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NATIONAL REGISTER OF HISTORIC PLACES — REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in "Guidelines for Completing National Register Forms" (National Register Bulletin 16). Complete each item by marking "X" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Peacock Woods-Dimon Circle Historic District
other names/site number N/A

2. Location

street & number Bounded by Cherokee and Forest Avenues and 13th and 17th Streets
city, town Columbus (N/A) **vicinity of**
county Muscogee **code** GA 215
state Georgia **code** GA **zip code** 31906

(N/A) not for publication

3. Classification

Ownership of Property:

- private
- public-local
- public-state
- public-federal

Category of Property:

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

Number of Resources within Property:

Contributing

Noncontributing

buildings	107	10
sites	0	0
structures	0	0
objects	0	0
total	107	10

Contributing resources previously listed in the National Register: 1

Name of previous listing: Robert E. Dismukes, Sr., House

Name of related multiple property listing: N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets the National Register criteria. () See continuation sheet.

Richard Coxen
Signature of certifying official

2-4-03
Date

for W. Ray Luce
Historic Preservation Division Director
Deputy State Historic Preservation Officer

In my opinion, the property () meets () does not meet the National Register criteria. () See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency or bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register

Edson A. Beall 3/29/03

determined eligible for the National Register _____

determined not eligible for the National Register _____

removed from the National Register _____

other, explain: _____

see continuation sheet _____

Keeper of the National Register Date

6. Function or Use

Historic Functions:

DOMESTIC: single dwelling
DOMESTIC: multiple dwelling

Current Functions:

DOMESTIC: single dwelling
DOMESTIC: multiple dwelling

7. Description

Architectural Classification:

LATE 19TH AND 20TH CENTURY REVIVALS: Colonial Revival
LATE 19TH AND 20TH CENTURY REVIVALS: French Vernacular Revival
LATE 19TH AND 20TH CENTURY REVIVALS: Italian Renaissance
LATE 19TH AND 20TH CENTURY REVIVALS: Mission/Spanish Colonial Revival
LATE 19TH AND 20TH CENTURY REVIVALS: Tudor Revival
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman
MODERN MOVEMENT: California Ranch Style

Materials:

foundation BRICK
STONE: granite
CONCRETE

walls BRICK
WOOD: weatherboard, shingle
STONE: granite
STUCCO

roof ASPHALT
ASBESTOS
TERRA COTTA
SLATE

other STONE
BRICK
STUCCO

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Section 7--Description

Description of present and historic physical appearance:

The Peacock Woods-Dimon Circle Historic District is located east of downtown Columbus, the county seat of Muscogee County, and is roughly bounded by 17th Street on the north, Cherokee Avenue on the west, 13th Street on the south, and Forest Avenue on the east. The district is located in a much larger area of early to mid-20th century suburban development.

SUMMARY DESCRIPTION

The Peacock Woods-Dimon Circle Historic District is an early- to mid-20th century residential neighborhood in Columbus, Muscogee County. The district is composed primarily of four subdivisions that were platted from 1922 to 1928. The district contains an excellent collection of early- to mid-20th century house types and styles built from 1922 to 1954, with a majority of the houses constructed before 1939. Common house types in the district include English cottage, English house, Georgian house, Georgian cottage, bungalow, and ranch. Many of the houses in the district were designed by well-known architects and represent popular styles of the period in Georgia. Architectural styles represented in the district include Colonial Revival, Craftsman, Tudor Revival, and Spanish Colonial Revival. A few historic apartment buildings are located in the southwest corner of the district. The district also includes a unique example of a 1954 California ranch house designed by Finch, Barnes, and Paschal (later FABRAP) with landscaping designed by landscape architect Thomas D. Church of San Francisco. The neighborhood was never a streetcar suburb of Columbus but built for automobiles as reflected in its remaining historic garages, back alleyways, and original driveways consisting of two narrow, paved strips. As a planned, early 20th-century residential neighborhood, the district's character-defining features include curvilinear streets, informal landscaping, and uniform setbacks in a park-like setting.

FULL DESCRIPTION

The following description was prepared by Tracy Dean and John Lupold of the Department of History, Columbus State University and edited with additional information by Gretchen Brock, National Register Coordinator, Historic Preservation Division. "Peacock Woods-Dimon Circle Historic District," draft National Register of Historic Places Form, August 2000. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.

Within the Peacock Woods-Dimon Circle Historic District, tree-shaded streets curve over and around rolling hills on which are nestled middle- and upper-class residences dating primarily from the 1920s and 1930s. The terrain is dominated by hills that rise on the eastern side of Weracoba Creek (outside of the district). The landscape is dominated by towering hardwoods and pines, some of which pre-date the trees planted almost 80 years ago by developers and the original homeowners.

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In terms of its context as a neighborhood in the Wynnton section of Columbus, this district is unique because it does not contain an antebellum house. Except for the small strip of property on the east side of Forest Avenue, the land within the district was part of the original property purchased by John Banks in 1836. It functioned as a large back yard for The Cedars, Banks' antebellum house (not in the district; listed in the National Register of Historic Places on November 23, 1971, and located adjacent to the Peacock Woods-Dimon Circle Historic District at 2037 13th Street). Banks' descendants, the Peacock family, sold three large unoccupied, wooded tracts of this land in 1876, 1880, and 1887 to Charles W. Munro and to John F. Flournoy (of the Muscogee Real Estate Company).

The Peacock Woods-Dimon Circle Historic District developed in this area in the 1920s with four separate subdivisions: the northern portion of the district was developed as the Peacock Woods subdivision by John Francis Flournoy in 1922; in the southeast corner of the district, next to The Cedars, Samuel Kelly Dimon, a Banks-Peacock descendant, created Dimon Circle in two sections in 1922 and 1928; Charlie Frank Williams developed Rock Park subdivision in the center of this district in 1924; and Hezekiah Land established the Wynnton Heights subdivision in the southwest corner of the district in 1924 (see attachment 1). Lots in the four subdivisions sold fairly rapidly, with one-third of the houses being built by 1929, another one-half by 1939, and another one-eighth by 1951.

The Peacock Woods-Dimon Circle neighborhood was never a streetcar suburb; its residents drove their automobiles to town. Most of the houses being built after 1925, when the Columbus city limits was expanded to include the Wynnton area, meant that the residents could use the new concrete viaduct over the railroad yard into downtown Columbus. The surviving historic driveways and garages represent the automobile-oriented nature of the subdivisions. Approximately one-fourth of the houses in the district have original driveways consisting of two narrow strips of pavement with grass in the center. Houses in Wynnton Heights subdivision along Cherokee Avenue and Dimon Street are served by a gravel back-alley and do not have driveway access on the front of their lots. Several of the homes in the district have maintained their original garages. Some of the houses in the Peacock Woods subdivision (along Summit, Brookside, and Flournoy drives and Forest Avenue) retain their two-story garages executed in the style of the house with an apartment on the upper story.

Houses throughout the district represent popular architectural styles in Georgia during the early to mid-20th century in Georgia. Almost half of the houses in the district were built in the Tudor Revival style with the remaining houses built in the Colonial Revival, Craftsman, Spanish Colonial Revival, and French Vernacular Revival styles. In terms of its architecture, this district has more high-style houses than the surrounding early 20th century subdivisions. The scale of its houses and the degree of ornamentation are more similar to the nearby Wynn's Hill-Overlook Historic District (pending National Register district) and Dinglewood Historic District (listed in the National Register of Historic Places on November 21, 2001) than they are to other Wynnton area suburbs. While documentation for specific architects only exists for 37 houses, at least another dozen houses in Peacock Woods were probably designed by a professional architect. Probably 45 to 50 percent of the houses in the district had plans drawn by an architectural firm.

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The typical house in the district is brick, Tudor Revival in style, and built in the 1930s. There are also wood-sided and stucco houses. Stone is also a predominant material in the district because of the popularity of the Tudor Revival style and the stone houses in the Rock Park subdivision. Most homes in the district are either one- or one-and-a-half stories, the exceptions being a few two-story houses in the southern portion of the district and almost all the buildings in the Peacock Woods subdivision, which are large, two-story houses.

The following is a description of each of the subdivisions that comprise the Peacock Woods-Dimon Circle Historic District:

Peacock Woods (1922)

John Frances Flournoy, Columbus' most active suburban developer, developed the Peacock Woods portion of the district. Flournoy hired Earle S. Draper, a landscape architect from Charlotte, North Carolina, to design his 35-acre tract. Cape Cod-born Draper designed mill villages and residential neighborhoods throughout the South and later served as the first director of land planning for the Tennessee Valley Authority (TVA). In Columbus, he worked on an extension to the Bibb City mill village, redesigned part of Flournoy's St. Elmo Place on the west side of Wildwood Park (in the Weracoba – St. Elmo Historic District listed in the National Register of Historic Places July 1, 1994), and designed the nearby Wynn's Hill-Overlook Historic District developed by Lloyd G. Bowers at the same time he planned Peacock Woods. Draper also maintained an office in Atlanta, Georgia, at that time and worked with the architectural firm of Hentz, Reid, and Adler on significant projects such as the Callaway Home in LaGrange, Georgia, and other residences in Atlanta.¹

Draper's signature design style included fitting roads to the contours of the land and creating parks within his subdivisions. In the case of Peacock Woods, he planned curvilinear streets that tended to discourage through-traffic (photographs 7 and 8). People driving from Wynnton Road to 17th Street used the exterior roads of the subdivision, Cherokee and Wildwood avenues, rather than traversing Draper's curved streets. His roads also followed the bottoms or the lower elevations so that houses could be perched on the hillsides. The neighborhood was designed to include suburban amenities such as sidewalks, concrete curbing, graveled streets, and gas, water, and sewage lines. Draper added the necessary landscape details to produce an Olmstedian residential neighborhood. He complemented his curved streets and open vistas by planting oak trees and by creating Peacock Park in the Brookside Drive median, now a city-maintained park. Flournoy, the salesman,

¹ Richard M. Candee, "Earle S. Draper and the Company Town in the American South," in John S. Garner, editor, The Company Town: Architecture and Society in the Early Industrial Age (New York: Oxford University Press, 1992). According to Charlie Auguar, professor of Landscape Architecture at the University of Georgia School of Environmental Design, Draper recommended using the garden as an "out-of-doors living room" in a 1924 article, 25 years before other landscape architects incorporated the practice. Draper was the first living person whose works were nominated as National Historic Planning Landmarks by the American Institute of Certified Planners in 1987 and was considered ahead of his time in landscape planning. Draper's papers are located at Cornell and Duke universities.

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successfully marketed the lots to the city's elite. Three years later he convinced the city and school board to move the high school next to his subdivision (outside of the district). Together Draper and Flournoy created one of Columbus' most prestigious neighborhoods.

The Peacock Woods subdivision was so successful that most owners purchased more than one of Draper's original lots. Of the five blocks his firm delineated on the 1922 plat, the lots in only one of them, Block A, sold according to the initial dimensions.

Block A, a slightly irregular rectangle between Poplar Drive, Cherokee Avenue (formerly called Munro Road), Eberhart Avenue (formerly called Pine Drive), and Flournoy Drive (formerly called Oak Drive) had lots with about a 100 feet of frontage and a depth of 150 feet. These lots had a house setback line of 25 feet, while the setbacks in the other blocks were 50 feet. The lots in Block A were larger than most lots in other Wynnton area subdivisions, but were smaller than the lots in the other blocks of Peacock Woods. Within Block A, the houses on Cherokee Avenue, which were built over a long time span, were more modest than others within the subdivision.

While the houses in Block A occupied the lots as originally planned by Draper, the property owners in the other three blocks in Peacock Woods tended to buy more than one lot. Block B, to the east of Block A and bounded by Eberhart Avenue (formerly called Pine Drive), Flournoy Drive (formerly called Oak Drive), Summit Drive, and the rear line of the lots facing Poplar Drive, was originally platted for 13 lots. Most of the lots were 95 or 100 foot in width and approximately 200 feet in depth. Only five houses were built in Block B with the property owners purchasing more than one lot. For example, the Neel Reid-designed Robert E. Dismukes, Sr., House, located at 1621 Summit Drive, and its grounds occupy five lots (photograph 9). The five houses in Block B were built over a span of 50 years from 1922 through the 1970s, and all are unique, architect-designed residences.

In a similar manner, Block C, an irregular square bounded by Summit Drive on two sides, Brookside Drive, and Forest Avenue, contained ten lots of about 100 by 250 feet, but only five houses were built on this land.

Block D, a triangle with a curved hypotenuse bounded by Cherokee Avenue (formerly called Munro Road), 17th Street, and Flournoy Drive (formerly called Oak Drive), contained eight lots that ranged from 150 to 240 feet in width. Only five houses occupy these eight lots.

Block E, the most irregular of the tracts contained nine large lots bounded by 17th Street, Flournoy Drive (formerly called Oak Drive), Brookside Drive, and Forest Avenue. Some of the lots are pie-shaped with frontages ranged from 130 to 411 feet. Two houses, built in the 1950s, occupy the original platted-sized lots. The other earlier houses share seven large lots.

The predominant architectural styles in the Peacock Woods portion of the district are Tudor Revival and Colonial Revival.

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A representative example of the Tudor Revival style in the Peacock Woods subdivision is the 1922 two-story English-type house located at 1687 Flournoy Drive (photograph 1). The brick-and-stucco house was designed by Columbus architect John C. Martin, Jr., as his personal home and features multiple gables, asymmetry, half-timbering, multi-light casement and double-hung windows, and an articulated chimney on the front façade. A similar example of a two-story, brick-and-stucco, Tudor Revival-style house is located at 1533 Eberhart Avenue and was built in 1937 (photograph 13). A number of one-story Tudor Revival-style English cottages are located in Peacock Woods. A brick-and-stucco example is located on Eberhart Avenue and features half-timbering, rustic stone detailing on the corners of the projecting gables, and a clipped-gable dormer (photograph 14). A brick example is located on Cherokee Avenue and features half-timbering and stucco detailing on the front gable dormers, decorative brickwork and half-timbering in the gables, and stone detailing on the front entrance (photograph 35). A stone example is the 1934 two-story English-type house located at 2021 Brookside Drive (photograph 4). The house was designed by Atlanta-based architect James Mitchell and features uncoursed rubble walls. The house sits far back on the lot, which features a large picturesque garden.

A high-style example of a Colonial Revival-style Georgian house is located at 1661 Forest Avenue and was designed by Columbus architect T. Firth Lockwood, Jr. (photograph 3). Constructed in 1930, the house features a central two-story block with one-story wings on either side and an arched porte cochere slightly to the rear of the left side. Colonial Revival details featured on the house include a symmetrical front façade; an elaborate door surround with broken pediment, entablature, and Ionic columns; an oversized, arched double-hung window on the second floor in the center bay; and a cornice with dentils. Another example of a Colonial Revival-style house is located at 1527 Forest Avenue (photograph 6). The two-story brick house was built in 1927 and designed by John C. Martin, Jr. The house features a two-story central block with one-story wings on either side, nine-over-nine double-hung windows, and a hipped roof with exposed rafters. The one-story front portico features paired Corinthian columns, an entablature with decorative frieze and dentils, and a balustrade on the flat roof.

An example of a Spanish Colonial Revival-style bungalow is located at 1920 Flournoy Drive (photograph 12). The house was built in 1925 and designed by the architectural firm Hickman and Martin. The stucco house features a tile roof, grouped arched windows, and an arched entrance.

The two-story brick house located at 2011 Brookside Drive is an excellent example of an Italian Renaissance Revival house in Georgia (photograph 11). The 1937 house features a three-part plan with the center block recessed between the projecting two-story wing on either side. The wings feature bay windows on the first floor, and the central block features arched, double-hung windows on the first floor. The second floor features an elaborate, cast iron, arched balcony.

Located at 2020 Brookside Drive is a unique example of a 1954 California ranch-style house designed by one of Atlanta's leading Modern-style firms, Finch, Barnes, and Paschal (who later joined with Cecil Alexander, Jr., and Bernard Rothschild to become FABRAP), complete with modern-style

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garden designed by landscape architect Thomas D. Church of San Francisco (photograph 5). The house features an asymmetrical, long, low, sprawling form and emphasizes horizontality with its low-pitched roof and ribbon windows. Thomas Church designed the landscaping to complement the house by the use of unique, simple landscaping with modest shrubs and walled terraces. Characteristic of Church's residential designs, the yard features an enclosed rear patio for outdoor living space, the use of rocks on the slopes leading to the swimming pool, and the use of low walls forming terraces around the house. Church employed yellow Roman bricks along the walls that face the house and different types of brick along the sides of the property to match the neighboring brick houses.

Dimon Circle (1922 and 1928)

In 1922, J. R. Ryer, Jr., a landscape engineer working for Samuel Kelly Dimon, laid out a subdivision of 11 lots in the circle bounded by 13th Street on the south, Peacock Avenue on the east, Dimon Street on the north, and Eberhart Avenue on the west. The streets north of 13th Street were created as part of this development. The plat labeled Dimon's tract as a "subdivision of property of S. K. Dimon." It was part of the original John Banks estate that had passed through the Peacock family to Samuel Kelly Dimon. The name Dimon Circle was apparently used for the property, even though it did not appear on the original plat. In 1928 when Hugh McMath & Company delineated seven more lots along the eastern side of Peacock Avenue, his map referred to the original section as Dimon Circle. Presumably the public associated the name with both sections of Dimon's property.

Samuel Dimon originally envisioned a subdivision with larger lots and homes than most of the subdivisions being developed in Wynnton area at the same time, especially those south of 13th Street. The front of Dimon's initial lots ranged from 100 to over 140 feet in width and from 100 to 180 feet in depth. As these tracts sold, however, some of them were subdivided, and the 11 original lots became 16. The second section of the Dimon subdivision, the east side of Peacock Avenue, had lots of only 75 feet in width, and they remain as they were originally platted.

The two plats, only six years apart, differ in the level of details and illustrate the new influence of city planning in Columbus which was heightened by the city's first published plan developed by John Nolen in 1925. The second Dimon plat included a setback line of 20 feet and all the usual restrictions regarding race and business usage. The minimum cost of a house had to be \$4,500. The initial plat had no restrictions about the cost of the structure to be built on the property, so a purchaser subdivided 1338 and 1342 Eberhart Avenue and built two bungalows there, the only weatherboard-clad houses in the subdivision. Architecturally, the predominant styles in Dimon's development are Tudor Revival and Colonial Revival. Most of the houses are one-story. The varieties of Tudor Revival, complete with a faux thatched roof at 1358 Peacock Drive, create a neighborhood that visually is similar to Rock Park and Peacock Woods.

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There are a number of Tudor Revival-style houses within Dimon Circle. One example is the two-story, brick and stucco, English house located at 1343 Peacock Drive. The house was constructed in 1927 and features half-timbering in the two-story front gable, multi-paned casement windows, and a recessed entrance. Another example is the one-story, brick English cottage located at 1358 Peacock Drive. The cottage features a front projecting gable with stucco detailing, a faux thatched roof with shingles curving over the eaves, and an exterior brick-and-stone chimney on the front facade.

An example of the Colonial Revival style in the Dimon Circle subdivision is the 1925 Georgian cottage located at 1311 Peacock Drive (photograph 20 left). Designed by the architectural firm Hickman and Martin, the one-story, stucco house features a symmetrical façade with round-arched windows with keystone details, a cornice with dentils, Doric pilasters, and a central pedimented porch with entablature, dentils, and Doric columns. Another example is the two-story Georgian house located at 1331 Peacock Drive (photograph 19). The house was designed by T.W. and E.O. Smith and built in 1925. The two-story brick house features a side-gable roof, symmetrical façade, six-over-six double-hung windows, a fanlight and sidelights, and a one-story, hipped-roof portico with paired Doric columns, dentils, and entablature.

Wynnton Heights (1923)

The property to the west of Dimon's tracts was created as Wynnton Heights by Hezekiah Land, a developer and builder. Hezekiah Land purchased a tract of land north of 13th Street from Charles W. Munro, who had bought it from the Peacock family in 1876 and 1880. Apparently J. B. Ryer, a local civil engineer, laid out the streets and the lots in 1923, but the plat was not filed. Hugh McMath and Company then rearranged the lots in two of the three blocks. The plan was approved by the Planning Board and filed in May of 1926.

The Wynnton Heights plan consisted of three irregular blocks. On the east, a triangular-shaped piece of land bounded on the south by 13th Street, on the east by Eberhart Avenue, and on the west by Munro Avenue and Dimon Street (originally one street called West Dimon Circle) contained 12 lots ranging in width from 90 to 120 feet and from 130 to 170 in depth. Given the curved nature of the streets, these lots did not form a grid since the lot lines meet at various angles. The southeastern-most corner lot on this block was owned by W. H. Denson and was not included in the subdivision. He sold it to A. J. Little who built the unique Spanish Colonial Revival-style house, which fronts onto 13th Street.

Even though the covenants for Wynnton Heights restricted the owners to building only one house per lot, lot nine of Block A, by 1929, contained two houses, which apparently continued to have one owner until at least 1951. These two Eberhart Avenue brick bungalows were directly opposite the wood bungalows that had been built on Dimon's tract. Thus, that portion of Eberhart Avenue may have been rental property.

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The other two western-most blocks of Land's development contained smaller lots. Block B is bounded on the south by 13th Street, on the west by Cherokee Avenue (formerly called Munro Road), on the north by Dimon Street (formerly East 14th Street), and on the east by Munro Avenue (formerly called West Dimon Circle). The lots ranged in width from 65 to 70 feet and from 180 to 200 feet in depth. All of these lots appear to have been developed as planned.

Block C is bounded by the C. F. Williams property on the north, Dimon Street (formerly called West Dimon Circle) on the east, Dimon Street (formerly East 14th Street) on the south, and Cherokee Avenue (formerly called Munro Road) on the west. The lots facing south and east ranged in width from 65 to 106 feet and from 156 to 235 feet in depth. The lots facing west toward Cherokee Avenue (formerly called Munro Road) were only 60 feet in width and ranged from 50 to 180 feet in depth. The unique feature of this block was that all the lots were accessible by a back alley that culminated in a circular turn-around at the end. This gravel road still provides access to all of the lots in Block C.

Architecturally many of the houses in the Wynnton Heights development are similar to Dimon Circle. Only five of the 31 historic structures were cited in the Columbus Industrial Index as being designed by architects. Only one was shown as being built by Hezekiah Land, so either his building career had waned, or he was not enough of a publicist to convince W. C. Woodall to list his houses.

As with the other developments in the Peacock Woods-Dimon Circle Historic District, the most prevalent style in the Wynnton Heights subdivision is Tudor Revival. A good example is located at 1910 Dimon Street, which was built in 1940 for Phil Pomerance. The one-story, brick, English cottage-type house features a round-arched recessed entrance with stone quoins. Built in 1941, another one-story, brick English cottage is located at 1925 13th Street and features a round-arched recessed entrance, side-gable roof, and exposed rafters. A row of English cottages with minimal Tudor Revival elements is located on Eberhart Avenue (photograph 22).

The Wynnton Heights area also has a number of Craftsman-style houses. Sited on a hilltop and fronted by a rock wall, two side-gable bungalows are located on the east side of Munro Avenue. Built in 1925, the side-gable bungalow located at 1302 Munro Avenue features a front-gable porch with square brick posts on brick piers, exposed rafters, and Craftsman-style brackets (photograph 29). The brick bungalow located at 1310 Munro Avenue was built in 1931 and designed by architects T.W. and E.O. Smith (photograph 28, right). The house features a full-width front-gable porch with Japanese-influenced grouped posts on brick piers, wide eaves, knee braces, and exposed rafters. A later example of a Craftsman-style bungalow is located at 1915 Dimon Street (photograph 27). Constructed in 1940, the brick bungalow features a clipped-side-gable roof, paired six-over-one windows, and a clipped-front-gable porch with round columns.

Other architectural styles in the Wynnton Heights development include Colonial Revival, Spanish Colonial Revival, and Mediterranean Revival.

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An example of a Colonial Revival-style Georgian cottage is located at 1315 Eberhart Avenue (photograph 21). Built in 1927, the brick one-and-a-half-story house features a side-gable roof, three front-gable dormers, grouped windows, and a full-width flat-roof porch and porte cochere with Doric columns and an entablature.

According to oral tradition, A. J. Little, a manager at Woolford Oil, had spent time in Cuba and admired the architecture there. He employed Columbus architect and builder A. B. Johnson to design a Cuban-influenced, Spanish Colonial Revival-style house at 1927 13th Street (photograph 30). The 1928 two-story, stucco house is a modified gable-and-wing structure with the wing having a parapet roof and a balcony on the second floor and the gable extending outward from the right side. The house features a tile roof, stone interior chimneys, round-arched and paired windows, and two arched, two-story windows at the gable end.

A Mediterranean Revival-style, one-story, stone house is located at 1330 Munro Avenue (photograph 26). Designed by Charles Hickman and built in 1929, the house features a tile side-gable roof, symmetrical façade with a projecting entrance, tripartite windows, and a porte cochere.

Due to the prevalence of the Tudor Revival and Craftsman styles, the most common house types in the area are bungalow and English cottage (photograph 33). An example of a brick bungalow with Tudor Revival-style elements is located at 1903 13th Street. The front-gable bungalow features half-timbering, exposed rafters, and a front-gable porch with half-timbering and brick posts accented with rough-cut stone. Other house types in the area include an example of a brick Georgian cottage with a projecting front-gabled wing is located on Dimon Street (photograph 24).

Examples of multiple-family dwellings in Wynnton Heights include the 1940 brick Dimon Hill Apartments located at 1930 Dimon Street (photograph 25), the 1940 brick duplex at 1323 Eberhart Avenue (photograph 21, right), and the 1951 one-story apartments at 1915 13th Street (photograph 31).

Two noncontributing apartments were constructed in the Wynnton Heights area: the Hilltop Apartments were constructed in 1970 and are located at 1305 Eberhart Avenue, and apartments built in the 1960s are located at 1909 13th Street.

Rock Park (1923)

Between the properties developed by Hezekiah Land and Samuel Kelly Dimon in the southern area of the district and John F. Flournoy's Peacock Woods to the north was a subdivision created by Charlie Frank Williams in 1923. Williams owned a lumberyard and was a very active builder throughout Columbus. He was also very prominent socially.

His development stretches across the middle of the district from the west to the east boundaries. He purchased the property from the Dismukes family and from Charles Munro. It consisted of three

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areas: Block A, the northern eight (later increased to ten) lots in the area bounded by Cherokee Avenue on the west (formerly called Munro Road), Poplar Drive on the north, and Eberhart Avenue (formerly called Pine Drive) on the east; Block B, the curvilinear block with seven lots bounded by Eberhart Avenue (formerly called Pine Drive), Poplar Drive, Peacock Avenue, and Dimon Street; and Block C, five lots (later six) on the east and north side of Poplar Drive north of the Dimon Circle subdivision.

The original plat mandated houses valued at \$4,000 or more, and it showed trees and sidewalks, presumably to be provided by Williams. Actually, his development has distinctive areas: Block A, developed by 1927, in the low land next to Weracoba Creek became a group of frame rental houses; on the hillier Block B, Williams built four distinctive rock houses in 1925 (their presence led to this suburb becoming known as Rock Park, even though that name does not appear on deeds); and Block C, along Peacock Avenue developed after 1929 at the same time Samuel K. Dimon developed the southern end of the same street and was primarily Tudor Revival-style houses.

In 1925, four stone houses were constructed in Rock Park, giving the subdivision its name. Two examples are located next to each other at 2001 and 2009 Dimon Street. Designed by the Columbus-based architectural firm Hickman and Martin, the cross-gable bungalow at 2001 Dimon Street features Colonial Revival elements with a symmetrical three-bay façade with a steep gable over the center bay, a swan's neck pediment over the entrance, 12-over-12 double-hung windows, eyebrow dormers, wide eaves, and gable returns (photograph 17, left). The side-gable bungalow at 2009 Dimon Street features Craftsman details with exposed rafters, Craftsman-style sidelights and entrance, and a low-pitched gable overhang supported by rafters over the entrance (photograph 17, right). A third example, located at 2016 Poplar Drive, is a side-gable bungalow with Craftsman details, which include grouped Craftsman-style windows, exposed rafters, and a low-pitched front overhang supported by brackets.

The Rock Park subdivision contains a number of Colonial Revival-style houses. One 1927 example is located at 1433 Eberhart Avenue and was designed by the architectural firm Hickman and Martin. The house features a symmetrical, three-bay façade with an arched hood and fanlight over the entrance, paired nine-over-nine double-hung windows, and two triangular eyebrow vents (photograph 15). There is a one-room flat-roofed wing on each side of the main block, a porch with Doric columns on the right side and an enclosed room on the left. Another example is the Columbus-architect Thomas Firth Lockwood's house located at 2001 Poplar Drive (photograph 16). Although the lot was originally part of Peacock Woods, the house faces the Rock Park portion of the district. Built in 1929, the house has an asymmetrical façade with a long-low form that resembles a precursor to the later ranch houses. The house features a side-gable roof, grouped windows, and a projecting front gable with Palladian window.

Another common architectural style and house type found in the subdivision is the Tudor Revival-style English cottage. One example is the brick and stucco English cottage located at 1406 Peacock Drive and features half-timbering, grouped windows, and projecting stone front-gabled recessed

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entrance. Another brick English cottage is located at 1420 Peacock Drive and features grouped windows, a shed-roof dormer, small balcony on the second level half-story and a projecting front gable.

An example of a side-gable bungalow with Craftsman details is located at 1444 Cherokee Avenue (photograph 34). The house features a symmetrical façade with paired six-over-six windows, exposed rafters, knee braces, and a Craftsman-style front-gable overhang over the front entrance. There are also a number of side-gabled cottages in the subdivision, most with Colonial Revival and Craftsman details. One example is the shingle side-gabled cottage located at 1434 Cherokee Avenue and features paired nine-over-nine windows and a Craftsman-style front-gabled porch. A similar example with Colonial Revival features is located at 1454 Cherokee Avenue. The brick side-gabled cottage features a symmetrical façade with grouped nine-over-nine windows, a transom over the entrance, and front-gabled porch with square posts and a balustrade.

Forest Avenue (1931)

The district also includes five houses on the east side of Forest Avenue, opposite of Peacock Woods. The houses were built between 1931 and 1960 with styles ranging from French Vernacular Revival to Ranch. These homes are generally smaller than those in Peacock Wood, but the configuration of the yards in general is harmonious with Peacock Woods and were constructed at about the same time.

An example of a French Vernacular Revival-style house is located at 1638 Forest Avenue. Constructed in 1937, the William E. Joy House is a one-and-a-half-story, brick Georgian-type house with decorative brickwork, a steeply pitched side-gable roof, two dormers, and one projecting wing. The asymmetrical façade features a projecting square tower with conical roof and a triple-hung round-arched window.

A 1954 ranch house was also constructed for the Joy family and is located at 1650 Forest Avenue. The one-story brick house features a low, hipped-roof, patterned brickwork on the facades, a recessed entrance and scrollwork iron posts.

An example of a noncontributing property is a 1960 brick ranch located at 1612 Forest Avenue.

Landscape Features

The most pronounced landscape features of the district are its mature trees, rolling hills, curved streets, and planted yards. In terms of its terrain, the district contains two groups of hills, one on the south and one on the north. Poplar Drive, as it moves west to east, follows the lower elevation between these two groups of hills. In the southern half of the district, the land is relatively flat along Eberhart Avenue between 13th Street and Dimon Street and falls away gradually to the east and more pronounced to the west toward Cherokee Avenue and then rapidly to the north as it approaches

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Dimon Street. The hill defined by boundaries of Block B in the Rock Park subdivision is an important feature, because it necessitated curvilinear streets in that portion of the district (photograph 23).

In the northern half of the district, Cherokee and Eberhart avenues are the least elevated streets with the land rising rapidly to the east to Summit Drive and less rapidly to smaller hills on the northern side of Block D and on the northeast side of Block E in Peacock Woods. The presence of these hills allowed Earle S. Draper in the case of Peacock Woods and J. B. Ryer, Jr., a local landscape engineer, in Rock Park to create curvilinear streets that offered picturesque and varied vistas throughout these subdivisions.

Within the district's four subdivisions there was variety in terms of creating curvilinear street design and the level of initial construction of such features as curbing and sidewalks. Peacock Woods and Rock Park have many of the same features including curbing, sidewalks, and curvilinear streets, while Dimon Circle and Wynnton Heights have more linear streets and almost no sidewalks. Utilizing the city's "Assessment Book for Street Improvements" it is possible to determine when curbing, gutters, and sidewalks were built. In the case of Peacock Woods, the developer built curbing, gutters, and sidewalks, even though they are not shown on Draper's plan for the subdivision (photograph 2). On the other hand, Samuel Dimon and Hezekiah Land provided neither curbing nor sidewalks in Dimon Circle and Wynnton Heights. The first three residents on the west side of Peacock Avenue next to 13th Street built their own curbs and sidewalks. The same was true of the owners of the last two lots on the east side of Eberhart Avenue just south of Dimon Street.

In 1930, the city paved Cherokee and Eberhart avenues, Dimon Street, and Peacock, Flournoy, Brookside, and Summit drives, and a portion of Poplar Drive using concrete. In 1935, Munro Avenue was paved and the remaining piece of Poplar Drive was surfaced in 1936, both with asphalt. Today, Peacock and Flournoy drives and Dimon Street are still the original concrete, while all the other streets are covered with asphalt.

Apparently, in Peacock Woods and Rock Park, the developers planted water or laurel oaks between the sidewalk and the curb, but these have only survived in certain areas, along Flournoy Drive and the west side of Eberhart Avenue in Peacock Woods and on Dimon Street and Poplar Drive in Rock Park. In Dimon Circle, on Peacock Drive, where the residents built their own sidewalks, they also planted oak trees. Within Peacock Woods, these street-side oak trees are conspicuously absent on Summit Drive as it climbs the hill between the Glenn House and the Robert S. Dismukes, Sr., House on the west and Swift House on the east (1641, 1617, and 1626 Summit Drive, respectively). These three houses share the characteristic of having a large expanse of lawn that sweeps all the way to the street, uninterrupted by any trees near the curb, the effect being that these large houses—especially the Swift House—can easily be viewed from the road. This open space is unusual for Columbus suburban development during this period.

Landscape architects played an important role in the district with Earle S. Draper's plan of Peacock Woods. Individual houses also had designed landscapes such as the Neel Reid-designed

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landscaping at the Robert S. Dismukes, Sr., House that included a garden in the rear of the house. The garage/servant's quarter and a gazebo as well as the rear portico of the house are part of the symmetry of this formal, planned space. William C. Pauley of Atlanta planned the grounds of the Illges House at the corner of Brookside Drive and Forest Avenue, probably the most elaborate landscape in the district that can be viewed from the street. The landscape includes lawns, flowerbeds, natural areas filled with trees and shrubbery, as well as a pond and a brook surrounded by rocks and boulders. The yard perfectly reflects the character of the two-story stone house. Across the street, E. D. Martin employed Thomas D. Church of San Francisco to plan the landscaping for his 1954 house.

In the southern end of the district, lawns tend to blend together in a style typical of Craftsman period yards. No fencing or planting interrupts the flow of the grass. This characteristic can be seen along the east side of Peacock Drive and along Eberhart Avenue between 13th Street and Dimon Street (photograph 18). In Peacock Woods and along Forest Avenue and to a lesser extent in Rock Park the lawns do not flow together. The side boundaries of the property are often marked with some type of plantings. In smaller houses, it might be a hedge or a small area of trees and shrubs. In larger Peacock Woods yards, naturalistic plantings are used to separate the yards; the edges of some of these borders have formal trimmed bushes that blend into islands of informal vegetation.

The fact that the terrain in much of the district was hilly necessitated the creation of retaining walls, steps, terraces, and beds of ivy. A small terrace was created by Samuel K. Dimon along the east side of Eberhart Avenue between 13th Street and Dimon Street. One block to the west on Munro Avenue, the east-west grade is so steep that retaining walls were required on parts of both sides of that street and along 13th Street. Most of the walls are irregular, uncoursed stones or granite blocks.

In their front, side, and rear yards, residents have retained the large pines and hardwoods that pre-date the subdivisions. They have also planted oaks, elms, maples, poplars, and other large specimens, but the most popular trees are more ornamental—flowering dogwoods, crepe myrtles, red buds, Bradford pears, and magnolias. The foundation plantings next to the house and shrubs used in other beds vary from yard to yard but tend to include boxwoods, pyracantha, hollies, spiraea, eleagnus, winter honeysuckle, and many varieties of camellias and azaleas.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria:

A B C D

Criteria Considerations (Exceptions): N/A

A B C D E F G

Areas of Significance (enter categories from instructions):

ARCHITECTURE
COMMUNITY PLANNING AND DEVELOPMENT
LANDSCAPE ARCHITECTURE

Period of Significance:

1922 – 1954

Significant Dates:

1922- Construction of Peacock Woods and Dimon Circle subdivisions
1924-Construction of Rock Park and Wynnton Heights subdivisions

Significant Person(s):

N/A

Cultural Affiliation:

N/A

Architect(s)/Builder(s):

Biggers, Sr., James J.W. – architect, Columbus, GA
Church, Thomas D. – landscape architect, San Francisco, CA
Duncan, F. Roy – architect, Columbus, GA
Draper, Earle S. – landscape architect, Charlotte, NC
Finch, Barnes, and Pascal – architects, Atlanta, GA
Hentz, Reid, and Adler – architects, Atlanta, GA
Hickman, Charles – architect, Columbus, GA
Hickman and Martin – architects, Columbus, GA
Johnson, A.B. – architect and builder, Columbus, GA

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Lockwood, Jr., Thomas Firth – architect, Columbus, GA
Pauley, William C. —landscape architect, Atlanta, GA
Martin, Jr., John C. – architect, Columbus, GA
Mitchell, James – architect, Atlanta, GA
Raines, Lorin, D. – architect
Smith, T.W. and E.O. – architects, Columbus, GA
Woleben, Fred A. – architect

Narrative statement of significance (areas of significance)

Located east of downtown Columbus, the Peacock Woods-Dimon Circle Historic District is an early 20th-century, residential neighborhood characterized by one-and two-story houses, mainly in the early 20th-century Revival styles and many architect-designed. The historic district is a planned, automobile-based subdivision of curvilinear drives, landscaped lawns, sidewalks, and street trees.

The Peacock Woods-Dimon Circle Historic District is significant in the area of architecture for its excellent, intact collection of houses representing common early- to mid-20th-century house types and styles found in Georgia as identified in Georgia's Living Places: Historic Houses in Their Landscaped Settings. Houses within the historic district are representative of the popular house types and styles found in Columbus' early 20th-century planned suburbs. Common house types include English house, Georgian house, bungalow, English cottage, Georgian cottage, and ranch. Architectural styles in the district reflect the popularity of early 20th-century revival styles in Columbus, including Colonial, Tudor, Spanish Colonial, Mediterranean, and French Vernacular revivals. Craftsman-style bungalows are also common in the district as in other Columbus suburbs. The district is also significant for its few excellent examples of multi-family dwellings including apartment buildings and duplexes.

The district is also significant in the area of architecture for its architect-designed residences. The district contains an excellent, intact collection of works by Columbus' leading architects including houses designed by James J.W. Biggers, Sr., F. Roy Duncan, Charles F. Hickman, A.B. Johnson, Thomas Firth Lockwood, Jr., John C. Martin, Jr., Two of Columbus' prominent architects, Thomas Firth Lockwood, Jr., and John C. Martin, Jr., built their own houses in the neighborhood. The district is also significant for houses designed by two of Atlanta's leading architectural firms. The National Register-listed Robert E. Dismukes, Sr., House located at 1621 Summit Drive is an excellent example of the work of Neel Reid (1885-1926) of the Atlanta-based firm Hentz, Reid, and Adler. Reid was responsible for every aspect of the design including interior decoration, landscaping, and outbuildings. The two-story, brick house represents the classically-inspired designs that the firm was known for including a main two-story center block with a one-story wing on either side, symmetrical composition of the front façade, and classical ornamentation. In contrast to Hentz, Reid, and Adler's traditional, classically inspired designs is the 1954 California-style ranch house located at 2020 Brookside Drive. Designed by one of Atlanta's leading modern firms, Finch, Barnes, and Paschal (who later joined with Cecil Alexander, Jr., and Bernard Rothschild to form FABRAP), the house is a

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unique example of a modern-style ranch house in Columbus complete with modern-style garden. The house features an asymmetrical, long, low, sprawling form, emphasizes horizontality with its low-pitched roof and ribbon windows, and offers a unique, simple landscaping with modest shrubs and walled terraces.

The district is significant in the area of community planning and development as an excellent example of a planned early- to mid-20th-century suburban, automobile-oriented neighborhood. In contrast to some of the surrounding Wynnton area suburbs in Columbus which developed first as streetcar suburbs, the Peacock Woods-Dimon Circle Historic District was planned for the prominent middle- to upper-class residents of Columbus who could afford to own automobiles. The emphasis on catering to automobiles is also evidenced by the fact that in 1930, the city paved the major streets through the district including Cherokee and Eberhart avenues, Dimon Street, and Peacock, Fournoy, Brookside, and Summit drives and a portion of Poplar Drive. The district represents the characteristics popular in upper- to middle-class suburbs during the early 20th century by featuring curvilinear streets lined with mature hardwoods, uniform setbacks, and informal, picturesque landscaping.

The district is significant in the area of landscape architecture for landscape architect Earle S. Draper's design of the Peacock Woods subdivision. Draper was a noted landscape architect from Charlotte, North Carolina, who designed residential subdivisions and industrial towns throughout the South and later worked for the Tennessee Valley Authority. Draper's work was characterized by designing roads to follow the contours of the land and creating park-like subdivisions. In the Peacock Woods portion of the district, Draper created curvilinear streets that followed the lower elevations of the land so houses could be perched on hillsides. Draper also complimented the plan with open vistas, street trees, and a neighborhood park. The district is also significant in the area of landscape architecture for the landscape of the 1954 California-style ranch house located at 2020 Brookside Drive designed by Thomas D. Church, one of America's leading landscape architects during the 1950s. During the 1950s, Church worked on large commercial and institutional landscape designs for projects by prominent modernist architects including Eero Saarinen and Edward Durell Stone. However, Church's reputation is primarily based on his residential designs, which led to his famous 1955 book Gardens are for People. Church's landscape philosophy is represented in the design of the 2020 Brookside Drive garden by the use of a small patio-style garden, use of hard-cover surfaces, ground-cover plantings, multiple viewpoints, an outdoor space for living, and privacy.

National Register Criteria

The Peacock Woods-Dimon Circle Historic District is eligible for the National Register of Historic Places under National Register Criterion A as an excellent example of a planned, automobile-oriented residential suburb developed in the early 20th century. The district is eligible for listing in the National Register under Criterion C for its excellent examples of early- to mid-20th-century houses representing common types and styles found in Georgia. Many of the houses were designed by prominent Columbus architects. The district also is eligible for its designed landscapes by prominent landscape architects Earle S. Draper and Thomas D. Church.

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Criteria Considerations (if applicable)

N/A

Period of significance (justification)

The period of significance begins with the construction of the Peacock Woods and Dimon Circle subdivisions in 1923 and ends with 1954, the date of construction of the California ranch-style house designed by the architectural firm of Finch, Barnes, and Paschal (later FABRAP).

Contributing/Noncontributing Resources (explanation, if necessary)

The contributing buildings within the district date from the district's period of significance and retain their historic integrity. The noncontributing buildings were constructed after the period of significance or have lost their historic integrity from nonhistoric alterations.

Developmental history/historic context (if appropriate)

NOTE: The following historical narrative was prepared by historic preservation consultants Tracy Dean and John Lupold, Columbus, Georgia. "Peacock Woods-Dimon Circle Historic District," draft National Register of Historic Places Form, August 2000. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.

The history of Peacock Woods-Dimon Circle Historic District area dates from the 1830s when John Banks purchased the property. It became part of this large antebellum estate, The Cedars (located outside but adjacent to the district and listed in the National Register of Historic Places on November 23, 1971). Banks subdivided and sold much of his land along Wynnton Road prior to 1860. He retained this portion of his property because it had no access to the major thoroughfares during the antebellum period and thus, was less valuable than the southern part of Banks' holding adjacent to Wynnton Road. His land in this district served for almost a century as a large backyard for the Banks-Peacock-Dimon family estate. Prior to the Civil War in what is now the backyards of the houses on the west side of Peacock Avenue just north of 13th Street were the slave quarters and other outbuildings associated with The Cedars. None of these have survived and their exact location is unknown.

In 1876 and 1880, the Peacock family (descendents of John Banks) sold tracts of lands on what became the west side of the district to Charles Munro. Judging by a c.1912 Columbus real estate map, Munro included that land in an area he platted—a triangular tract reaching from the south side of 13th to 17th Streets, with its east side being a straight extension of Eberhart Avenue and the west side following what became Cherokee Avenue. Although Munro planned rectilinear streets and lots

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for the property, he never developed it, and the property eventually was sold to Hezekiah Land, Charlie Frank Williams, and John Flournoy.

In 1887, Flournoy purchased a square parcel that later formed the eastern two-thirds of Peacock Woods. At this time, Flournoy was assembling 250-acres for the East Highlands development (outside of the district). Almost 40 years passed before Flournoy developed Peacock Woods.

At the same time as Flournoy was developing Peacock Woods, Samuel Kelly Dimon began developing the property on the southeast corner of the district, the land immediately adjacent to The Cedars, his family home. Since the chronology and nature of the development of the properties within the district varied from subdivision to subdivision, the history of each development follows:

Peacock Woods (1922)

In 1922, John Frances Flournoy began development of the Peacock Woods subdivision, the crowing glory of his career as a developer. Flournoy employed Earle Draper to create a park-like, upper-class residential suburb. During the first year of development, Columbus architect John C. Martin, Jr., built his own house in Peacock Woods, a large Tudor Revival-style house located at 1687 Flournoy Drive. However, Martin only lived there a brief time, dying in 1928 at an early age.

By 1925, the three Colonial Revival-style houses at the top of the hill on Summit Drive were being constructed. By 1934 nine of the first 13 houses were large-scale, architect-designed residences. Unlike Flournoy's nearby Wildwood Circle subdivision (the proposed National Register Hillcrest-Wildwood Circle Historic District) where the onset of the Great Depression stopped construction, the building of upper-class houses in Peacock Woods continued during the 1930s. Between 1936 and 1939, six Tudors Revival-style homes were built on one block of Eberhart Avenue as well as a Tudor Revival-style house and a Mediterranean-style house on Brookside Drive and a French Vernacular Revival-style house on Flournoy Drive.

Only four houses appeared in the subdivision between 1940 and 1951 and two of those were in the first two years. These included two houses on Cherokee Avenue, an attractive rock house with Classical details by James J. W. Biggers on Summit Drive, and a 1951 two-story home with Mediterranean features on Flournoy Drive.

Seven houses built between 1954 and 1990 completed the fabric of this subdivision. Their owners were E. D. Martin of Martin Theaters (1954), Ed Burdeshaw (1978), an architect, and Norman Rothschild (c.1990), a scholar and an Anglophile. The last two of these homes were built on wooded lots and are almost hidden from view.

The residents of Peacock Woods were prominent in Columbus society and included physicians, lawyers, developers, and merchants, and the financiers and entrepreneurs who created the city's textile, soft drink, and movie industries.

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Dimon Circle (1922 and 1928)

In 1922, Samuel Kelly Dimon, platted a subdivision of 11 lots in the block surrounded by 13th Street, Peacock Avenue, Dimon Street, and Eberhart Avenue. The plat called it "subdivision of property of S. K. Dimon." In 1928 Dimon platted an additional seven lots out of the family property along the east side of Peacock Avenue. On the second plat, the first tract was labeled Dimon Circle, but both of these tracts came to be known as Dimon Circle, even though that name does not appear on the deeds.

Dimon subdivided the family estate at an opportune time. Real estate in the Wynnton area was prospering and his lots sold rapidly. His initial plat was filed in 1923. Four lots sold in that year, another four in 1924, and one each in 1925, 1926, and 1927. By 1925, two houses existed in his development, three more built by 1928, and by the next year nine more were constructed. All of the houses in the first portion of the development were standing by 1929.

When this suburb was being created, W. C. Woodall, the publisher of the Columbus Industrial Index, was very impressed with Peacock Woods. In reporting its progress in 1922, he emphasized "the preliminary investment in the way of improvements was unusually large for a subdivision."² These included all of the necessities—sideways, concrete curbing, graveled streets as well as gas, water, and sewage lines. Even though sewage lines existed, the plat delineated outhouse setbacks ranging from 50 to 75 feet depending on the depth of the lots.

Despite the onset of the Great Depression, the second portion of Dimon Circle, platted in 1928, also developed rapidly. Five lots sold in 1930 and one each in 1931 and 1932. Four houses had been constructed there by 1931 and three more by 1934 with the last being built by 1939. The neighborhood contains neither apartments nor duplexes, perhaps because the lots sold so rapidly that no land remained unoccupied when the World War II apartment building boom occurred in other parts of the Wynnton area.

The initial residents in Dimon Circle were middle class and included two physicians, a pharmacist, bank officers, insurance agents, a tailor, middle managers for the Central of Georgia Railway and the Columbus Iron Works, and salesmen. On Peacock Avenue especially, these were young people on their way up. Edward Neal, a prominent Columbus architect, grew up at 1338 Peacock Drive, and the styles and details of the houses in the area influenced his later architectural education. He also remembers it as a wonderful neighborhood and recalls playing hide-and-seek in the island in the center of the road at the intersection of Dimon Street and Peacock Drive. His playmates included Janice Persons Biggers (a long time preservationist in Columbus), Bobby Hecht (another architect),

² In addition to Draper, the following individuals worked on creating Peacock Woods: John B. Ryer, Jr., a Columbus landscape engineer implemented Draper's plan; M. Harris Gardiner, grading contractor; M. C. Barlow, sidewalk, curb, and gutter contractor; and W. A. Coates Construction Company, water pipes and gas mains contractors.

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Philip Schley (who now owns the St. Elmo House), Jack Key (a prominent banker), and Sue Marie Thompson, who married William B. Turner.

Wynnton Heights (1923)

Hezekiah Land started planning his Wynnton Heights subdivision in 1923, but the plan was not filed with the clerk of the superior court until 1926. Perhaps in part because of this delay, Land was not as successful as Dimon or Williams in selling his lots. By 1929, when houses filled all the lots in the adjacent blocks of his two competitors, Land had only a dozen houses on his 35 lots.³ Eight of these structures were in the block adjacent to Dimon Circle. Only four houses stood in the property near Weracoba Creek, which was viewed as less desirable.

Thirteen houses were built in the subdivision during the 1930s with six more being built in 1940 and 1941. Four of these structures were multi-family units: duplexes at 1324 Cherokee Avenue (1934), 1400/1401 Cherokee Avenue (1940), and 1323 Eberhart Avenue (c.1940), and the 1940 Dimon Hill Apartments at 1930 Dimon Street. The impact of Fort Benning and the buildup associated with World War II affected construction in this part of the district, where lots had sold very slowly before 1939, and lead to multi-family dwellings being built.

Two more structures, 1442 Cherokee Avenue, a house set on half a lot almost at the rear of the lot, and an apartment at 1913 13th Street were built in 1950 and 1951. Two more apartment buildings, dating from the 1970s (noncontributing), facing 13th Street completed the 34 structures within this subdivision.

The residents of this area were middle-class and included salesmen, managers, army officers, an engineer, and a physician.

Rock Park (1923)

One year after Dimon and Flournoy established their developments, in 1923, Charlie Frank Williams created his own subdivision between Peacock Woods and Dimon Circle. This area became known as Rock Park. By 1925 on the central block of his development (on the north side of Dimon Street and on the west side of Peacock Drive), Williams built four rock houses at 2001, 2009, and 2019 Dimon Street and 1425 Peacock Drive. These houses with Craftsman and Colonial Revival details, defined the character of his development that became to be known as Rock Park, even though its officially recorded name remained the C. F. Williams Subdivision. He apparently had no trouble selling those houses.

³ Two of these were replaced by later apartments: one before 1951 and one after that date.

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Williams also realized that the lots on the flat land adjacent to Weracoba Creek would sell very slowly. Earlier real estate maps show the lots across the street as being platted for shotgun houses, making the creek-side lots undesirable. First, in 1925 Williams changed the number and size of the lots facing Cherokee Avenue in Block A. Three lots measuring 75, 98, and 102 feet became five lots of 42, 55, 60, 61, and 63 feet. Then by 1927, Williams had built nine frame bungalow houses in Block A of his subdivision. Most of them became rental property judging by the frequency with which the residents changed in the city directories. Rather than waiting for them to sell, Williams or real estate companies acquired revenue from rent. The renters included a draftsman, a barber, an auto mechanic, and the owner of a billiard parlor.

The third portion (Block C) on the eastern side developed after 1929 with the five houses (primarily Tudor Revival in style) along the east side of Peacock being built between 1931 and 1941. Two larger houses on the east side of Eberhart Avenue increased the prestige of the development. In 1929, architect Thomas Firth Lockwood, Jr., built his own Colonial Revival-style home on the hill at the northeast corner of Eberhart Avenue and Poplar Drive.⁴ A block away at the intersection of Eberhart Avenue and Dimon Street was a large one-and-a-half story Tudor Revival house on another hill. Thurston Crawford, the last person to attempt to promote commercial navigation on the Chattahoochee River lived there. A later resident was Gerald Saunders whose timber holdings of his Alexander Lumber Company ranked among the largest in the South.

In addition to prominent Columbusites like Lockwood, Crawford, and Saunders, the Dimon Street and Poplar Drive portions of Rock Park housed an engineer, a physician, and business owners, the same substantial middle class people who lived along Peacock Avenue to the south.

Forest Avenue (1931)

The houses on the east side of Forest Avenue were originally on land associated with the Winter-Dismukes House (non-extant and out of the district), which faced Wildwood Avenue. Houses were built here between 1931 and 1960. Two homes were built by the William Joy family—a French Vernacular Revival (1937), located appropriately across from the Summit Drive entrance to Peacock Woods, and a ranch-style house (1954). Two other houses have been remodeled and upgraded from their 1930s origins.

By 1951, all but a few lots within the district were occupied by houses. Only eight single- and multiple-family residential buildings were constructed after 1954 (the end of the district's period of significance). The Peacock Woods-Dimon Circle Historic District has always remained very desirable neighborhood.

⁴ The front lot of this house is part of the Rock Park Subdivision but the lot the house actually sits on is in Peacock Woods, so it is being treated as part of Rock Park because visually it is part of that area.

9. Major Bibliographic References

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Oral History Interviews

Ed Neal – interviewed by John Lupold. July 2000. An architect who was a resident of the neighborhood.

William Buck – interviewed by Tracy M. Dean. August 1992. Property owner within the district.

National Register of Historic Places Registration Form **Continuation Sheet**

Section 9—Major Bibliographic References

Laurette Rosenstrauch – interviewed by Tracy M. Dean. August 1992. Property owner within the district.

Jane Dillard Knight – interviewed by Tracy M. Dean. August 1992. Property owner within the district.

Billy Martin – interviewed by Tracy M. Dean. August 1992. Property owner within the district.

Plats

Hugh McMath & Company. Subdivision of the Property of S. K. Dimon, Columbus, Georgia. 1928.

Ryer, J. B., Jr., Landscape Engineer. Subdivision of Property of S. K. Dimon, Esq., Columbus, Ga. 1922. Filed January 1923. Deed Book 44, Page 118.

Ryer, J. B. (1923) & Hugh McMath & Company. Wynnton Heights, Property of H. Land. Wynnton, Columbus, Georgia, May 1926. Approved by the planning Board, May 1926. Deed Book 50, Page 416.

Draper, E. S. & J. B. Ryer, Subdivision of Peacock Woods, Property of the Flournoy Realty Company, June 1922. Filed June 8, 1922. Deed Book 40, Page 530.

East Highlands Subdivision map of 1888, property John F. Flournoy.

Subdivision of C. F. Williams Property [Rock Park]. From Map by J. B. Ryer, Jr. Dated November 1923. Map filed January 1924. Deed Book 49, Page 600. "Block B", C. F. Williams Subdivision, Office of City Engineer, February 1925. Recorded July 1925. "Block A" Map. Recorded November 1925.

National Register of Historic Places Registration Form Continuation Sheet

Section 9—Major Bibliographic References

Previous documentation on file (NPS): () N/A

- preliminary determination of individual listing (36 CFR 67) has been requested**
- preliminary determination of individual listing (36 CFR 67) has been issued**
date issued:
- previously listed in the National Register Robert E. Dismukes, Sr., House**
- previously determined eligible by the National Register**
- designated a National Historic Landmark**
- recorded by Historic American Buildings Survey #**
- recorded by Historic American Engineering Record #**

Primary location of additional data:

- State historic preservation office**
- Other State Agency**
- Federal agency**
- Local government**
- University**
- Other, Specify Repository:**

Georgia Historic Resources Survey Number (if assigned):

ME-C-2020
ME-C-2022 – ME-C-2023
ME-C-2025
ME-C-2030 – ME-C-2032
ME-C-2059 – ME-C-2072
ME-C-2092 – ME-C-2130
ME-C-2133 – ME-C-2143
ME-C-2150
ME-C-2152
ME-C-2172- ME-C-2177
ME-C-2182 – ME-C-2197
ME-C-2199 – ME-C-2203
ME-C-2241 – ME-C-2245

10. Geographical Data

Acreage of Property Approximately 69 acres.

UTM References

Point	Zone	Easting	Northing
A)	16	691292	3595085
B)	16	691655	3595100
C)	16	691597	3594492
D)	16	691134	3594366

Verbal Boundary Description

The National Register boundary of the Peacock Woods-Dimon Circle Historic District is indicated on the attached tax map drawn with a heavy black line, drawn to scale.

Boundary Justification

The boundary includes the intact and historical property associated with the development of the Peacock Woods-Dimon Circle neighborhood.

11. Form Prepared By

State Historic Preservation Office

name/title Gretchen A. Brock/National Register Coordinator
organization Historic Preservation Division, Georgia Department of Natural Resources
street & number 156 Trinity Avenue, S.W., Suite 101
city or town Atlanta **state** Georgia **zip code** 30303
telephone (404) 656-2840 **date** February 4, 2003
e-mail gretchen_brock@dnr.state.ga.us

Consulting Services/Technical Assistance (if applicable) not applicable

name/title Tracy Dean and John Lupold
organization Department of History, Columbus State University
mailing address Columbus State University
city or town Columbus **state** Georgia **zip code** 31907
telephone (706) 568-2263
e-mail N/A

- property owner**
 regional preservation planner
 consultant
 other:

Property Owner or Nomination Sponsor Name and Address

name (property owner or contact person) Anne King
organization (if applicable) N/A
mailing address 2007 Poplar Drive
city or town Columbus **state** Georgia **zip code** 31906
e-mail N/A

National Register of Historic Places Registration Form **Continuation Sheet**

Photographs

Name of Property: Peacock Woods-Dimon Circle Historic District
City or Vicinity: Columbus
County: Muscogee
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: December 2000

Description of Photograph(s):

Number of Photographs: 36

- 1 of 36: 1687 Flournoy Drive; photographer facing southwest.
- 2 of 36: View of Flournoy Drive; photographer facing southwest.
- 3 of 36: 1661 Forest Avenue; photographer facing west.
- 4 of 36: 2021 Brookside Drive; photographer facing northwest.
- 5 of 36: 2020 Brookside Drive; photographer facing southwest.
- 6 of 36: 1527 Forest Avenue; photographer facing west.
- 7 of 36: 1602 Summit Drive; photographer facing northwest.
- 8 of 36: 1626 Summit Drive; photographer facing northeast.
- 9 of 36: Robert E. Dismukes, Sr., House, 1621 Summit Drive; photographer facing southwest.
- 10 of 36: View of Brookside Drive; photographer facing northwest.
- 11 of 36: 2011 Brookside Drive; photographer facing north.
- 12 of 36: 1920 Flournoy Drive; photographer facing northwest.
- 13 of 36: 1533 Eberhart Avenue; photographer facing northwest.
- 14 of 36: View of Eberhart Avenue; photographer facing northwest.
- 15 of 36: 1433 Eberhart Avenue; photographer facing northwest.

National Register of Historic Places Registration Form **Continuation Sheet**

Photographs

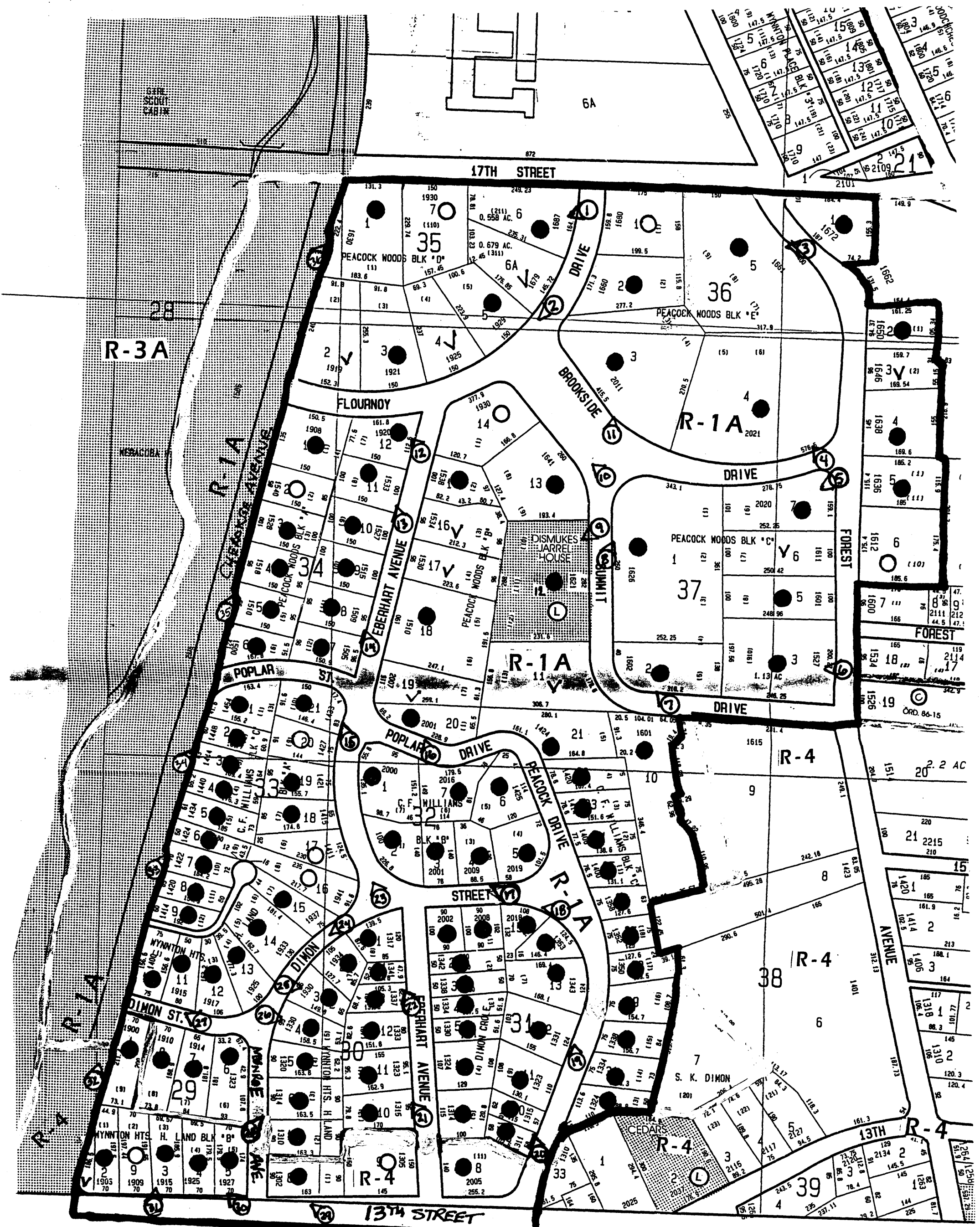
- 16 of 36: 2001 Poplar Drive; photographer facing northwest.
- 17 of 36: 2001 and 2009 Dimon Street; photographer facing northwest.
- 18 of 36: View of intersection of Dimon Street and Peacock Drive; photographer facing west.
- 19 of 36: 1331 Peacock Drive; photographer facing northwest.
- 20 of 36: 1311 and 1315 Peacock Drive; photographer facing northwest.
- 21 of 36: 1315 and 1323 Eberhart Avenue; photographer facing northwest.
- 22 of 36: View of Eberhart Avenue; photographer facing northwest.
- 23 of 36: View of intersection of Eberhart Avenue and Dimon Street; photographer facing northwest.
- 24 of 36: 1937 Dimon Street; photographer facing southwest.
- 25 of 36: 1930 Dimon Street; photographer facing east.
- 26 of 36: 1330 Munro Avenue; photographer facing east.
- 27 of 36: 1915 Dimon Street; photographer facing west.
- 28 of 36: View of Munro Avenue; photographer facing northeast.
- 29 of 36: 1302 Munro Avenue; photographer facing northwest.
- 30 of 36: 1927 13th Street; photographer facing northwest.
- 31 of 36: 1909 13th Street (noncontributing); photographer facing north.
- 32 of 36: View of Cherokee Avenue; photographer facing north.
- 33 of 36: 1420 and 1422 Cherokee Avenue; photographer facing northeast.
- 34 of 36: 1444 and 1448 Cherokee Avenue; photographer facing northeast.
- 35 of 36: 1510 and 1518 Cherokee Avenue; photographer facing northeast.

National Register of Historic Places Registration Form Continuation Sheet

Photographs

36 of 36: 1630 Cherokee Avenue; photographer facing northeast.

HPD version 051301



E MAP 184

PEACOCK WOODS-DIMON CIRCLE HISTORIC DISTRICT
 MUSCOGEE COUNTY, GEORGIA
 TAX MAP

NATIONAL REGISTER BOUNDARY:
 PHOTOGRAPH/DIRECTION OF VIEW:
 NORTH:
 SCALE: 1" = 200'

CONTRIBUTING:
 NONCONTRIBUTING:
 VACANT:
 SOURCE: COLUMBUS CONSOLIDATED GOVERNMENT

JMBUS CONSOLIDATED
 G. I. S. BASI

28
R-3A

NEACOGEE

R-1A

17TH STREET

PEACOCK WOODS BLK 'D'

35

0.558 AC.

6

0.679 AC.

6A

36

PEACOCK WOODS BLK 'E'

FLOURNOY

PEACOCK WOODS (1922)

R-1A

DRIVE

EBERHART AVENUE

34

DISMUKES JARREL HOUSE

11

PEACOCK WOODS BLK 'B'

17

18

19

R-1A

37

PEACOCK WOODS BLK 'C'

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FOREST AVENUE (1931)

FORES

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ROCK PARK (1923)

DIMON CIRCLE (1922 AND 1928)

WYNNTON HEIGHTS (1923)

PEACOCK WOODS-DIMON CIRCLE HISTORIC DISTRICT
MUSCOGEE COUNTY, GEORGIA

ATTACHMENT 1: DISTRICT DEVELOPMENT MAP

13TH R-4

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