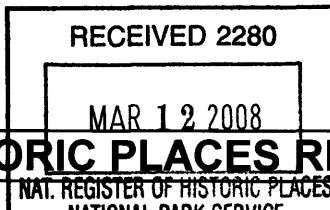


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NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for **NATIONAL REGISTER OF HISTORIC PLACES** or **NATIONAL PARK SERVICE** 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 Peachtree Highlands-Peachtree Park Historic District
other names/site number Peachtree Highlands Historic District; Peachtree Park

2. Location

street & number Roughly bounded by Piedmont Road, Peachtree Road, Georgia Highway 400, and the MARTA north-south rapid transit line
city, town Atlanta (N/A) **vicinity of**
county Fulton **code** GA 121
state Georgia **code** GA **zip code** 30305

not for publication

3. Classification

Ownership of Property:

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

Category of Property:

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

Contributing resources previously listed in the National Register:

Name of previous listing: Peachtree Highlands Historic District – listed June 5, 1986 (105 contributing buildings).

Name of related multiple property listing: N/A

National Register of Historic Places **Continuation Sheet**

Section 3--Classification

Number of resources previously listed in Peachtree Highlands nomination:

	<u>Contributing</u>	<u>Noncontributing</u>
buildings	105	28
sites	0	0
structures	0	0
objects	0	0
total	105	28

*(Note: The above numbers are those in the National Register **database**. The district map, as originally submitted, actually showed 105 contributing buildings and 31 noncontributing buildings, for a total of 136 resources.)*

Current classification of resources within previously listed Peachtree Highlands boundary:

	<u>Contributing</u>	<u>Noncontributing</u>
buildings	110	26
sites	0	1
structures	0	0
objects	0	0
total	110	27

(Note: The above numbers reflect re-classifications of contributing to noncontributing due to demolition and/or substantial alteration, as well as re-classifications of noncontributing to contributing due to an extended period of significance. The total number of resources (137) does not agree with previous table due recent subdivision of one lot, as well as apparent miscounting of resources on the original Peachtree Highlands nomination. When the maps are used, the discrepancies do not occur.)

National Register of Historic Places **Continuation Sheet**

Section 3--Classification

Number of resources in newly added areas of Peachtree Highlands-Peachtree Park:

	<u>Contributing</u>	<u>Noncontributing</u>
buildings	271	92
sites	0	3
structures	1	0
objects	0	0
total	272	95

Total combined number of resources in Peachtree Highlands-Peachtree Park Historic District:

	<u>Contributing</u>	<u>Noncontributing</u>
buildings	381	118
sites	0	4
structures	1	0
objects	0	0
total	382	122

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 Luce 3-3-08
Signature of certifying official 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 K. Bell 4-25-08

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other, explain:

see continuation sheet

for
Keeper of the National Register Date

6. Function or Use

Historic Functions:

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

DOMESTIC: secondary structure

Current Functions:

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

DOMESTIC: secondary structure

7. Description

Architectural Classification:

LATE 19TH AND 20TH CENTURY REVIVALS: Colonial Revival

LATE 19TH AND 20TH CENTURY REVIVALS: Classical Revival

LATE 19TH AND 20TH CENTURY REVIVALS: Tudor Revival

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman

OTHER: Side-gabled cottage

OTHER: American Small House

OTHER: Ranch

Materials:

foundation	BRICK STONE: granite CONCRETE
walls	BRICK WOOD: weatherboard SYNTHETICS: vinyl
roof	ASPHALT
other	N/A

Description of present and historic physical appearance:

SUMMARY DESCRIPTION

The Peachtree Highlands-Peachtree Park Historic District is a neighborhood of single-family houses and a few duplexes that were constructed in the decades after 1921 in the Buckhead section of northern Atlanta. Development occurred in several phases based on a series of plats. Peachtree

National Register of Historic Places **Continuation Sheet**

Section 7--Description

Highlands is the oldest section (listed in the National Register in 1986), and Peachtree Park developed contiguously to the south. The entire combined neighborhood also now identifies itself as Peachtree Park, which is the name historically and traditionally associated with the area. Houses dating from just after World War I are primarily in the northern (Peachtree Highlands) section. Newer areas were added in roughly 1936-1942, 1945-1950, and after 1950, although development did not always consistently follow original plats due to intervening events, such as the Great Depression and World War II. The neighborhood's streets are mostly curvilinear, as was the fashion of their time period. Only the earliest streets have sidewalks, mostly in the Peachtree Highlands section. Lot shapes and sizes are varied, but most are deep and relatively narrow with mature trees and informal landscaping. Most streets follow a standard setback. Although there are no parks in the neighborhood, it retains a quiet park-like setting. Common house types include side-gabled cottages, English cottages, bungalows, American Small Houses, and ranch houses. Stylistic influences include Colonial Revival, Craftsman, and English Vernacular Revival. Brick, stone, and wood, as well as some synthetics, are all used as exterior materials. Most of the houses were historically modest dwellings, and many have had recent additions (some small and some large). Recently demolished historic homes have been replaced by larger homes on some of the lots, but overall the district has retained integrity. The district boundaries are surrounded by major traffic arteries to the north and west (Piedmont Road and Peachtree Road), mass transit lines to the southeast (a corridor including the railroad and MARTA lines), shopping malls (including Lenox Square), and dense commercial development such as office parks and high-rises.

FULL DESCRIPTION

The terrain in and around the Peachtree Highlands-Peachtree Park Historic District is best described as rolling hills sloping gradually downward from the Peachtree Street ridge. Some properties, such as several on Dale Drive, have a steep drop-off behind the house. Small streams run both above ground and underground throughout the district. A stream runs between the Peachtree Highlands and Peachtree Park sections where it flows in an irregular pattern behind East Paces Ferry Road properties. Another originates at the rear of properties along the northern side of Greenview Avenue and those on the southern side of Peachtree Drive. This stream crosses under Dale Drive just north of the Greenview and Dale intersection. A third stream originates from an underground spring behind homes along the southern section of Dale Drive and east of properties on Burke. Another stream can be viewed where it crosses under Darlington Circle, about half way down.

The Peachtree Highlands-Peachtree Park Historic District is a tapestry of complementary sections. Peachtree Highlands (the northernmost part of the district), Hedgerose Heights (East Paces Ferry Road between Piedmont Road and Park Circle, included in the previously listed Peachtree Highlands Historic District), Piedmont Terrace (Elliott Circle) and Garden Hills Heights (Darlington Road and the western portion of Darlington Circle) were once known by their distinct names. Each possesses a compatible yet slightly different architectural appearance, depending on its date of development, and each is part of the greater neighborhood now known as Peachtree Park.

A slight discontinuity appears where land lot 47 and land lot 46 connect. The land lot line runs from Piedmont Road to Lenox Road. In Peachtree Park the line is drawn along the rear property lines on

National Register of Historic Places **Continuation Sheet**

Section 7--Description

the south side of Greenview Avenue and the north side of Timm Valley Road. A low stone ivy covered wall marks the line at the curve on Dale Drive between properties at 2998 and 3012 where the line continues across Dale between 3015 and 3005 to Lenox Road. Homes north of this line are older than homes south of the line, thus creating a sense of change at the curve.

The district's historic houses represent several common types and styles built in Georgia between 1921 and 1958. The landscape is also typical of similar middle-class developments in Atlanta during the period of significance. The rolling topography influenced the curvilinear pattern of the streets, the irregular layout of the platted lots, and the informality of the landscape. The following description will begin with the northern section, previously listed as the Peachtree Highlands Historic District (photographs 1 through 17), and will continue through the platted subdivisions of the Peachtree Park section (photographs 18 through 67). The earliest houses in the district are mostly in the extreme northern (Peachtree Highlands) section and later development moved south, except for one other early area platted along Elliott Street. With a few scattered exceptions, the northern half of the Peachtree Highlands-Peachtree Park Historic District generally pre-dates 1945 and the southern half post-dates 1945.

The streets in Peachtree Highlands include Park Circle, Arc Way, Highland Drive, and Martina Way. These streets were part of the McKenzie Trust plat dating from 1915. A small portion of East Paces Ferry Road and the western extension of Martina Drive were also included in the previously listed district as contemporaneous "coattails" developments. Peachtree Highlands' streets are relatively broad and gently curving with concrete sidewalks on both sides (photographs 1, 6, and 13). Street-side planting strips have grass and a few small trees, and granite curbs or stone blocks line the street. These features give a sense of continuity to the streetscape. Most front yards are informally planted with shade trees, pines, shrubs, perennials, ivy, and lawn. Some have stone retaining walls and paving stones (photographs 2 and 6), while a few use brick in the landscape (photograph 15). Lots in this northern portion of the district tend to be deep, narrow, and approximately rectangular with the majority being 50 feet wide and between 150 and 300 feet deep. This variation is due to the curving streets, which provide changing vistas. One side of each house has a driveway (photograph 3) that once lead to a small detached garage in the rear (many garages are no longer extant). Most houses in this section have consistent 30-foot setbacks, and are approximately centered on their lots with five additional feet on one side for the driveway. A small stream runs along the southern edge of this section through the back yards of several lots and under Park Circle.

During the first phase of development between 1921 and 1935, houses were primarily one story in height faced with weatherboard or brick veneer. Most do not have high-style architectural features, but tend to be simple well-crafted examples of popular types and styles. There are no houses in the district that could be identified as community landmarks, but the overall ensemble is a cohesive collection. A few of the original wood-framed detached garages still exist behind the houses. House types, as identified in the statewide context, *Georgia's Living Places: Historic Houses in Their Landscaped Settings*, relate to the overall form, plan, or layout, plus the height. The style refers to decoration or ornament, as well as to the design of the overall form.

Several of the earliest homes are bungalows with Craftsman-style details. These were constructed

National Register of Historic Places **Continuation Sheet**

Section 7--Description

toward the end of the most popular period for this type of architecture. Characteristic features include low-pitched gable roofs, wide eaves, exposed rafters, roofline brackets, and front porches supported by heavy stone or brick piers. There are several good examples in Peachtree Highlands, including 14 Park Circle and some visible in photographs numbered 2, 5, 8, and 11. At least four houses in the district (4, 6, 8, and 10 Park Circle) with very simple Craftsman and/or Colonial Revival detailing are prefabricated houses supplied by the Minter-Melton Corporation of West Virginia (photograph 9). A number of others appear to be variations on the same houses.

Colonial Revival is another popular early-20th-century architectural style. In this portion of the district, the style is sometimes found on side-gabled cottages (photograph 14). Often the style is expressed minimally, such as a classically inspired door surround, shutters, or gable-front dormers. One house inspired by the Dutch Colonial appears to be the exact reverse of a house feature in *Colorkeed Home Plans*, a 1926 Chicago publication, and may be a pattern-book house.

The Tudor Revival (also called English Vernacular Revival) style is also very common in the district. These are usually brick veneered. Typical features include steeply pitched multi-gabled roofs, an asymmetrical plan (English cottage type), arched entrances, stone or brick trim, and sometimes a trace of false half-timbering. Good examples are shown in photographs 1, 12, 15 (left), and 16. Similar homes can also be found in the nearby Garden Hills Historic District, which developed around the same time period.

Moving south to the Peachtree Park section, the core streets are East Paces Ferry Road, Peachtree Drive, Greenview Avenue, Dale Drive, Darlington Road, Darlington Circle, Elliott Circle, Park Circle and Burke Road, as well the eastern part of Timm Valley Road. The primary developers, Haas & Dodd, used granite stones to line the streets in many parts of their subdivision (photographs 48 and 55). Some of these have been replaced in recent years with larger rectangular granite border blocks, but the majority of the original rocks still exist. To enhance the streetscapes, large and small traffic islands were created at the entry to Elliott Circle from Piedmont Road and at the western juncture of the Darlington Road and Darlington Circle (photograph 56). Another small island was created where Darlington Road and Burke Road meet. These islands echo islands created in the northern Peachtree Highlands section of Peachtree Park.

Setbacks in Peachtree Park locate the front of the buildings an average of approximately 40 feet from the street. Exceptions are 35 feet along the western portions of Burke Road and 50 feet on Dale Drive between Burke Road and the curve on Dale Drive, with some variation when land forms prevent the standard setback, as at 3057, 3065 and 3061 Dale due to the location of the stream. Another example is the 2863 Elliott Circle setback, due to the drop off of the terrain. The most challenging terrain, with steep drop-offs and/or streams, was left in the rear of many of the lots. An underground spring lies behind some properties on Dale Drive and Burke Drive, where the land creates a natural bowl.

Lot widths are generally between 65 and 85 feet, with some larger and some smaller, depending on the shape of the lot and date of construction. Lot sizes on Elliott Circle (photograph 51) are of a narrower width than most other properties in the southern section, and date to the original land

National Register of Historic Places **Continuation Sheet**

Section 7--Description

auction in 1924 prior to any uniform regulations in unincorporated Fulton County. Additionally, widths at corners and curves vary from 262 feet at the southeastern convergence of Peachtree Drive and East Paces Ferry Road to 65 feet at the corners of Park Circle and Peachtree Drive. Photographs 31 and 48 show examples of houses with large corner lots. Lots are generally deep, but these dimensions tend to vary more than the widths. The general range is from approximately 140 feet to over 400 feet deep, with a large number in the 200 to 300 foot range.

The Peachtree Park addition, unit 1, dates to before World War II (c.1938 to 1942), and includes East Paces Ferry Road, Peachtree Drive, Greenview Avenue, and the northern section of Dale Drive from the land lot 46 line at the curve between 3015 and 3005 Dale. Peachtree Park addition, unit 2, exemplifies post World War II (c.1946 to 1955) architecture, and includes Dale Drive south from the curve to Burke Road, portions of Burke Road and the southernmost end of Timm Valley Road. Both periods have similar architectural characteristics, while addition 3 (c.1948 – 1958) introduces the “modern” ranch house type. It includes the remainder of Burke Road, Darlington Circle, and Darlington Road, plus Elliott Circle (developed earlier, c.1924 – 1940).

According to the Sanborn Fire Insurance maps from 1926 to 1966, the Peachtree Park buildings were wood (125), brick (36), or a combination of both (201). Advertisements in *The Atlanta Journal* often refer to “well built,” solid construction, and excellent materials in describing construction of homes within the Peachtree Park neighborhood. Each Sunday *The Atlanta Journal* published house plans and photographs provided by the Home Builders Plan Service. These Sunday published designs were in each edition from 1947 into the 1950s. Many houses, especially in the southern portions of Peachtree Park, appear to have been constructed using plan book designs. Two houses (photograph 51) may match plans from a Sears catalog – 2876 Elliott Circle (the “Crescent”) and 2878 Elliott Circle (the “Bellwood”).

Regardless of the architect or style, Peachtree Park houses were built in scale with one another with compatible features. Houses were sited on the land to complement the building to the property. During the 1939 to 1950 era, homes in Peachtree Park were sometimes referred to as “five room” or “six room” homes. Most are one-story homes with an attic and/or basement. A number (approximately 50) have detached garages or outbuildings. According to the deeds to properties along East Paces Ferry Road and Peachtree Drive, the developer - Haas & Dodd - held title to the properties and employed contractors for the construction of the houses. Some contractors, such as O.B. Jacobs and E. J. Tillman, purchased land from Haas & Dodd and sold the homes they built directly to the buyer.

Pre-World War II houses used an abundant supply of high quality building materials. Following the war with sparse supplies, Congress mandated home builders receive priority in receiving building materials. The housing shortage was severe across the country as was the case in unincorporated Fulton County. The smaller homes had less architectural detail inside and outside than was true before the war. Traveling south on Dale Drive and rounding the curve provides a graphic example of the change due to World War II.

House types and styles in the southern part of the district follow those typical of other Atlanta

National Register of Historic Places **Continuation Sheet**

Section 7--Description

neighborhoods up through the middle of the 20th century. Craftsman bungalows are virtually non-existent in Peachtree Park after the 1920s, but English Vernacular Revival (Tudor Revival) and particularly Colonial Revival styles persist through the 1940s. Two examples of houses in the Tudor Revival style on Elliott Circle date from 1929 (photo 51, right) and 1938 (photo 54, left). Side-gabled cottages with Colonial Revival details are also present. Photograph 32 shows a Georgian plan cottage with Colonial Revival elements. Historically, there were very few two-story houses in Peachtree Park. The three examples on Peachtree Drive that are shown in photograph 29 were built in 1938, 1939, and 1940 (left to right). These three are all Georgian plan houses in different variations of the Colonial Revival style.

By the 1940s a house type identified in Georgia as the American Small House began to be seen in large numbers. These have minimal detailing, and the smallest ones just met the minimum Federal Housing Administration (FHA) standards for houses. Some have simple Colonial Revival details such as door surrounds or gabled dormers. Others have Tudor Revival influences such as gabled front extensions. Many are brick veneered, but wood and synthetic siding are also present. Shingled versions have been influenced by Cape Cod houses. There are a few duplexes in Peachtree Park that have characteristics of the American Small House, particularly on Timm Valley Road. Photograph 41 (right) shows an example from 1947.

Ranch houses began appearing in the southern part of the neighborhood around 1950, and were built through the 1950s. Most are brick veneered (photographs 41 left, 44 left, and 65 right). In Peachtree Park, they have generally conservative details, avoiding the more "contemporary" versions of this house associated with California influences. Many have either a few Colonial Revival elements or no stylistic influences at all. Ranch houses tend to be low and linear, requiring wider lots. Many of the ranch houses in Peachtree Park have flatter and more open lawns than the other properties.

Because of the small size of many of the older homes, some have had recent additions in the rear (photograph 52). Some have also had roofline changes, front porch alterations, and/or other major additions that have sometimes resulted in loss of historic integrity (photograph 19, right). Photograph 65 is an example of a house that was altered beyond recognition by addition of a second floor and obliteration of historic features on the first floor. Land values have risen dramatically, and newer residents tend to be upper middle class. In recent years the neighborhood has seen renewed building activity, including demolition of historic homes and construction of much larger ones in their place (photograph 50). Many of the noncontributing properties fall into this category. The brick house on the right in photograph 24, as well as the house on the right in photograph 20, are examples of new houses that mimic historic features. Some of the newer homes tend to overshadow the historic ones by their size. These are primarily in the southern section of the district. However, overall integrity remains good, and the district retains the qualities of location, design, setting, materials, workmanship, feeling, and association from the period of significance. The historic plan, design, and scale are still readily identifiable in most locations.

The 1980s construction of Georgia Highway 400 to the northeast of the Peachtree Highlands-Peachtree Park Historic District had little direct effect, but did cut off East Paces Ferry Road from

National Register of Historic Places Continuation Sheet

Section 7--Description

Lenox Square Mall. There is now a pedestrian overpass to the mall. Peachtree Road and Piedmont Road, the major arteries to the north and west of the district, carry large volumes of traffic. Dense development on both of these roads is not part of the residential neighborhood, and is not included in the district. Newer development along Piedmont Road includes restaurants, office parks (generally two to three stories in height), former houses used as businesses, and a few "strip-mall" type businesses. Some new housing subdivision has also occurred, such as the western portion of Timm Valley Road at Burke Road, which has become a small separate community. One house on Darlington Circle (formerly 653) was demolished to make a street leading into a new cul-de-sac subdivision to the south. Along Peachtree Road to the north, high-rise buildings can be seen through the trees in the northern sections of the Peachtree Highlands-Peachtree Park Historic District. However, the district's identity and setting remains intact within its boundaries, due to the dense foliage, rolling topography, and distinct landscape.

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): (X) N/A

A B C D E F G

Areas of Significance (enter categories from instructions):

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance:

1921-1958

Significant Dates:

N/A

Significant Person(s):

N/A

Cultural Affiliation:

N/A

Architect(s)/Builder(s):

Jacobs, O. B., builder

Tillman, E. J., builder

McCurry, J. L., builder

Eubanks, Charles Beverly, builder

Eubanks, Jones Fuller, builder

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

Statement of significance (areas of significance)

The Peachtree Highlands-Peachtree Park Historic District developed north of the center of Atlanta as an affordable suburb of modest homes for lower-middle-class white families. Its location was influenced by major north-south transportation routes, first the streetcar and then the automobile-oriented Peachtree Road and Piedmont Road. Initially platted in 1913 and 1915, the first houses in the Peachtree Highlands section were not begun until 1921. Adjacent Peachtree Park was platted in several phases, with construction beginning in the late 1930s, although a few scattered houses pre-date the main development period. Development continued unabated through the late 1950s, except for a hiatus during World War II.

The district is significant in the area of architecture for its intact collection of significant historic residential types and styles, as identified in *Georgia's Living Places: Historic Houses in Their Landscaped Settings*, a statewide context. Included are a variety of good examples of early- to mid-20th-century house types and styles common in similar neighborhoods. Side-gabled cottages, English cottages, bungalows, American Small Houses, and ranch houses are the predominant types. The major stylistic influences include Colonial Revival, Craftsman, and English Vernacular Revival. Brick, stone, and wood are all used as exterior materials, along with some synthetic siding. Most of the houses were historically modest dwellings, although many have had recent additions (some small and some large). One-story wood frame construction was typical of this type of development. Of particular interest are a group of early pre-fabricated houses that were bought to their lots in Peachtree Highlands pre-cut for assembly there. Plan book designs were also sometimes used, especially in the southern portions of Peachtree Park. A number of different builders completed designs. The houses in the district illustrate how popular styles and types of the period were used for smaller homes.

Among the earliest houses are Craftsman bungalows in Peachtree Highlands dating to the 1920s, such as several on Park Circle. Some bungalows in the district exhibit only a few of the typical Craftsman features, or some have both Craftsman and classically inspired details. Colonial Revival details were very popular in the first half of the 20th century. These are represented extensively throughout the district on various house types, including side-gabled cottages from the 1920s and 1930s and American Small Houses from the 1940s (previously identified in the Peachtree Highlands Historic District nomination as "Minimal Traditional"). Several variants often identified as "Cape Cod" are also represented. A few two-story Georgian plan houses also exhibit Colonial Revival details. Tudor Revival (English Vernacular Revival) designs were very common in the older portions of the district in the 1920s and 1930s and even into the 1940s, usually on one-story brick cottages. As the neighborhood developed into the southern Peachtree Park section, there was not a wholesale rejection of historicism. Post-World War II houses, such as the ranch, tended to be of moderate size and proportion, so that the newer areas did not feel like a drastic departure from the older section. It was not until the late 20th century (after the period of significance) that the scale of new construction began to change the character of some of the streets. Despite this, the district retains its architectural significance through the numerous intact historic examples that remain.

The district is also significant in the area of community planning and development for its series of

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

platted subdivisions that reflected Atlanta's continued residential growth toward the northern outskirts. The transportation modes that made this possible were first the streetcar lines on Peachtree Road, and later the automobile. The formerly downtown residential areas were giving way to commerce, and the city was expanding in all directions, but particularly to the north. This lower-middle-class development is an interesting contrast to some of the other nearby subdivisions of the same period that were targeted to more affluent families. Lot prices and house costs were low, but the neighborhood had some amenities similar to its wealthier contemporaries such as Ansley Park, Brookhaven, Tuxedo Park, and Brookwood Hills, although on a much smaller scale. Provisions were made for electricity and sewage disposal, as well as aesthetic concerns such as landscaping.

Peachtree Highlands was developed as part of a family-owned land trust, the McKenzie Trust. The trust's first president, William McKenzie, died in 1914. His two sons, both officers of the trust, were serving in the military at the time. One son, Harold McKenzie, began the actual development after World War I, first with a partner and later on his own. The subdivision was advertised in Atlanta newspapers beginning in 1921, and over 70 percent of these first lots were built on by 1935. Following the success of the northern section, plans were begun for more development to the south, with full implementation delayed first by the Great Depression and later by World War II.

The noted Atlanta firm of Haas & Dodd, already experienced in planning other successful residential developments, was involved in several phases of the Peachtree Park section. As with the earlier Peachtree Highlands subdivision, the developer's intention was to provide attractive, affordable, well-built first homes that would attract newlyweds and young families. Areas of Peachtree Park platted by J.W. Burpitt were filed in 1938 and 1939, and additional plats by C. R. Roberts followed in the 1940s. In some instances, plats were revised or sections added before implementation. Plats for sections originally named Piedmont Terrace (1924) and Garden Hills Heights (1941, 1942) would also become intrinsic parts of this southern section of the district. With the widespread use of the automobile, the later sections no longer had sidewalks, but did generally conform to the landscape concepts of the earlier development. Contemporaneous Atlanta neighborhoods include nearby Garden Hills, also developed in a similar manner, and listed in the National Register of Historic Places in 1987.

The Peachtree Highlands-Peachtree Park Historic District is generally characterized by curvilinear streets that reflect the prevailing manner of laying out early-20th-century suburbs in Atlanta, particularly in the way that the newly created landscape related to the natural features, topography, and drainage patterns. Residential areas of this type were highly successful in Atlanta. Whenever possible, the existing forest was left minimally disturbed, and even enhanced with plantings of curbside trees. Some manipulations were necessary, such as channeling a stream underground to provide connectivity between adjacent subdivisions. In a suburban setting, the natural feel tended to be somewhat contrived to evoke a rural aesthetic. Informal landscaping and wooded lots distinguish the residential neighborhood from surrounding commercial development. While the early "picturesque" suburbs of the Romantic landscape movement were more commonly associated with more affluent communities, this middle class suburb was also able to adopt some of the characteristic elements.

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

National Register Criteria

The Peachtree Highlands-Peachtree Park Historic District is eligible for listing in the National Register of Historic Places under Criterion A in the area of community planning and development because of its series of platted subdivisions, following early-20th-century suburban norms, which were built to provide housing for lower-middle-class families as part of the northward growth of Atlanta.

The Peachtree Highlands-Peachtree Park Historic District is eligible for listing in the National Register under Criterion C in the area of architecture for its intact collection of houses representing common residential types and styles found in Georgia from the early 1920s through the late 1950s.

Criteria Considerations (if applicable)

N/A

Period of significance (justification)

The period of significance begins in 1921 with the construction of the first homes in the northern (Peachtree Highlands) section of the district. While several streets predated this time, the plats of 1913 and 1915 did not lead to any housing construction until after World War I. Development continued throughout the 20th century, and the period of significance ends in 1958 with the end of the historic period.

Contributing/Noncontributing Resources (explanation, if necessary)

The 381 contributing buildings within the district date are those that date from the period of significance and retain their historic integrity. The one contributing structure is the entire district's historic street plan. There are no contributing objects or sites. The 118 noncontributing buildings were constructed after the period of significance or have lost their historic integrity from non-historic alterations to character-defining features. The four noncontributing sites are the locations of recently demolished historic buildings. There are no noncontributing structures or objects.

Staff determined contributing or noncontributing status according to criteria used for National Register districts throughout the state. All resources were evaluated on February 1, 2008 by members of the Georgia Historic Preservation Division's Survey and National Register staff.

Explanation of noncontributing resources

Peachtree Park is a dynamic in-town neighborhood undergoing reinvestment in its historic housing as well as new investment in new houses. In light of this, the following criteria have been used to identify noncontributing properties in the Peachtree Park Historic District. Noncontributing houses in the Peachtree Park Historic District include the following five categories:

National Register of Historic Places **Continuation Sheet**

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1. Historic one-story houses that have had a full or partial second floor added to them.

Approximately 12 percent of the noncontributing houses in the district have had second floors added. Adding a full or partial second floor obscures the historic one-story identity of the historic house, alters its historic form and proportions, and results in the loss of the historic roof. (This does not apply to houses where historically unfinished attic spaces have been converted to residential use without drastically altering the original roofline of the house.)

2. Historic houses (usually one story) with extensive non-historic alterations to their original rooflines.

Approximately 12 percent of the noncontributing houses in the district fall into this category. Generally this applies to houses where the original roof has been extended, raised, or replaced with a much larger roof. These alterations increase the height of the roof and may also increase either its pitch (slope) or its coverage (width) beyond the dimensions of the original house. In doing so, these changes alter the historic form and proportions of the house and change the relationship between the roof and the main mass of the house, which tends to make the roof a more dominant physical and visual feature out of character with the original design of the house. Although no mathematical formula exists for evaluating the physical and visual impact of these alterations, empirical observation and analysis indicates that rooflines raised more than about two feet (approximately 20%) at the ridgeline alter and/or obscure the historic form and proportions of the house to such a degree that the house no longer contributes to the historic character and appearance of the district.

This also applies to houses where the shape of the original roof has been changed. Examples of such changes would be from a hipped to a gabled form, or from a broad, low-pitched roof (reflecting mid-20th-century architectural design, for example) to a more steeply sloped roof (reflecting early 20th-century design). Another example would be an original, simple gable roof remodeled into a complex or compound roof with multiple gables.

Other alterations and additions considered to be noncontributing include multiple gables and "gables," large dormers out of scale with the form and proportions of the house and its historic roof and incompatible with the historic design of the house, clerestories and monitors of any kind, and other new roof elements out of character with the historic design of the house.

3. Houses built after the district's period of significance.

Approximately 37 percent of the noncontributing houses in the district were constructed after the period of significance. These are "new" houses built on lots previously occupied by historic houses, on historically vacant lots, or on newly subdivided lots, regardless of the size, scale, style, or materials of the new houses. Generally, these houses are considered non-contributing because they did not exist during the district's historic period of significance and therefore cannot contribute to the district's historic character and appearance. In the case of new houses replacing historic houses, the non-contributing factor is increased because of the loss of genuine historic houses.

This applies to houses similar in size, architectural design, and siting to the historic houses in the

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district but that were built after the district's period of significance (ranch houses built in the 1960s, for example) which do not necessarily detract from the historic character and appearance of the district but do not add to it because they were not present during the district's period of significance. This also applies to more recently constructed houses which tend to be much larger in size, more elaborately detailed (frequently with pseudo-historic details), and built or finished with materials incompatible with those of the historic houses in the district, which detract from the historic character and appearance of the district. Again, in the case of new houses replacing historic houses, the non-contributing factor is increased because of the loss of genuine historic houses.

4. Extensively altered historic houses.

Approximately 30 percent of the noncontributing houses have been extensively altered, in addition to those included in the first two categories above. These are former historic houses that have been so extensively altered that they no longer convey a clear sense or in some cases any sense of their historic character and appearance. These physical alterations have significantly changed the size, scale, proportions, materials, details, and overall architectural character of the formerly historic houses.

Such alterations include substantial additions to houses (especially to the fronts, sides, and roofs), demolition of parts of historic houses (porches, garages, wings or ells, or roofs), and general remodeling including the removal of historic architectural features and details and/or adding new incompatible architectural features and details such as large new front entries, broad front porches where none existed before, new windows and doors of different sizes, configurations, or styles than the originals, complex rooflines with multiple gables and "gables" on formerly simple roofs, out-of-character architectural details (such as Neo-Craftsman or pseudo-European) or building materials (such as stacked stone facades or monumental masonry), and out-of-scale decorative or structural elements, particularly on smaller, plainer houses (giving them a "doll-house" character).

In many cases, no single alteration is responsible for compromising the historic character and appearance of a house; rather, it is the cumulative effect resulting from many minor as well as major alterations made at one time or successively. Many of these alterations appear to be, for all intents and purposes, irreversible.

5. Non-historic vacant lots.

Noncontributing vacant lots are those where historic houses once stood. A number of vacant lots in the historic district are where historic houses are being or have recently been torn down in anticipation of new house construction. These are counted as the four noncontributing sites.

Alterations that do not necessarily make a historic house noncontributing

Many individual or smaller-scale alterations do not make houses in this historic district non-contributing. Although they do alter the historic architecture of a house, they do not in and of

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themselves obscure or compromise its overall historic character and appearance or its ability to make a contribution to the district's sense of time and place. Such common alterations include:

- Added front dormers, if of a small scale or well proportioned to the size of the house and its roof; added rear dormers if not obscuring or compromising the historic form of the house, especially as viewed from the street.
- Front or side porch enclosures where the historic identity of the porch is still apparent.
- Porte-cochere enclosures, again where the historic identify of the porte-cochere is still apparent (porte-cocheres are relatively rare in this district).
- Expanded rooflines that do not significantly alter the size, proportions, or shape of the original roof.
- Additions to original roof forms (small front or side gables or gablets, for example), if not so large as to compromise the original form and proportions of the roof and its relationship to the main body of the house (for example, a small new gablet built over the front doorway on an otherwise simple gable roof).
- Rear additions that do not overwhelm or obscure the original size and architectural character of the historic house or compromise its ability to make a contribution to the historic character and appearance of the neighborhood or the to street scene on which it is located.
- Small-scale side additions which do not overwhelm or obscure the original size and architectural character of the historic house, or significantly change its proportions, or compromise its ability to make a contribution to the historic character and appearance of the neighborhood or the to street scene on which it is located.
- New exterior materials not identical to, but not visually incompatible with, the original exterior materials (for example, Hardie Plank siding replacing wood siding) or not compromising the overall form, proportions, and detailing of the historic house (for example, vinyl siding applied in such a way that the overall architectural character of the house is retained).
- New front porches or entries of a small size, in scale and character with the historic house.
- Garage enclosures, especially when done in such a way that a sense of the original garage is still apparent on the exterior.
- Small-scale applications of incompatible new exterior materials (front steps reconstructed with stacked fieldstone, for example).

While these kinds of alterations, in and of themselves, may not render a historic house non-contributing, combinations of them on the same historic house may cumulatively have the effect of

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extensively altering its historic character and appearance to the point where it no longer makes a contribution to the historic district's sense of time and place.

Developmental history/historic context (if appropriate)

***Note:** Most of the following history was written by Susan Prutzman and Peachtree Park Civic Association members, and edited by Georgia Historic Preservation Division staff. The complete document, with detailed chain of title information, can be found as part of the Historic District Information Form on file at the Georgia Department of Natural Resources, Historic Preservation Division.*

Early History and Land Divisions

On January 8, 1821, the Creek Indians ceded the land involved in this nomination. The land was then surveyed and divided into large districts that were further divided into land lots, each containing 202.5 acres. In 1822 a land lottery took place with the result that land lots 46 and 47 in District 17, in what was at the time Henry County, were acquired for \$19 per acre. On December 9, 1822 portions of Henry, Fayette and Gwinnett counties were divided to form DeKalb County. District 17 became part of DeKalb County, which extended west to the Chattahoochee River. In 1853 DeKalb County was divided and District 17 became, and is today, part of Fulton County. District 17 remained in unincorporated Fulton County until 1952 when it became part of the City of Atlanta.

Between 1780 and 1842, a major Indian trade route connecting the north Georgia mountains with a trading center known as Standing Peachtree ran along a small stretch at the northern end of the district. This trade route, now known as Peachtree Street, was important to commerce from the earliest days, and was later the main artery from downtown Atlanta to the northeast. After the land was ceded in 1821, the town and trading center was called Terminus and later Marthasville for ex-governor Wilson Lumpkin's daughter. It was renamed Atlanta in 1847, probably for the Western and Atlantic Rail Road whose chief engineer, J. Edgar Thomson, suggested the name. The population was 2,000 at the time of Atlanta incorporated as a city on December 29, 1848. Atlanta was designated at the Georgia capitol on April 20, 1868.

District 17 is in an area of Fulton County called Buckhead, which is attributed to Henry Irby who opened a business, part tavern and part grocery store, in 1838 in an area that is roughly where Peachtree Street, West Paces Ferry, and Roswell Roads come together. A succession of deeds in land lots 46 and 47 indicate the land was used for farming and timber until the early part of the 20th century. It would be another 104 years before Fulton County District 17 was annexed into the City of Atlanta on January 1, 1952. The annexation of Buckhead in unincorporated Fulton County was part of an 82 square mile addition to the city under an initiative of Mayor William Hartsfield and the city leaders that became known as the Plan of Improvement.

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Transportation

Just to the west of the present district, what is now Piedmont Road was an early artery to the north called Plaster's Bridge Road. The routes of both Piedmont and Peachtree roads (an old Indian trading route) predate the 1821 land lottery, and both follow a somewhat irregular north-south path along the contours of the terrain. The Air Line Rail Road, later Norfolk Southern, was laid in the 1850s immediately to the southeast of what is now Peachtree Park. Land deeds from the 1870s established the railroad right-of-way measuring 100 feet from the center of the track. A railroad station used by the John K. Ottley family as part of their large estate was once to the east of the district. The station was removed around World War I, but the rail line is still active. Today the Metropolitan Atlanta Rapid Transit Authority (MARTA) also has a parallel track, along with a station completed in 1984 at nearby Lenox Square as part of its north-south route.

At the southeastern end of Burke Road, where a barrier now creates a dead end, Burke Road once crossed the train track and was a well-used thoroughfare between Lenox Road and Plaster's Bridge Road (now Piedmont). The Burke Road intersection with Lenox still exists. A deed from July 10, 1897 deeded 20 acres in land lot 47 owned by Jackson Byars, "colored", to William H. Burt. The road is shown on early maps as Burt Road or Burt's Road, and changed to Burk and Burke over the course of the years. During the time Peachtree Highlands and Peachtree Park were being developed from the 1920s to mid-1940s, the area near the railroad was known as an African-American community containing farmland, a church, and a cemetery that is intact, but covered in kudzu and in great disrepair (outside the district).

The Buckhead area was made more accessible with the installation of a trolley line, as well as the introduction and mass production of the automobile shortly thereafter. The trolley, part of the Georgia Railway and Electric Company, extended along Peachtree Street to Buckhead in 1907. During World War I, c. 1917, trolley service expanded to Camp Gordon at Cross Keys in the Brookhaven area, north of the district. Operating on a 20-minute schedule, the streetcar provided transportation to the area that would develop as Peachtree Highlands, as well as residents on Elliott Circle in what would become Peachtree Park. The trolley and the automobile attracted industry and business and brought new residents to Buckhead, making further development possible. Electric streetcars were converted to trackless trolleys used overhead wires and diesel-fueled buses in 1937. The last trolley was removed in 1947.

Atlanta newspaper articles from 1948 and 1949 tell of significant traffic load on all surface streets leading to downtown Atlanta. Mayor Hartsfield's initiative, known as the Plan of Improvement, included recommended changes. In 1952 the northern portion of the expressway connecting downtown Atlanta to Cheshire Bridge and Lenox roads in Buckhead was completed. Known as Interstate 85, this major artery extends from Virginia to Alabama, and provided neighborhood residents easier access to downtown Atlanta. A more direct impact on Peachtree Highlands and Peachtree Park occurred in the late 1980s with the construction of Georgia Highway 400. The toll expressway took a couple of lots from Peachtree Highlands, which were not part of the National Register district as listed in 1986, and separated the entire neighborhood from direct automobile

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access to Lenox Square Mall. A pedestrian bridge was provided over Georgia 400.

Peachtree Highlands Takes Shape

Note: *The following five paragraphs were adapted from the Peachtree Highlands Historic District nomination, listed in the National Register of Historic Places on June 5, 1986.*

According to plat books, Peachtree Highlands was located in land lots 45, 46, 61, and 62 of the 17th District of Fulton County. It was first platted as a subdivision in 1913 and again in 1915 with the McKenzie Trust Company Property plats, but development did not actually begin until about 1920. The president of the family-owned land trust died in 1914. His sons, who were both officers of the trust, were serving in World War I. Harold McKenzie returned from the war, and began the development with a partner and later on his own. The subdivision was advertised in Atlanta newspapers in 1921 and the first house was completed by 1922. From that time on, development was rapid, with over 70 percent of the lots built on by 1935 when growth in the area was slowed tremendously by the effects of the Great Depression.

Two small sections of the 1986 Peachtree Highlands Historic District were not part of the McKenzie plats, but were closely related in plan, size, and architecture. The western Martina Drive extension was platted in 1927 and again in 1928; all the houses historically on the street were built by 1932. No plats were found for the western block of East Paces Ferry Road, but they were constructed in the same time period, and known as Hedgerose Heights.

Peachtree Highlands was aimed at less affluent white working families. This was in contrast to many of its contemporaries such as Ansley Park, Brookhaven, Tuxedo Park, and Brookwood Hills. The first residents of Peachtree Park included clerks, a traveling salesman, a pharmacist, and tradesmen. Lots cost from \$860 to \$1,360. The average house was constructed at a cost of approximately \$7,000. Although the individual contributions of the residents to Atlanta's history may be minor, collectively these people supported the massive economic and population growth that characterized Atlanta in the early 20th century.

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

At the same time, the formerly downtown residential areas were being swallowed up by commerce. Older houses fell to new commercial building, and residential areas moved out in all directions. This was particularly prevalent on the north side with such new neighborhoods as Ansley Park (1907), Brookhaven (1910), Tuxedo Park (1911), Morningside (1923), and Garden Hills (1925). As discussed in previous paragraphs, the two transportation developments that made this possible were

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the extension of the streetcar lines and the widespread acceptance of the automobile. Peachtree Highlands was designed to take advantage of both. It had direct access to trolley lines on Peachtree Road, and each lot included a driveway.

Peachtree Park Takes Shape

The Peachtree Highlands neighborhood was just the beginning of the development in the Peachtree Highlands-Peachtree Park Historic District. In 1912 George M. Hope had sold to Brookwood Real Estate Company 57 acres, including 49 acres in land lot 46, incorporating land from Piedmont Road to Peachtree Drive. In 1936 the firm of Haas & Dodd acquired the balance of the parcel beyond Peachtree Highlands. A 1946 indenture between the Ottley Estate, the First National Bank and Haas & Dodd completed the remainder of their acquisition in land lot 46. Part of this parcel is today Lenox Square Mall, part is Peachtree Highlands, and a portion is in Peachtree Park encompassing East Paces Ferry Road where the Ottley family once had a black smith shop, riding trails and a riding ring.

Following the 1929 stock market crash and ensuing depression, home building had slowed considerably. By the mid-1930s eight railroads fed out from the city, making it a major distribution center; the economy was rebounding with an expanding population; and the climate became more favorable for land acquisition and housing developments. The former agrarian and timberland in Peachtree Park would now complete its transition to a residential suburb. The developer, Haas & Dodd, evolved from the Haas-Howell Company, one of Atlanta's oldest insurance companies, founded in 1891 by Aaron Haas. Edwin Haas, Jr., a real estate developer, remained intimately involved with Peachtree Park, eventually moving to Dale Drive.

The following lists some of the historic plats identified with Peachtree Park, along with their engineers:

- Piedmont Terrace 1924 – 1938 - L.H. Fitzpatrick, C.E., May 1924 plat for J. M. Elliott.
- Peachtree Park unit one, 1938 to 1941 – J. W. Burpitt CE plats for Haas & Dodd – June 7, 1938 and June 5, 1939.
- Garden Hills Heights subdivision unit one, 1941 – 1942 – C.R. Roberts & Company Engineers (reg. eng. No. 572) plat date May 19, 1941.
- Garden Hills Heights subdivision of units 1 & 2 - C. R. Roberts & Company Engineers plat date February 1942.
- Peachtree Park Addition Unit 2, blocks A and B, remainder of Block C. C.R. Roberts, C.E., plat August 13, 1945, deeds Fulton County Superior Court deeds and records. Plat book 31, page 31 states that the eastern side of Burke Road is the "southerly limit of Peachtree Park addition."

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- Peachtree Park addition Unit 2, eastern portion of block C, C.R. Roberts, Reg. Eng. 572 plat February 4, 1948.
- Peachtree Park addition Unit 2, western portion of block C. C.R. Roberts, Civ. Engr., May 20, 1949 (corner of Burke and Dale).

Atlanta metropolitan area-wide population grew from 462,386 in 1930 to 558,842 in 1940. The combination of the nearby trolley line and the use of the automobile provided easy access to Peachtree Park. The neighborhood began to blossom between 1938 and 1942 with homes being built at a fast clip on East Paces Ferry, Peachtree, Greenview and the "top" of Dale Drive. Then the 1941 bombing of Pearl Harbor threw the U.S. headlong into World War II. Home building across the country had become non-existent by 1943. From 1942 to 1946 building materials were redirected to the war effort.

In 1945 soldiers began returning home to find employment, and a housing shortage swept the nation. The birth rate soared, which of course fueled the need for more housing and more schools. By 1947 all food and material rationing ceased. Along with a rise in housing costs, the cost of living jumped 43 percent from the 1939 to 1946. Builders claimed materials were being hoarded by U.S. agencies. Lumber, plumbing supplies, and other equipment were not keeping up with demand, and veterans were given inflated prices. President Truman signed the August 10, 1948, Taft, Ellender, Wagner measure that also included public housing. Building materials were directed to home building, FHA loans were guaranteed, and ceilings were placed on single-family home prices. Favorable mortgage loans to builders of 25 homes or more also created a platform to make purchasing a first home possible.

The post war years brought great opportunity to Atlanta as new businesses were attracted to the Southeast's fastest growing city. The economy changed from a distribution center before the war to a manufacturing center following. The area-wide population increased by substantially between 1940 and the next census in 1950, when the count reached 671,797 (including the entire metropolitan area, not just Atlanta city limits). In 1952 the city of Atlanta trebled its area to 118 square miles through annexation, which added approximately 100,000 people, making the city population around 430,000. The tide had turned and once again the climate was ripe for developers and homebuilders.

Haas & Dodd's Peachtree Park development took place in three main stages, discussed in the following sections. The first two components were more highly planned, while the third seems more an acquisition of assembled vacant properties that connected existing areas. It should be noted that Haas & Dodd was experienced in residential development prior to initiating Peachtree Park. They had been involved in Garden Hills, Sherwood Forest, Argonne Forest and Country Club Estates. Each of these neighborhoods also utilized some of the natural contours of the terrain in street placement and pattern, as well as considering the relationship of buildings to the street and the land, and to one another. Pre-existing features were used in planning street design and property layout where feasible, as was the practice of the time.

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Peachtree Park (unit 1), 1938 – 1942

Streets in this section include East Paces Ferry east of Park Circle, Peachtree Drive, Greenview Avenue and Dale Drive north of the curve. Although not originally part of the master Peachtree Park plan, another section was being designed and constructed to the south and west as the Haas & Dodd project took form. The area was named Garden Hills Heights and encompassed the western portion of Darlington Road (18 lots) and Darlington Circle (7 lots), on the C.R. Roberts & Co. Engineers plat dated May 19, 1941. Darlington Road (adding 29 lots) was planned to connect to Burk Road mapped on the C.R. Roberts plat of February 1942.

Many residents of unincorporated Fulton County had at least one car prior to World War II. The 1917 trolley still ran along Peachtree Street from downtown Atlanta out to Brookhaven brushing the northern end of Peachtree Park. Garden Hills and the R. L. Hope School - both elementary schools - and North Fulton High School were within walking or bicycling distance. Shopping was easily accessible. Homes were well built, mostly of one story with two to three bedrooms. An interview with one of the older residents, Mrs. Jessie Lefebre, describes a drugstore at the corner of Piedmont and East Wesley Road. On the east side of Piedmont, just south of the junction of Piedmont Road and Darlington Road, was a dry cleaners and a small grocery store. All of these factors made Peachtree Park a most attractive, affordable, convenient and desirable neighborhood.

The plans and mapping for Peachtree Park (unit 1) are recorded on the June 7, 1938 J.W. Burpitt plat on record at the Fulton County Court House. Burpitt's plat shows Peachtree Park's design and layout as being complementary to the existing Peachtree Highlands at the northern border. An additional Burpitt plat dated June 5, 1939 provides the layout for entire first component of the Haas & Dodd development. Streets in this section were named in the initial layout. The 1938 and 1939 plats drawn by J. W. Burpitt demonstrate the use of the land contour in planning the street pattern and property layout in the first section of Peachtree Park. Later plats reiterate the integration of street layout with land contour (Peachtree Park addition - units 2 and 3) as the district was developed.

The first part of the Peachtree Park development included East Paces Ferry Road (Branch Parkway), Peachtree Drive, Greenview Avenue and a portion of Dale Drive. The Burpitt plats show that rear property lines on the north side of East Paces Ferry Road follow the meandering pattern of the stream that runs behind these properties. This causes the properties to have nonconforming depths. The same stream was used in planning Peachtree Highlands and serves as the southern boundary to the rear of properties on the south side of Martina.

Builders - Peachtree Park Unit 1

Many builders used architectural plans from plan books. According to *The Atlanta Journal*, October 1, 1939, "11 Residences and 7 Vacant Lots Sold Recently by Haas and Dodd. East Paces Ferry Company sold lots in Peachtree Park to O. B. Jacobs, C. E. Beem, E. J. Wood, Patterson Lumber Company, Inc., O. T. Hennessy, Jr. and to Mr. and Mrs. Daniel Edwin Plaster." C.B. and J. F. Eubanks also built homes in Peachtree Park before and after the war.

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O.B. Jacobs built several homes along East Paces Ferry, Peachtree Drive and Greenview. Building by Mr. Jacobs was intense from 1938 through 1940. Construction was underway on several properties along East Paces Ferry; among them are 672, 676 and 692 (7/31/1939), as well as 3177 Peachtree Drive. Simultaneously, O.B. Jacobs's homes were going up on Greenview Avenue, including 658 (12/13/1940), 663 (9/30/1939), 671 (12/8/1939), 672 (5/29/1940), 677 (9/22/1939), 694 (11/20/1939), 700 and 708 (10/31/1939).

A July 18, 1948 real estate listing for Peachtree Park stated, "For the first time and without apology we offer this every attractive brick home. You can buy it with Venetian Blinds, draperies and carpeting if you like. Excellent cond. 2 bedrooms, den, breakfast room, large attic and permanent stair. Full basement with garage. Gas heat, servants' toilets, laundry trays. Lot 75 x 450 covered with hardwood trees. For real quality in a prewar home, call . . ." This advertisement was typical of a Jacobs built home. Although each Jacobs house was different, the casual observer was said to get a similar sense of quality construction and appealing architecture when viewing these properties.

Several Peachtree Park homes were built and lived in by the builder before selling. William E. Berry resided at 3072 Greenview in 1940 and built 3077, which was completed in 1941. Homer L. Whittier resided at 3129 Peachtree Drive in 1939, and listed himself as a building contractor. O.T. Hennessy is listed as builder for 3091 Dale Drive, where he lived from 1941 until the house was sold to Frank M. Coyne in 1947.

Mr. and Mrs. Daniel Edwin Plaster purchased property at 3083 Dale Drive in 1939. Mrs. Plaster describes designing her home and having it built to her specifications by her brother Charles Eubanks. In 2006 she continued to live in the same home she moved into in 1940 (Nancy Yates interview with Mrs. Plaster in 2005). Mrs. Plaster said it was a common practice during the development of Peachtree Park for property owners to design their own homes and have them built to specification. Her two brothers were builders in Peachtree Park – Charles Beverly Eubanks and Jones Fuller Eubanks. C. B Eubanks was active before and after World War II. This was also true of his brother in the following ad: "Special prices in Peachtree Park homes or build by contract. J. F. Eubanks builder." (*The Atlanta Journal*, June 24, 1938)

Peachtree Park Addition Unit 2, 1945-1950

This section includes the remaining portion of Dale Drive from the curve south of the Greenview Avenue intersection, Burke Road, and Timm Valley. The remainder of Haas & Dodd's development and the added sections of Piedmont Terrace and Darlington Road are all located in Land Lot 47.

It should be noted that before World War II to the south in Peachtree Park during the year 1924, J. M. Elliott auctioned parcels of land along Elliott Circle. The earliest houses went up between 1925 and the stock market crash of 1929 – 2877, 2878, 2883, and 2907. While Haas & Dodd commenced work on Peachtree Park, construction restarted on Elliott Circle where 19 houses were built between 1936 and 1942. These include 2845, 2853, 2856, 2857, 2858, 2859, 2862, 2865, 2866, 2867, 2870,

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2879, 2881, 2884, 2885, 2886, 2887, 2888, and 2911. Most were quite modest in size with some starting out with just two rooms. There was no city sewer or water service, nor was there mail service to the area at that time. Emory University bought several properties on Elliott Circle and held title to them in the 1920s and 1930s. Emory University is located some five miles to the south and east of the area.

Following World War II with the return of workers, job opportunities and prosperity, news articles indicate most families in unincorporated Fulton County had 2 cars (1949). The economy was in recovery. Many businesses were attracted to Atlanta, considered the "capitol of the southeast." Population was rising. At the end of 1946 by mandate from Congress, building materials were made available to homebuilders to meet the high demand for housing created by returning war veterans. Atlanta Mayor William Hartsfield launched a Plan of Improvement for the City of Atlanta, and Atlanta's new airport broadened the area's economic impact. It was in this climate that Haas & Dodd continued the expansion of its Peachtree Park development.

Deeds from 1944 had transferred title of land held by First Realty to Haas & Dodd and provided the means for the development of "Peachtree Park Addition, Unit 2." Few homes had been built in Peachtree Park prior to 1946. This was also a pivotal year for Haas & Dodd. Edwin Haas Sr. died in 1946, leaving the remaining Peachtree Park property held in his estate. His son Edwin Jr. returned from the war to step in, settle the estate and help manage the company that was founded by his grandfather, Aaron Haas, in 1891 (interview with Ruth Haas). Haas & Dodd was positioned to move forward with its plan for unit 2 of the Peachtree Park addition, and then the assemblage of the third and final phase.

Ruth Haas married Edwin Haas, Jr. in 1947 following the war in which both had served their country – she as a nurse, he in the Army. Mrs. Haas, now widowed, recalls moving into her home at 2998 Dale Drive in 1947 when construction was taking place all along the street from the Dale Drive curve to Burke. She recalls E.J. Tillman not only building her home, but also those all along Dale to the west. The homes in this area are mostly one story with two to four bedrooms and one to two bathrooms. Mrs. Haas said in interviews that "good schools, churches, nearby shopping and the use of the automobile made Peachtree Park a very desirable and pleasant place to live."

Curvilinear street patterns and uniform building set backs were elements that continued to be characteristic of the post-war development of Peachtree Park. The one visual change that can be noted is in construction. Pre-war homes tended to have more architectural detail than post-war homes. This may be partially due to the shortage of building materials and the competition for supplies created by the building frenzy of the late 1940s extending into the early 1950s, but it also reflects changing tastes and styles.

Builders - Peachtree Park Addition Unit 2

Examples of homes built and sold by construction companies are 3873 and 2881 Elliott Circle by Dortch Construction Company (*Atlanta Journal*, May 1939). After World War II, O.B. Jacobs was still building homes in Buckhead. "Will take building contracts on North Side, quoting firm price for complete job," O.

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B. Jacobs, builder advertised in the *Atlanta Journal* Aug. 29, 1948. In 1948 H. A. Ewing, Jr. also had advertisements to build homes in Peachtree Park.

A primary builder in the addition, unit 2, E.J. Tillman purchased lots in 1947 from Haas & Dodd from the eastern curve of Dale Drive west to Burke. Examples on Dale Drive include 2945 (original home of George Haas, cousin of Edwin Haas Jr. and employee Haas & Dodd), 2946, 2963, 2969, 2977, 2983, 2985, 2988, 2998, 2999, 3001 and 3005. Tillman constructed houses on these properties from 1947 to 1950.

Tillman also purchased several lots along Timm Valley and Burke Road. Deeds for the properties from 644 to 656 Burke Road sold by E.J. Tillman, builder, to the original homeowners included a clause referring to the Congressional priority for veterans' housing referred to as Regulation 22. This regulation states, "a limit is placed on either the sales price or the rent for the premises or both, and preferences are given to Veterans of World War II or members of the Armed Forces in selling or renting. As long as long as the Regulation remains in effect, any violation of these restrictions by the grantee or by any subsequent purchaser will subject him to the penalties provided by law."

Tillman-constructed homes along Dale and Burke were compatible with existing Peachtree Park architectural styles and building types (bungalow, side-gabled cottage, and American Small House). He also included ranch homes on Burke Road. At one time Mr. Tillman was building in excess of 25 homes simultaneously on the southern part of Dale, Burke and Timm Valley. Other builders were constructing similar brick and wood homes on Darlington Circle, the southernmost street in Peachtree Park.

It appears from deeds that employees of Haas & Dodd also invested in vacant properties in unit 2 to build and sell the resulting homes. George A. Haas is an example. Haas resided at 2945 Dale Drive, and purchased property to build and sell homes at 646 and 656 Burke Road in 1950.

Peachtree Park Addition - Unit 3, 1950-c.1956

This addition includes the remainder of the eastern sections of Darlington Road and Darlington Circle tying both streets to Burke Road, Burke Road, also incorporating the existing Elliott Circle.

By 1948, much of Darlington Road was completed, thus connecting Darlington Road to Burke Road. Construction had commenced on the western part of Darlington Circle connecting it to Darlington Road. The final Haas & Dodd linkage included the acquisition of land along Darlington Circle and the southern end of Burke (also Burt, Burt's, or Burk) Road. Between 1948 and 1953, 32 homes were built on Darlington Circle. The deed for 686 Darlington dates to 1956. Homes on Darlington Circle are one story, predominantly smaller brick houses containing 1,200 to 1,800 square feet.

J. L. McCurry built homes along Burke and Darlington Circle. Deeds show that McCurry lived at 719 Burke Road in 1947, while building 691, 730 and 749 Darlington Circle, which was sold to Mr. and Mrs. L. E. Hankwitz. An ad in *The Atlanta Journal* on January 9, 1949 listed a McCurry house as "owner built".

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

Landscapers, the Darlington Garden Club, and the Peachtree Park Civic Association

No landscape plan is available for Peachtree Park, yet advertisements allude to the firm of Monroe having landscaped individual properties in Peachtree Park. The firm is later recognized as the landscaper of the traffic islands. Monroe Landscape and Nursery Company was one of the earliest landscape companies in Atlanta. It was founded in 1925 by William Monroe whose company signature is distinguished by the "elegance of complementing a building to its surrounds." Other work included the grounds of the Berry School in Rome, Georgia, Rabun Gap- Nacoochee School in Rabun County, and Chastain and Adams parks in Atlanta.

The Darlington Garden Club held its first meeting on March 27, 1947. The purpose of the club was to care for the triangle at the intersection of Darlington Road and Darlington Circle, which had been "neglected". After much discussion it was decided a community garden would be beneficial to all homeowners, and would "promote neighborliness and community spirit". Dues of \$3.00 a year supported the effort. Minutes show that Monroe Landscape and Nursery Company was hired to redesign and plant the island with evergreen shrubs, small trees and grass. Fundraisers were held by carnival and bingo games to raise the needed landscaping funds. An underground watering system was purchased with funds from "white elephant sales, benefit bridge and a canvas of the members at \$1 per household." This group was also instrumental in the traffic light at the intersection of Darlington Road, Piedmont and Wesley Roads, as well as speed limit signs in the neighborhood. In addition the Garden Club tried, but failed, to get house numbers changed to run in consecutive order. Members used garden club meetings to welcome new residents of Peachtree Park. Since the early 1960s the Peachtree Park Civic Association has provided a framework for the neighborhood to resolve conflicts, as well as working on such issues as curbing vehicular cut-through traffic and completing the nomination of the entire district for inclusion in the National Register.

9. Major Bibliographic References

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Krakow, Kenneth. *Georgia Place Names, Their History and Origins*. 2nd ed. Macon, Georgia. Winship Press. 1994.

National Register of Historic Places **Continuation Sheet**

Section 9—Major Bibliographic References

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Conducted by Judy Davis:
Mrs. Jessie Lefre. July 11, 2005.

Conducted by Susan Prutzman.
Craig, Dr. Robert. School of Architecture. Georgia Institute of Technology. September, 2006. by Susan Prutzman.

Goodwin, George. Pulitzer Prize-winning reporter, The Atlanta Journal, 1940s – 1952, Director Atlanta Civic Progress, Manning Selvage and Lee Public Relations. July to September, 2006.

Haas, Ruth. widow of Edwin Haas, Jr. of Haas & Dodd, the developer.
August, 2005.

Conducted by Nancy Yates:
Jeannette Eubanks Plaster. widow of Edwin Plaster, descendent of Benjamin Plaster of Plaster's Bridge Road and the Tilly family of Tilly Mill Road. original owner (1940) and current resident. interview in series from July through August, 2005.

National Register of Historic Places **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**
Peachtree Highlands Historic District
- previously determined eligible by the National Register**
- designated a National Historic Landmark**
- recorded by Historic American Buildings Survey #**
- recorded by Historic American Engineering Record #**

Primary location of additional data:

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

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

10. Geographical Data

**Total Acreage of Peachtree Highlands-Peachtree Park Historic District:
Approximately 200 acres.**

(Note: Above acreage includes the previously listed Peachtree Highlands Historic District, which totaled 40 acres, based on the National Register database.)

UTM References

	Zone	Easting	Northing
A)	16	743349	3748122
B)	16	744263	3748112
C)	16	744299	3746558
D)	16	743354	3746563

Verbal Boundary Description

The National Register boundary is indicated on the attached tax map drawn with a heavy black line. The dotted lines indicate the previously listed district.

Boundary Justification

The boundary encompasses the intact, historic, and contiguous resources associated with the development of Peachtree Highlands and Peachtree Park.

11. Form Prepared By

State Historic Preservation Office

name/title Denise P. Messick/Historian

organization Historic Preservation Division, Georgia Department of Natural Resources

mailing address 34 Peachtree Street, Suite 1600

city or town Atlanta **state** Georgia **zip code** 30303-2316

telephone (404) 656-2840 **date** February 2008

e-mail Denise.Messick@dnr.state.ga.us

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

name/title Susan Prutzman

organization Peachtree Park Civic Association, Inc.

mailing address 2963 Dale Drive, NE

city or town Atlanta **state** Georgia **zip code** 30305

telephone (404) 281-9592

e-mail N/A

() **property owner**

() **consultant**

() **regional development center preservation planner**

(x) **other:** neighborhood association representative

Property Owner or Contact Information

name (property owner or contact person) Jeremy Ellis, President

organization (if applicable) Peachtree Park Civic Association, Inc.

mailing address P. O. Box 550326

city or town Atlanta **state** Georgia **zip code** 30355

e-mail (optional) N/A

National Register of Historic Places **Continuation Sheet**

Photographs

Name of Property: Peachtree Highlands-Peachtree Park Historic District
City or Vicinity: Atlanta
County: Fulton
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: August 2007

Description of Photograph(s):

Number of photographs: 67

1. Intersection of Highland Drive and Park Circle; photographer facing southwest.
2. 30 block of Highland Drive; photographer facing northwest.
3. Western portion of Highland Drive; photographer facing east.
4. 800 block of Martina Way; photographer facing southeast.
5. 700 block of Martina Way; photographer facing northeast.
6. Martina Way at Arc Way; photographer facing southwest.
7. 4 through 8 Arc Way; photographer facing northwest.
8. 20 block of Park Circle, at Arc Way; photographer facing northwest.
9. 0 block of Park Circle; photographer facing northeast.
10. 50 block of Park Circle; photographer facing west/northwest.
11. 500 block of Martina Way; photographer facing northwest.
12. 500 block of Martina Way; photographer facing northeast.
13. Martina Way at intersection of Park Circle; photographer facing northeast.
14. 60 through 70 block of Park Circle; photographer facing northwest.
15. 80 block of Park Circle; photographer facing south/southwest.
16. 500 block of East Paces Ferry Road; photographer facing northeast.

National Register of Historic Places **Continuation Sheet**

Photographs

17. 600 block of East Paces Ferry Road; photographer facing west/southwest.
18. 644 and 648 East Paces Ferry Road; photographer facing west.
19. 672 and 676 East Paces Ferry Road; photographer facing west/southwest.
20. 700 block of East Paces Ferry Road; photographer facing southwest.
21. 721 and 717 East Paces Ferry Road; photographer facing south.
22. 3000 block of Peachtree Drive; photographer facing north.
23. 3000 block of Peachtree Drive; photographer facing north.
24. 3174 and 3192 Peachtree Drive; photographer facing northwest.
25. Peachtree Drive at intersection with Dale Drive; photographer facing southeast.
26. 3126 and 3130 Peachtree Drive; photographer facing northeast.
27. 3102 and 3106 Peachtree Drive; photographer facing west.
28. 3073 Peachtree Drive; photographer facing southwest.
29. 3058, 3062, and 3068 Peachtree Drive; photographer facing west.
30. 3051 Peachtree Drive; photographer facing southeast.
31. 3061 Peachtree Drive; photographer facing north.
32. 600 block of Greenview Avenue; photographer facing southeast.
33. 658 Greenview Avenue; photographer facing northwest.
34. 672 and 680 Greenview Avenue; photographer facing northwest.
35. 705 and 697 Greenview Avenue; photographer facing southwest.
36. 730 and 722 Greenview Avenue; photographer facing east.
37. 3045 Dale Drive; photographer facing southeast.
38. 3080 Dale Drive; photographer facing southwest.

National Register of Historic Places **Continuation Sheet**

Photographs

39. 3100 and 3104 Dale Drive; photographer facing northwest.
40. 2988 and 2998 Dale Drive; photographer facing north.
41. 670-672 and 674-676 Timm Valley Road; photographer facing northwest.
42. 675 and 669 Timm Valley Road; photographer facing southwest.
43. Western portion of Timm Valley Road; photographer facing west.
44. 639 Burke Road; photographer facing west/northwest.
45. 638 Burke Road; photographer facing east/southeast.
46. Intersection of Burke Road and Elliott Circle: photographer facing southwest.
47. 668 Burke Road; photographer facing northwest.
48. 717 Darlington Road; photographer facing south.
49. 2946 and 2956 Dale Drive; photographer facing southwest.
50. 2883 and 2881 Elliott Circle; photographer facing south.
51. 2876 and 2878 Elliott Circle; photographer facing southwest.
52. 2881 and 2879 Elliott Circle; photographer facing northeast.
53. 2870 and 2872 Elliott Circle; photographer facing southeast.
54. 2859 and 2857 Elliott Circle; photographer facing southwest.
55. 626 Darlington Road; photographer facing west.
56. Darlington traffic triangle; photographer facing north.
57. 637 Darlington Circle; photographer facing south.
58. 648 Darlington Road; photographer facing southwest.
59. 664 and 668 Darlington Road; photographer facing southwest. (Please note: 668 Darlington Road, on the right, has been demolished since the date of the photograph.)

National Register of Historic Places **Continuation Sheet**

Photographs

- 60. 676 Darlington Road; photographer facing southwest.
- 61. 692 Darlington Road; photographer facing north/northeast.
- 62. 706 Darlington Road; photographer facing southwest.
- 63. 719 and 711 Burke Road; photographer facing west.
- 64. 715 and 705 Darlington Circle; photographer facing south/southwest.
- 65. 686 and 692 Darlington Circle; photographer facing northeast.
- 66. 678 and 672 Darlington Circle; photographer facing west.
- 67. 663 and 657 Darlington Circle; photographer facing southwest.

(HPD WORD form version 11-03-01)