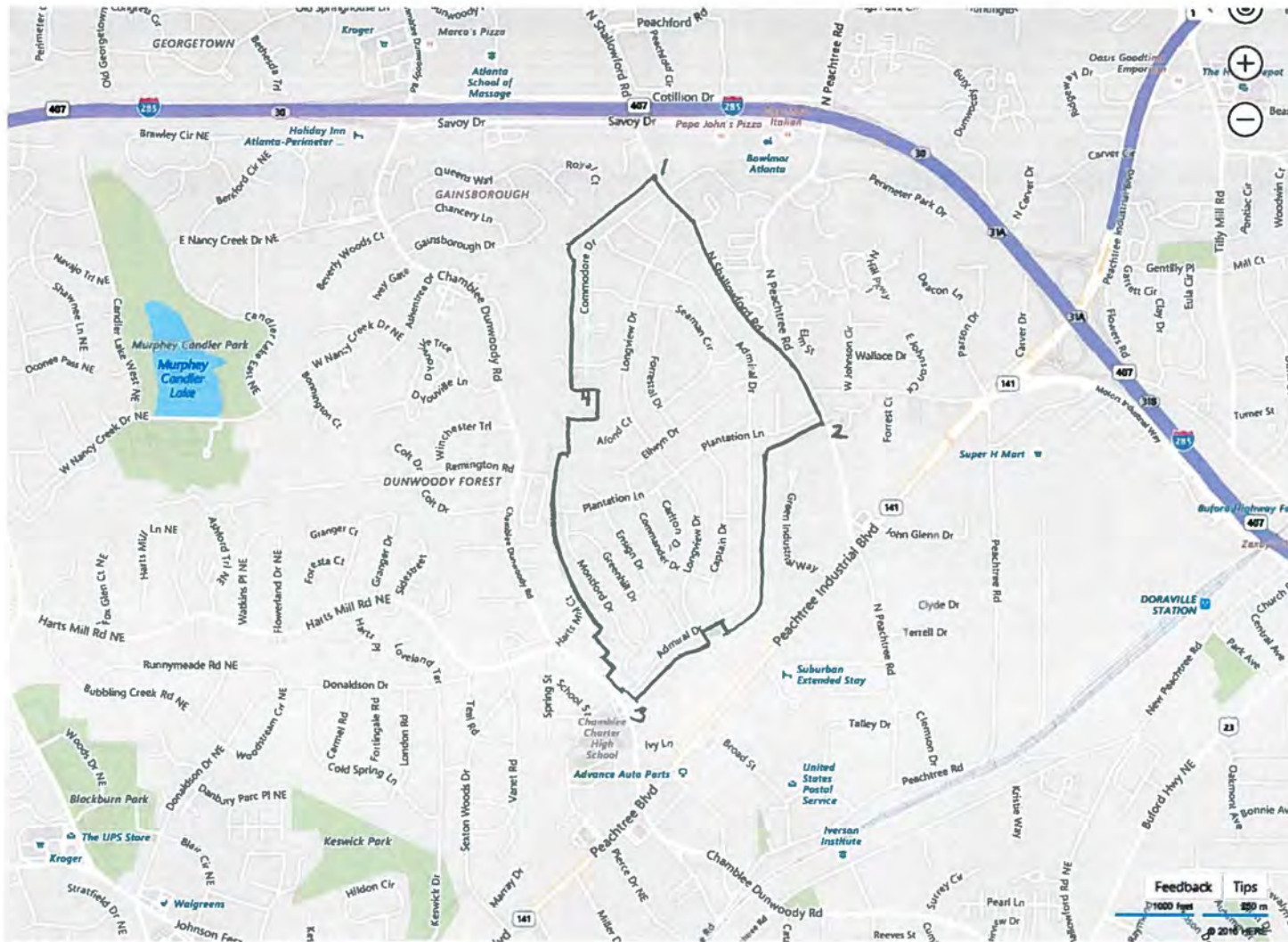
Longview-Huntley Hills Historic District

DeKalb County, Georgia

Name of Property

County and State

- 36 of 59. 2019 Ellwyn Drive; photographer facing southeast.
- 37 of 59. Streetscape on Ellwyn Drive; photographer facing southwest.
- 38 of 59. 3964 McDaniel Street; photographer facing west.
- 39 of 59. 3982 McDaniel Street; photographer facing west.
- 40 of 59. 3983 McDaniel Street; photographer facing east.
- 41 of 59. 2196 Plantation Lane; photographer facing north.
- 42 of 59. 2202 Plantation Lane; photographer facing north.
- 43 of 59. 2216 Plantation Lane; photographer facing north.
- 44 of 59. 3995 Admiral Drive; photographer facing east.
- 45 of 59. 2133 Ellwyn Drive; photographer facing southeast.
- 46 of 59. 2083 Ellwyn Drive; photographer facing southeast.
- 47 of 59. 2012 Afond Court; photographer facing northwest.
- 48 of 59. 3996 Longview Drive; photographer facing southwest.
- 49 of 59. 3972 Forrestal Drive; photographer facing west.
- 50 of 59. 3983 Forrestal Drive; photographer facing northeast.
- 51 of 59. Huntley Hills Elementary School; photographer facing northwest.
- 52 of 59. Huntley Hills Elementary School; photographer facing southeast.
- 53 of 59. Streetscape on Admiral Drive; photographer facing northwest.
- 54 of 59. 4051 Admiral Drive; photographer facing northeast.
- 55 of 59. 4070 Longview Drive; photographer facing west.
- 56 of 59. 4058 Commodore Drive; photographer facing west.
- 57 of 59. 4109 Commodore Drive; photographer facing east.
- 58 of 59. 4221 Admiral Drive; photographer facing northeast.
- 59 of 59. 4183 Longview Drive; photographer facing east.



**Longview-Huntley Hills Historic District**

DeKalb County, Georgia

North ↑

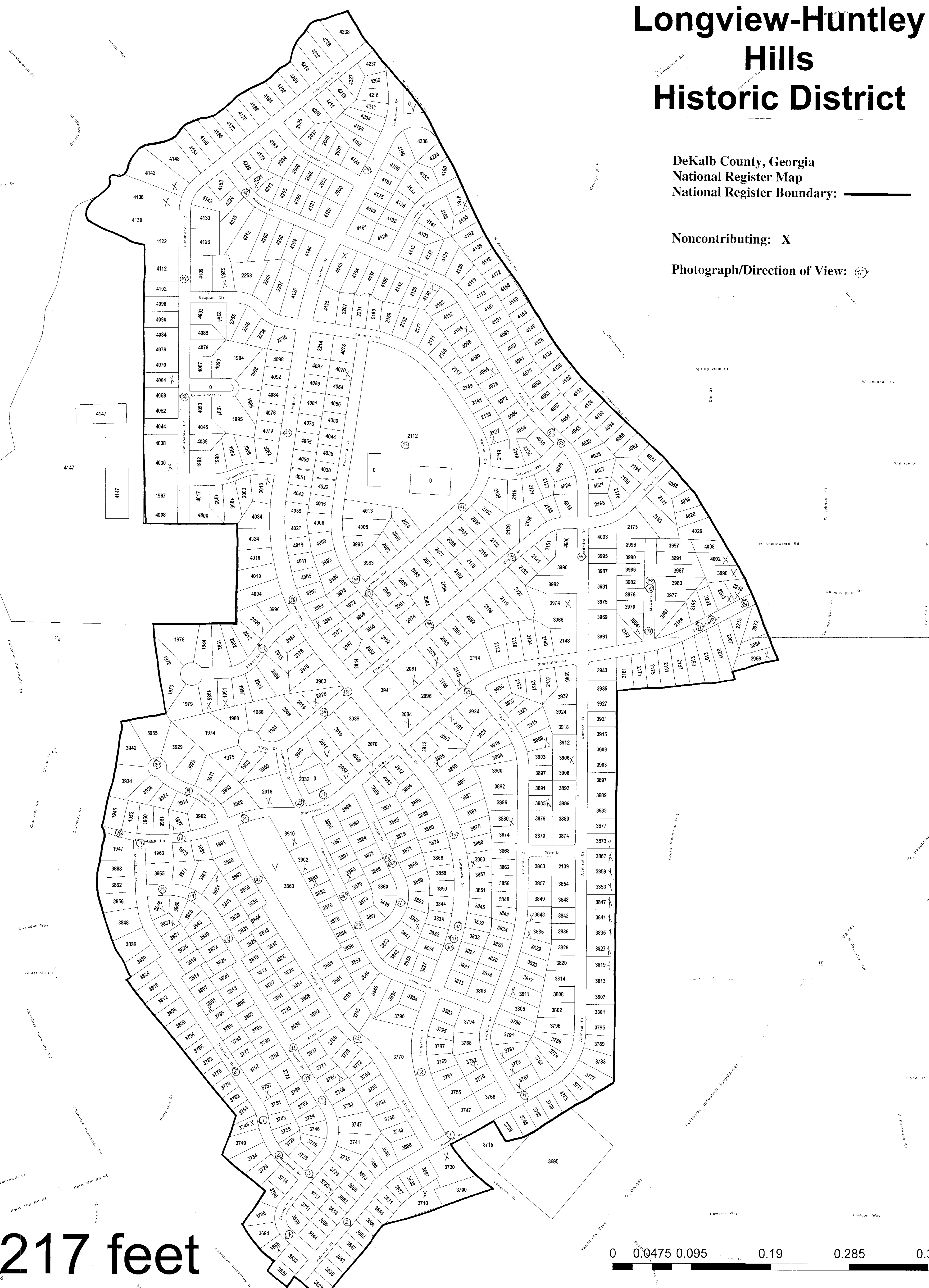
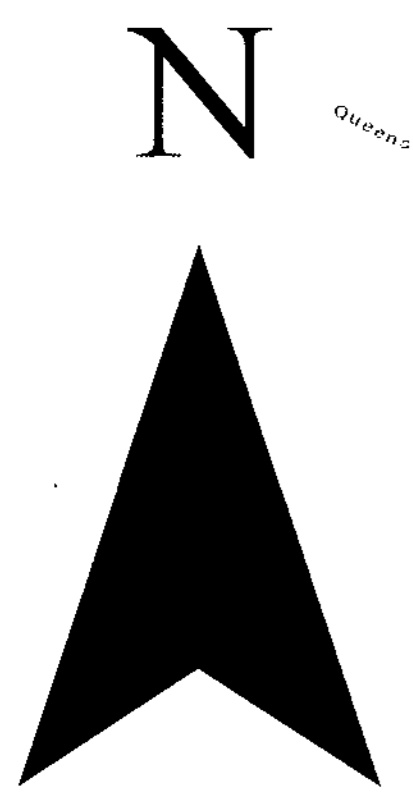
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| 3. | Latitude: 33.899713 | Longitude: -84.304914 |
| 4. | Latitude: 33.910642 | Longitude: -84.307030 |

# Longview-Huntley Hills Historic District

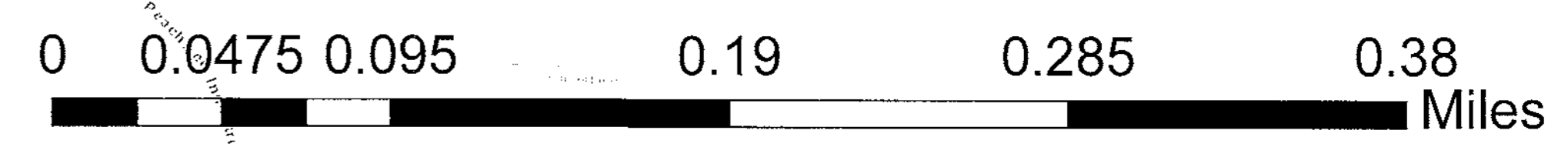
DeKalb County, Georgia  
National Register Map  
National Register Boundary: **\_\_\_\_\_**

Noncontributing: **X**

Photograph/Direction of View: **(#)**



1 inch = 217 feet



Sources: Esri, HERE, DeLorme, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, Mapbox, © OpenStreetMap contributors, and © GIS User Community



Huntley Hills















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ADT



















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3878





SPEED  
LIMIT  
25













Huntley Hills  
swim & tennis club

Huntley Hills  
swim & tennis club























SPEED  
LIMIT  
25

MAILBOX











































NO PARKING  
ANY TIME







SPEED  
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4058









UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received:  Date of Pending List:  Date of 16th Day:  Date of 45th Day:  Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept  Return  Reject  Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Edson Beall Discipline Historian

Telephone \_\_\_\_\_ Date \_\_\_\_\_

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



HISTORIC PRESERVATION DIVISION

MARK WILLIAMS  
COMMISSIONER

January 19, 2017



J. Paul Loether  
National Park Service  
National Register of Historic Places  
1201 "I" (Eye) Street, N.W. 8th floor  
Washington, D.C. 20005

Dear Mr. Loether:

The enclosed disk contains the true and correct copy of the nomination for **Longview-Huntley Hills Historic District in DeKalb County, Georgia** to the National Register of Historic Places.

- Disk of National Register of Historic Places nomination form and maps as a pdf
- Disk with digital photo images
- Physical signature page
- Original USGS topographic map(s)
- Sketch map(s)/attachment(s)
- Correspondence
- Other: Letters of support

COMMENTS:

- Please insure that this nomination is reviewed
- This property has been certified under 36 CFR 67
- The enclosed owner objection(s) do  do not  constitute a majority of property owners.
- Special considerations:

Sincerely,

Lynn Speno  
National Register Specialist

Enclosures