

PHO 674001

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED MAY 1 1979
DATE ENTERED JUN 27 1979

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Thomas H. Pitts House and Dairy (Casa Loma)

AND/OR COMMON

Pitts Dairy Farm/Casa Loma

LOCATION

STREET & NUMBER

3105 Cascade Road, S.W.

NOT FOR PUBLICATION

CITY, TOWN

Atlanta

CONGRESSIONAL DISTRICT

Fifth - Wyche Fowler

VICINITY OF

STATE

Georgia

CODE

13

COUNTY

Fulton

CODE

121

CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

OWNER OF PROPERTY

Owner: First National Bank of Atlanta as successor trustee under the will of Thomas H. Pitts P.O. Box 4148, Atlanta, GA 30302

NAME

Occupant: Mrs. Faye S. Bardin

STREET & NUMBER

3105 Cascade Road, S.W.

CITY, TOWN

Atlanta

VICINITY OF

STATE

Georgia

30311

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.

Fulton County Courthouse

STREET & NUMBER

136 Pryor Street, S.W.

CITY, TOWN

Atlanta

STATE

Georgia

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Historic Structures Field Survey: Fulton County, Georgia

DATE

1976

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS

Historic Preservation Section, Department of Natural Resources

CITY, TOWN

Atlanta

STATE

Georgia

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Thomas H. Pitts Estate comprises a nearly complete early-twentieth-century dairy farm. It consists of a main house (1), a cottage (4), a garage (11), a greenhouse (9), a well (3), a water tower (5), and three barns (6, 7 and 10) [numbers in parentheses refer to sketch map]. In addition to these standing structures, the dairy farm once had another cottage and three silos. The surviving buildings are in virtually original condition; only a few small changes have been made in them. These buildings stand in the remains of a cultural landscape that includes formally landscaped grounds in the immediate vicinity of the main house and agricultural grounds to the rear. Situated in what was once open countryside, the dairy farm is now almost completely surrounded by suburban subdivisions.

The main house (1), known as "Casa Loma," is situated on a gentle slope facing Cascade Road. From its position on this rise of ground, the house assumes a rather imposing appearance, especially from the road to the south [see photographs]. The house is reached by a narrow, winding, plant-lined, curbed, concrete driveway which crosses the slope in front of the house and passes through a porte cochere on its east side to a parking court and garage beyond. The front yard on either side of the driveway consists of trees and shrubs set in broad expanses of lawn. The east side yard shows evidence of original formal gardens (2), including a collapsed rose trellis and the site of a garden sundial.

The main house itself (1) (photographed) is a one-and-one-half-story bungalow. The exterior is sheathed in yellow brick laid in stretcher bond upon an exposed stone foundation. Windows are of various sizes and shapes; most are single pane, double sash, except for the front windows which contain multiple long narrow panes in the upper sash and other decorative windows, including the multiple-paned stair hall windows and semicircular and Palladian gable windows. The glassed front door is flanked by sidelights. The roof is essentially low and hipped, with multiple cross gables of various sizes and proportions; the gables are finished with half-timbering and stucco, in addition to the decorative windows. The front porch features short, fat Tuscan columns on brick pedestals and a spindled balustrade. A stone-and-brick stairway provides access to the front porch. The rear porch is screened by latticework. There are four yellow-brick chimneys.

The interior of the main house consists of a relatively open layout organized by a single hallway and controlled by double-hinged doors between the larger interior spaces [see photographs]. When open, these double doors provide for a continuous, flowing interior space; when closed, they create discrete interior spaces. Yet even when closed, these glassed doors maintain an illusion, if not an actuality, of interplay among interior spaces. The interior finish is primarily smooth plaster, for the most part painted, but with small wallpapered areas. Baseboards and architrave moldings are rather

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simple and flat. A picture molding at doorway and window lintel height runs around the principal rooms. Above it, separated by a band of plastered wall, is a heavy cornice molding. Doors are either panelled, with a large panel above and a smaller below, or filled with multiple panes of glass. Floors are presumably hardwood, although now covered with carpet and out of sight. Fireplaces in the living and dining rooms are simple, all-brick constructions, with stretcher bricks set for the most part horizontally and vertically, and with a "frieze" panel of bricks set diagonally in the form of lozenges. Another fireplace in a sitting room is reminiscent of Early American styles. Interesting details include a turned molding in a corner of the hallway and built-in bookcases around the fireplace in the living room.

Immediately behind the main house stand the wellhouse (3), greenhouse (9), cottage (4), garage (11) and water tower (5). These buildings and structures are related by proximity, by the driveway and parking court, and by remnants of the original backyard landscaping.

The wellhouse (3) (photographed) is a pyramidal-roofed, four-posted structure. Its eaves are flared, and below them project exposed rafters. Sides consist of diagonal latticework. The wellhouse is surrounded by shrubbery.

The greenhouse (9) (photographed) is a simple shed structure with a wood framework and glass panels. It is presently overrun inside and out by an assortment of shrubs, vines and trees.

The cottage (4) (photographed) is a one-story, hip-roofed structure with a single interior chimney. The cottage is built of frame construction and is sheathed with clapboards. It has a front porch with a shed roof, square-sectioned Tuscan columns, and a spindled balustrade. The cottage was originally occupied by servants. (A second cottage (8) also of frame construction with a gable roof and a front porch, was recently destroyed.)

The garage (11) (photographed) is a shed-roofed, frame structure sheathed with flush vertical siding. There are two bays on the front and several double-sash windows on the back. The west end of the garage (extending under the foliage in the photograph) was the original smokehouse.

The watertower (5) (photographed) consists of a supporting structure and tank. The tank, elevated some forty-five feet above ground, is a heavy-gauge,

[continued]

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sheet-steel drum. The supporting structure is a four-sided truss made up of tubular-steel compression struts and cable-tension members.

Behind and to one side of these outbuildings are the three dairy barns (6, 7 and 10). One, located immediately north of the domestic complex, is the "low" barn (7) (photographed). It is rectangular in plan, one-story high, with a low gable roof. Its structure is wood frame, sheathed with flush vertical siding, built on a concrete foundation and floor, and covered with a corrugated-sheet-metal roof. The "low" barn was used as a milking facility. The other two barns, considerably larger than the low barn, are identical to each other. Each is rectangular in plan, two and one-half stories high, with a broad gable roof broken by a continuous clerestory gable. Wood-frame structure is sheathed by flush vertical siding and covered by a corrugated-sheet-metal roof. Flooring is dirt. Cows were kept in these two large barns. The barns are no longer in use, and the area around them is overgrown with weeds, bushes, and trees.

As a whole, the dairy farm is in relatively good condition. Taken individually, the various buildings and structures range from excellent (e.g., the main house) to poor (e.g., the cottage) condition. The landscaping is overgrown, but recognizable. The land around the dairy, once fields, pastures, and open countryside, is now largely developed in suburban subdivisions.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input checked="" type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY) Local History
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES c. 1910-1919

BUILDER/ARCHITECT Unknown

STATEMENT OF SIGNIFICANCE

The Thomas H. Pitts Estate ("Casa Loma") is significant for its architectural qualities and landscaping, and historically significant for the role it played in dairying.

The estate's current sixteen acres contain the visible remains of an early-twentieth-century, self-contained private dairy that Thomas H. Pitts, a native of Thomas County, Georgia, built about 1919 after he decided to move from his home in town to this country estate. Pitts had moved to Atlanta and about 1894 opened one of the first soda fountains in the city. He remained in business continuously for over thirty years at Five Points, the hub of the business district of the city. There, he sold cigars, magazines, cameras, candy, Coca-Cola, as well as dairy-based products such as sodas. He began the dairy about 1910 largely to supply the needs of his soda fountain, as he never marketed the products to the general public. Indicative of the popularity of his soda fountain is that a familiar saying of the times was "Meet me at Tom Pitts'." After his retirement from the business in 1926, Pitts devoted full attention to the dairy as well as to his real estate interests. The dairy products were used to supply other fountains as well as the Georgia Baptist Orphans' Home, of which he was a major benefactor and trustee.

After his arrival in Atlanta, Pitt had married a local woman, the former Miss D. Wilson Lowe. As active as was her husband in charitable and religious affairs, Mrs. Pitts organized a committee to beautify Cascade Road. The Cascade Beautification Club, as it was known, had as their original goal the planting of dogwoods, magnolias and azaleas along Cascade Road to the Chattahoochee River. Although the goal was never reached, they did beautify a large part of the road. The group, as well as Mrs. Pitts' other clubs, often met at her home, "Casa Loma" (meaning "house on the hill"), where many of the landscaping plans were drawn. The landscaping of the estate was also coordinated by Mrs. Pitts. Today, only scattered plantings remain of the efforts of Mrs. Pitts and her club. A bronze plaque was placed at the corner of Cascade Road and De Lowe Drive by the group to honor Mrs. Pitts, in 1936.

The first structure that was later to consist of the Pitts Dairy complex was a cottage built in 1910, where the Pitts family lived until the main house was finished in 1919. The main house, "Casa Loma," said to have been designed

[continued]

9 MAJOR BIBLIOGRAPHICAL REFERENCES

- Garrett, Franklin. Atlanta and Environs, Vol. II (New York: Lewis Historical Publishing Co., 1954)
- Hillyer, Elinor. "Tom Pitts Tells of Changes at Five Points," Atlanta Journal Magazine, October 10, 1926.
- Interview with Mrs. Faye S. Bardin, September 20, 1978., by Kenneth H. Thomas, Jr.
- [continued]

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 16.46 acres

QUADRANGLE NAME Southwest Atlanta, Georgia

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 1,6 7,3,2,7,4,0 3,7,3,4,0,4,0

B 1,6 7,3,2,7,4,0 3,7,3,3,7,3,0

ZONE EASTING NORTHING
C 1,6 7,3,2,5,4,0 3,7,3,3,7,5,0

ZONE EASTING NORTHING
D 1,6 7,3,2,5,4,0 3,7,3,4,0,4,0

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

All that land as shown in Fulton County, Georgia, Tax Map, 14th District, Land Lot 233, Page 1, parcel marked 3105 Cascade Road, beginning at the corner of Cascade Road
[continued]

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE Kenneth H. Thomas, Jr., Historian, and Richard Cloues, Architectural Historian, Historic Preservation Section

ORGANIZATION Historic Preservation Section, Dept. of Natural Resources DATE March 1979

STREET & NUMBER 270 Washington Street, S. W. TELEPHONE 404/656-2840

CITY OR TOWN Atlanta STATE Georgia

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL X

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE Elizabeth A. Lyon

TITLE Acting State Historic Preservation Officer

DATE 4/18/79

FOR NPS USE ONLY	
I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER	
<u> </u> KEEPER OF THE NATIONAL REGISTER	DATE <u>6-27-79</u>
ATTEST: <u>Bill Lebonich</u> Acting CHIEF OF REGISTRATION	DATE <u>June 25, 1979</u>

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by a Mr. McGoukin, and most of the other buildings were finished by 1919. For several decades, the farm was virtually self-sufficient. Mr. Pitts farmed part of the land in order to grow grain needed by the cows. Three silos existed then in which it was stored.

The Pitts both died in 1938, he in February and she in December. They had no children, and after their deaths (under the terms of his will), Casa Loma became a life estate for Mrs. Pitts' niece, Faye (Spinks) Bardin, who, with her husband and children, moved onto the property permanently in 1939. She still lives in the main house. All dairying activities have long since ceased, and the herd was given away. The house retains its imposing position along Cascade Road, and an uninformed passerby would hardly know of the existence of a once-thriving dairy on the property.

The architectural significance of the Thomas H. Pitts Estate lies not in the architectural excellence of any individual building, nor in the quality of landscaping per se, but rather in the overall character of the complex as a whole. In general, the estate retains the aspect of an early-twentieth-century dairy. All original buildings and structures necessary to the operation of the dairy remain in nearly unaltered condition. Furthermore, the landscaped setting retains evidences of both the original formal landscaping in the immediate vicinity of the main house and the more utilitarian landscaping around the outbuildings behind the house. The only missing elements are the fields, pastures, woodlots, and open countryside around the dairy farm, and in a sense, the extent of these can still be seen in the suburban subdivisions that surround the property. The Thomas H. Pitts Estate serves as a reminder of the rural and agricultural history of an area which has undergone recent and thorough suburban development.

The Pitts Dairy is significant in the history of private dairying in Georgia because it is an intact, small dairy farm surviving within the metropolitan limits of Atlanta. The estate has remained intact under the terms of Mr. Pitts' will. Certainly there were many larger and more productive dairies both in the Atlanta area and throughout the state. This is the only known one in the Atlanta area that remains in this condition and is unusual for that fact. It is also of note that despite his prominence and wealth, Thomas H. Pitts built this dairy on the same location as he built his home to supply milk products for his business rather than purchasing the base product from an outside producer or building his dairy and his home at separate locations, as would many people of his standing.

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Bibliography &
CONTINUATION SHEET Verbal Boundary ITEM NUMBER 9 & 10 PAGE 2

Major Bibliographical References

Foulke, Douglas J. Draft, National Register nomination, March 17, 1978.

Obituaries of Mr. and Mrs. Thomas H. Pitts, The Atlanta Journal, February 23, 1938, and December 23, 1938.

Thomas, Kenneth H. Jr. Personal inspection, September 20, 1978.

Verbal Boundary Description

and Lynhurst Drive and running 703 feet west along Cascade Road and thence 963.5 feet north and thence 695 feet east to the northeast corner of the property and thence south 1058 feet south along Lynhurst Drive to Cascade Road, the point of origin.

MONGUM

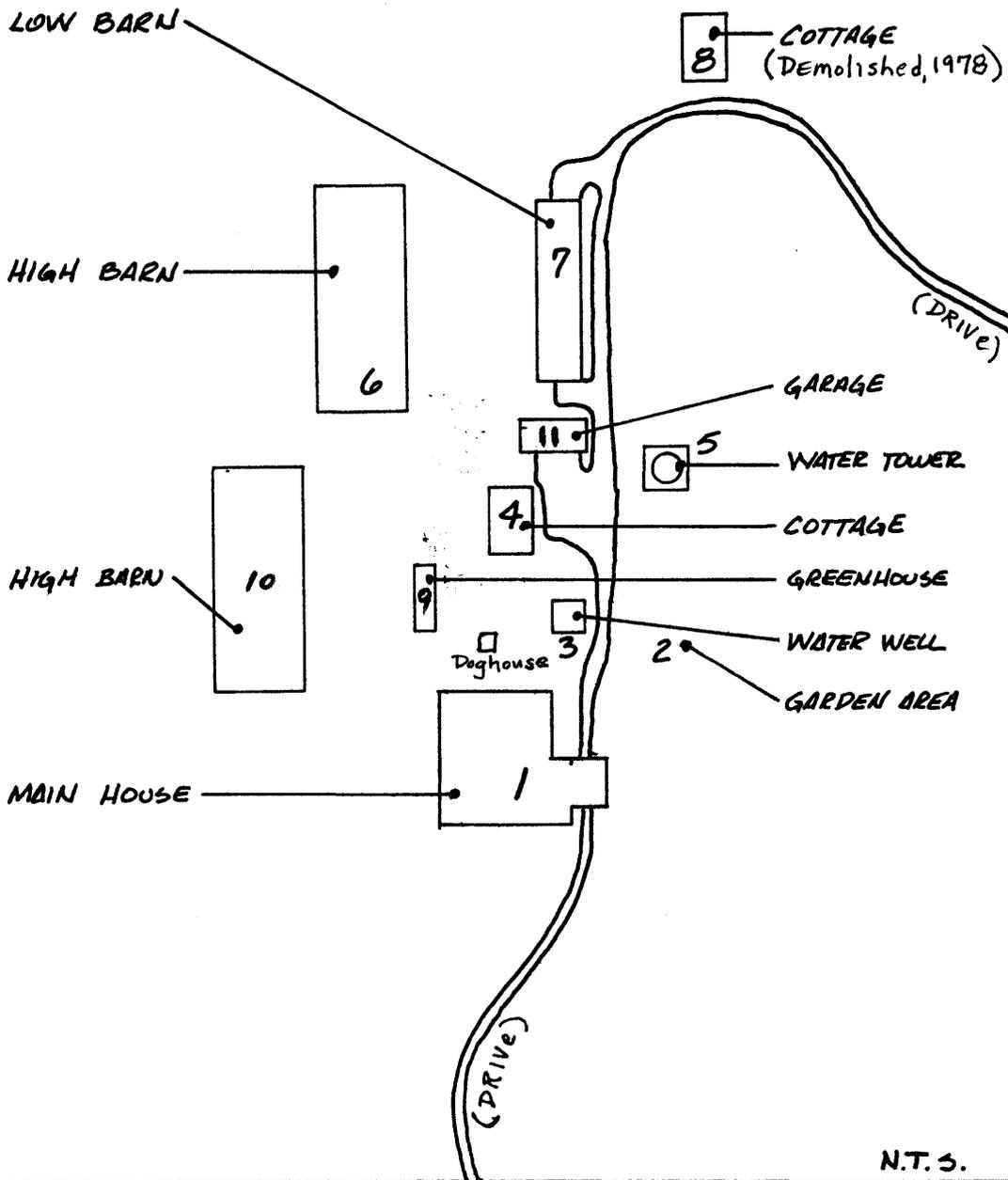


* NUMBERS KEYED TO SLIDES

THOMAS H. PITTS HOUSE AND DAIRY
Atlanta, Fulton County, Georgia

Sketch Map, not to scale MAY 1 1979
by D.J. Foulke
Numbers keyed to text and photographs.
Property line on west side not shown.

CLEAR BROOK



LYNHURST

N.T.S.

CASCODE

SCHEMATIC SITE PLAN