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MAR 25 2016

United States Department of the Interior
National Park Service

Nat. Register of Historic Places
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Ingleside Historic District

other names/site number _____

2. Location

street & number Roughly bounded by Vineville Ave on south;Candler Dr on east;Bonita not for publication

Pl and High Point Rd on north;Forest Hill Rd on west

city or town Macon vicinity _____

state Georgia code _____ county Bibb code 021 zip code 31204

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Dr. David C. Crass 3-16-16
Signature of certifying official/Title: Dr. David C. Crass/Historic Preservation Division Director/Deputy SHPO Date

Historic Preservation Division, Georgia Dept. of Natural Resources
State or Federal agency/bureau or Tribal Government

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

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register determined eligible for the National Register

determined not eligible for the National Register removed from the National Register

other (explain:)

Jon Edson H. Beall 5-10-16
Signature of the Keeper Date of Action

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5. Classification

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

Category of Property
 (Check only one box.)

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

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

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

Contributing	Noncontributing	
641	115	buildings
2	0	sites
4	0	structures
0	0	objects
647	115	Total

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

Number of contributing resources previously listed in the National Register

N/A

1

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

Current Functions
 (Enter categories from instructions.)

- DOMESTIC: single dwelling
- DOMESTIC: multiple dwelling
- LANDSCAPE: park
- RELIGION: religious facility
- FUNERARY: cemetery
- SOCIAL HALL: meeting hall
- EDUCATION: school

- DOMESTIC: single dwelling
- DOMESTIC: multiple dwelling
- LANDSCAPE: park
- RELIGION: religious facility
- FUNERARY: cemetery

7. Description

Architectural Classification
 (Enter categories from instructions.)

Materials
 (Enter categories from instructions.)

- LATE VICTORIAN: Queen Anne
- LATE 19TH AND 20TH CENTURY REVIVALS: Colonial Revival, Tudor Revival, Mission/Spanish Colonial Revival, Italian Renaissance, Classical Revival
- LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Prairie School, Bungalow/Craftsman
- MODERN MOVEMENT: International Style; Art Deco
- OTHER: Georgian Cottage, Pyramid Cottage, English Cottage, Central Hallway Cottage, American Foursquare, American Small House, Split-Level, Ranch

- foundation: BRICK; STONE-Granite
- walls: BRICK; WOOD-Weatherboard, Shingle; STONE-Sandstone; STUCCO
- roof: ASPHALT; ASBESTOS; CERAMIC TILE
- other: _____

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Narrative Description

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

Summary Paragraph

The Ingleside Historic District is a large, planned residential neighborhood located about three miles northwest of downtown Macon. The neighborhood, which was developed in several phases, is characterized by meandering streets that follow the natural topography. House types and styles, which date from the late 19th to the mid-20th century, are typical of houses found in Georgia. Ranging in size from modest cottages and bungalows to large, architecturally designed houses, the variety in architecture mirrors the types and styles found in *Georgia's Living Places: Historic Houses in Their Landscaped Settings*, a statewide context. Many of the houses were designed by Macon's well-known architects including: W. Elliott Dunwody, Jackson Holliday, Ellamae Ellis League, Harry A. MacEwen, William F. Oliphant, Neel Reid, and Bernard A. Webb. The neighborhood was platted by E.L. Gostin, civil engineer and S.R. Shi, civil engineer, and J.L. Hoffman, landscape architect.

Narrative Description

Ingleside is a planned residential neighborhood consisting of over 500 acres located about three miles northwest of downtown Macon in central Georgia. The neighborhood is situated on a plateau above the Ocmulgee River and the city of Macon. Ingleside, which was developed in several phases, is characterized by winding streets that follow the natural topography. Most of the district was laid out in three phases by E.L. Gostin, civil engineer, and S.R. Shi, civil engineer, as well as landscape architect, J.L. Hoffman, beginning in 1912. The following two phases of platting date from 1920 and 1926.

The first phase, **Ingleside Place**, was resurveyed in 1918 upon new ownership. One large parcel located between Tyrone and Oakridge avenues was platted into smaller parcels.

The second phase, **Ingleside Addition**, was platted in 1920 and consisted of small lots laid out primarily in a grid-like pattern northwest of Ingleside Place.

The plat for **Ingleside Estates**, which was platted in 1926 and was the third phase, shows wide, landscaped boulevards, and curving roads around a 16-acre ravine. Building lots in this phase are larger than those found in phases one and two. Grand entrances from Forest Hill Road onto The Prado and Overlook Avenue were constructed.

The earliest houses in the Ingleside district are located along Vineville and Ridge avenues, both of which stretch from the southernmost end of the district to the northwestern corner. Vineville Avenue, originally known as the Forsyth Road, was the earliest transportation corridor north from Macon to the town of Forsyth. Ridge Avenue served as the route for the first streetcar line to this then-outlying area of Macon. The most recent development in the district consists of a postwar development of ranch houses in the Wesley Circle area in the east part of the district.

In Ingleside, house types and styles, which date from the late 19th to the mid-20th century, are typical of houses found in Georgia at this time. Ranging in size from modest cottages and bungalows to large, architecturally designed houses, the variety in architecture mirrors the types and styles found in *Georgia's Living Places: Historic Houses in Their Landscaped Settings*, a statewide context.

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As documented in *Georgia's Living Places*, a house "type" refers to the overall form (the outline or "envelope") of the main or original part of the house and the general layout of the interior rooms. This includes the floor plan and the height. In contrast, a "style" relates primarily to the external ornament or decoration of a house and also to the aesthetic qualities of its overall form. Houses belonging to the same type may exhibit different styles, and the same architectural style may appear on different house types.

Crump's Park and Ingleside Place

The Crump's Park section, located at the far southeast corner of the district, is the oldest section of Ingleside. Much of this area is located along Ridge Avenue and a majority of the house types are modest bungalows and cottages. An early example is the 1900 Craftsman-style bungalow located at 3136 Ridge Avenue.

Adjacent to Crump's Park is the portion of the district originally called Ingleside Place. Architect Neel Reid designed a house for T.C. Parker, Jr., son of the developer of Ingleside and was one of the first houses built in Ingleside Place (photograph 22). Located at 3295 Vista Circle, it was constructed in 1912. A Craftsman-style bungalow with Prairie influences, the massing, exposed rafters, and hipped roof are influenced by the Craftsman style, while the entrance and large square roof support and porch are inspired by the Prairie style.

A later bungalow (1933) can be found at 175 Kenmore Place. This wood-frame house has diamond-pane windows and integral porch with square columns.

Other small house types can be found as well. The Georgian cottage, located at 3080 Ridge Avenue, was built in 1900. The wood-frame house has a brick foundation and projecting front porch. The entrance door is wood and glass with a transom.

The Central Hallway Cottage at 223 Crumps Park Avenue was one of the smaller houses in the district. Rear additions have increased its size. It retains its front entrance wood and glass door with transom.

There are a couple of Pyramid Cottages such as the house at 3010 Ridge Avenue. The house has an integral front porch with simple paired wood columns and exposed rafters on all sides including on the single dormer. A 1900 Pyramid Cottage located at 112 Oakridge Avenue is an early example (1900) that has been stuccoed over the original frame siding.

A very simple vernacular style of the English Cottage type is located at 2991 Ridge Avenue (1940). Its most distinctive element is the large front chimney typical of this type. The cross-gabled massing is the most prominent feature of the English Cottage at 3031 Ridge Avenue. Neither of these houses contains the English Vernacular Revival-style details often associated with this house type.

Many different styles are found throughout the district from late 19th century styles such as Queen Anne to 1960s contemporary styles.

One large, two-story house, among the oldest in the district, is an 1888 vernacular two-story Queen Anne-style house, located at 3007 Ridge Avenue. It has irregular massing, turned columns, and balustrade.

Moving north from Ridge Avenue are larger, more finely detailed one- and two-story houses. The 1912 American Foursquare-type house found at 3305 Vista Circle is an example of architect Neel Reid's early work. This Colonial Revival-style house has a full-width, one-story, front porch with slender columns. Reid designed the residence for George Derry, brother-in-law of early Ingleside developer T.C. Parker (photograph 21). The house includes a side, screened porch and is sided with its original shingles. The Colonial Revival style was popular in Georgia beginning in the 1890s and continuing today.

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A third house, located nearby at 3359 Osborne Place, is also attributed to Neel Reid (photograph 20). A Colonial Revival-style cottage with classical columns, fanlight, and multi-pane windows, the cottage is covered with clapboard.

The two-story house located at 3185 Vista Circle is the work of Macon architect William F. Oliphant (photograph 24). Built in 1930 for Macon attorney Joseph Popper, this Colonial Revival-style house also has some Art Deco influence in the port-hole windows on the attic story. The fanlight, sidelights, dentil molding, brick belt courses, and window fenestration are indicative of the Colonial Revival style.

Macon architect W. Elliott Dunwody, Jr.'s work can be seen in several houses in the Ingleside Place section. Located at 3155 Ingleside Avenue and built in 1942 for Mrs. Ralph Birdsey, the hipped-roof Colonial Revival-style house designed by Dunwody features a broken swan's neck pediment supported by fluted pilasters above the entrance door.

Dunwody was also responsible for the design of the large, two-story, Colonial Revival-style house located at 3205 Vista Circle. The 1933 house has simple dormers and fluted pilasters framing the front door in the elaborate entrance. There is a frame addition on the left front side of the house.

The house at 3395 Osborne Place has undergone significant changes since its original construction in 1900. Starting out as a simple foursquare building, the house was redesigned in 1950 by the Macon architectural firm of Dennis and Dennis in the Colonial Revival style. Additions include a small portico with Ionic columns and symmetrical mansard-roofed wings with arched windows. The entrance door has a detailed leaded transom and sidelights.

Dunwody also designed the International Style house located at 3110 Ingleside Avenue (photograph 25). Built in 1939 for Mr. and Mrs. Donald Barnes, it is believed that the design was based on the architectural plans of internationally-known architect Edward Stone. Dunwody was hired to adapt the plans to more closely meet the family's needs and budget. The house has a simple, asymmetrical shape with a flat roof, stucco wall surface, and curved glass-block windows; it is the only example of the International Style in Ingleside.

Ingleside Addition

A large percentage of the houses in the Ingleside Addition section are one story. As is the case in the Crumps Park and Ingleside Place sections, the oldest are modest bungalows and cottages and are located along Ridge Avenue. One-story houses found on Belvedere Drive, Riverdale Drive, and Albermarle Place (streets running perpendicularly off Ridge Avenue), are generally somewhat larger, newer, and more finely detailed than those found along Ridge Avenue.

The 1933 Prairie-style bungalow with Craftsman influences located at 210 Riverdale Drive has chunky columns topped by slender posts that support the porch roof (photograph 10).

The English Vernacular (Tudor) Revival-style house located at 294 Riverdale Drive (photograph 9) was built in 1931. Its cast-stone entrance, faux-timbering, vergeboard, patterned brickwork in the chimney, and construction date suggest a connection to the nearby William Oliphant-designed Alexander School No. IV, although no evidence of Oliphant's involvement in this house has been discovered.

A 1933 English Vernacular Revival-style cottage is located at 264 Riverdale Drive. The stone house, with tile roof, elaborate chimney, and arched entrance porch has a dominant front gable with small inset window. Triple, multi-pane windows are located under the gable.

A Gabled Wing Cottage in the Spanish Colonial Revival style on Albermarle Place is an exception to the more popular classical house styles found in Ingleside. Located at 284 Albermarle Place, the house was built in

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1924 (photograph 11). It is covered with stucco and has a tile roof. The 1942 house at 269 Belvedere Drive is also representative of this style, with a central parapet, red tile roof, and stucco wall covering.

Later examples of less common house styles in the Ingleside Addition section are evident as well. The 1959 front-gabled house at 265 Belvedere Drive has large overhangs and exposed beams found in Contemporary-style ranch houses (photograph 14).

While a majority of the houses in the Ingleside Addition section are one story, there are a few two-story houses such as the house at 3594 Ridge Avenue. Designed by architects William Oliphant and Elliott Dunwody during their almost decade-long association, this 1923 Colonial Revival-style house has broad open eaves and exposed rafters (photograph 13).

Another two-story example can be seen at 3615 Vineville Avenue. Built in 1925 for Macon physician John McAfee, the house is a simple stucco interpretation of the Italian Renaissance Revival style. The low-pitch roof is tile; Doric columns support the simple cornice with broken pediment atop the small portico; the door surround is arched.

Ingleside Estates (1926)

This section of the district is located in the far northwest section of the neighborhood on over 100 acres laid out to conform to the natural terrain. There are large, finely detailed one- and two-story houses on generously sized lots located here. The work of many of the same Macon architects continues in this area.

Gateposts at the entrance from Forest Hill Road onto both Overlook Avenue and The Prado denote the main entrances to this section of the district. Spanish Colonial Revival-style gateposts with stucco cladding and tile roofs mark the entrance onto The Prado (photograph 2) and castellated stone gateposts identify the entrance onto Overlook Avenue (photograph 1). The gateposts are counted as four contributing structures.

The 1932 house at 3875 Overlook Avenue is the earliest Elliott Dunwody work in the Ingleside Estates section. Designed for Mr. and Mrs. William Wood, the house appears modest from the street. Situated on a 4.3-acre steeply sloping lot, Dunwody worked with the terrain to create a house that has been described as appearing to be "growing there like a tree." Ahead of its time with the use of natural materials and sensitivity to the site, the house has a 10-foot-wide granite chimney, stair railings fashioned from hickory and cedar twigs, and interior walls of smooth poplar. The house was named "Merriwoode" by its owners.

Dunwody's work in the Ingleside Estates section can also be found on less challenging topography as well. The 1934 Italian Renaissance Revival-style house at 460 Pine Vista Drive has a hipped red tile roof, overhanging eaves, and a recessed entrance with an elaborate swan's neck pediment (photograph 6).

In 1949, Dunwody designed the house at 430 Pine Vista Drive for James Knotts. A June 4, 1950 *Macon Telegraph* article explains that the house is one of many built in the preceding year and that "[t]he semi-circular entrance with its chaste entablature and Temple of the Wings capitals is keynote of the façade of the . . . late Georgian style house"

Architect Bernard Webb faced a challenging project site when asked to design a house for William and Jane Levitt. Located at 3720 Overlook Drive and constructed in 1952, this asymmetrical, Contemporary-style ranch house has a low-pitched roof, overhanging eaves, and attached carport. It is sited below street level as the property slopes down from the street. It was individually listed in the National Register on January 26, 2016 after a recent rehabilitation.

Split-level houses are not common in the district but can be seen in the Ingleside Estates section. One example is the house located at 565 Eldorado Drive. This 1950 house has a broad, front-gabled roof and

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steps down its steep site. The architect is unknown. It is thought to be the first Contemporary-style split-level house in Georgia. (Cloues, Richard. "Mid-20th-Century Split-Level Houses in Georgia." Historic Preservation Division, Georgia Department of Natural Resources, March 2012).

Mid-20th Century

Houses built in Ingleside in the postwar period are varied and scattered throughout the district. They are primarily ranch houses, but a few American Small Houses and split-level houses can be found. The majority of houses are wood-framed with brick veneer. One American Small House, located at 3045 Ridge Avenue and built in 1948, has siding and a picture window.

Designed by Macon architect Bo MacEwen for Mr. and Mrs. William A. Fickling, Sr., the house at 2929 Ingleside Avenue, designed in the Neo-Classical Revival style in 1950 has a full-height porch with pediment supported by Doric columns, a symmetrically balanced façade, and a detailed entrance with transom (photograph 29).

Other postwar house types include the split-level house at 3041 Vista Place. Located on a sloping lot, the brick and wood house, built in 1961, takes advantage of the lot to build this house type with the lower level located down the slope.

Another common postwar house type is the ranch house. Many examples of this type are located on Wesley Circle. They are primarily brick veneer with carports. All were built in the 1960s. Houses in the Wesley Circle area are larger and more elaborate. With deep overhanging eaves, long facades, and attached garages or carports, the ranch type predominates in this area. The 1959 ranch house found at 369 Candler Drive (photograph 35) is a typical example. Contemporary-style influences can be seen in some of the ranch houses in the Wesley Circle area. For example, 364 Candler Drive has massing and details more in line with Contemporary houses.

Macon architect Jackson Holliday designed his own ranch house in 1960. Located at 373 Vista Circle, the house is in the Contemporary style.

Other ranch houses are scattered throughout the district, with a concentration in the north section along El Dorado Drive.

Apartments

There are a number of small apartment complexes in the district. The complex found at the corner of Vineville and Auburn avenues is built in the Colonial Revival style. Each of the three buildings in the complex is brick veneer with a side-gabled roof and central entrance gable. Two of the three buildings in this small complex are two-story buildings, constructed in 1960, with one-story end units with hipped roofs. The two-story unit located on the southeast corner of the property was built in 1976 and is noncontributing to this district.

Another apartment complex is located at 140-152 Tyrone Avenue (photograph 18). Comprised of three buildings having two, two-story units each, they are brick veneer buildings in the Colonial Revival style with mansard roofs. Cast-stone frames are seen around each front entrance door. The complex was constructed in 1967.

Several larger apartment complexes are located on or near Ridge Avenue in the southeastern portion of Ingleside. All were constructed in the postwar period. The Brookwood apartment complex, accessed from either Ridge Avenue or Vista Circle is a large complex consisting of 32 brick-veneered buildings built between 1948 and 1952 (photograph 30). Located on the former site of the Crump's Park recreation area, the buildings have a Colonial Revival influence. The buildings have brick window sills and fixed exterior shutters. All windows are paired six-over-six with sashes. In some buildings the brick veneer has been painted. Units are of two different configurations. Type 1 buildings consist of four units each. The two center units are two-story

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with a one-story unit on either end. Type 2 buildings are two-unit one-story buildings. Occasionally, they are split on the grade between units.

Buildings in the apartment complex found on Ridgewood Avenue were constructed in 1962 and reflect the International Style. All nine buildings are gable roofed, with two two-story units with a one-story unit on either end. Windows are two-over-two with sashes and are either paired or in triplicate. There is an overall mirrored effect, with doors pushed to the center. The two-story portion of each building has a small shed roof over the entrance. Exteriors are a mix of vertical composite siding and brick veneer. The vertical siding breaks the buildings into bays and serves to define individual units on the exterior. Brick veneer is found on the front facades, rear elevations, and ends of the buildings.

Located at 3013 Ridge Avenue, the Riviera Apartments consists of nine buildings, all of which were built between 1963 and 1966. The buildings evidence ranch house influences and have finishes typical of many buildings of the period. All have first-floor brick veneers. Two-story units and the gables on the one-story units are covered with vinyl siding. All have two-over-two windows with horizontal sashes and are in pairs or triplicates. One of two configurations is evident in all nine buildings. Type 1 consists of four two-story townhouse-type units having shared walls in the center and a one-story unit on either end. The two-story sections of each building have shallow entrance porches that cover the full width of the bay. There are second-floor false porches. The five Type 2 buildings are similar to Type 1 except that there are no single-family units on the ends; each building consists of four units. As with Type 1, there is a mix of paired and triplicate two-over-two windows. One of the five Type 2 buildings is split as it is built along grade. Porches on all buildings in the complex have either simple or cross-patterned balustrades.

Located at 334-374 Vista Circle is a complex of apartment buildings designed by Jackson Holiday in 1965 (photograph 31). They are two-story brick buildings with cast-iron railings and porch supports for the small gable-front porch.

Community Landmark Buildings

The 1932 Alexander School No. IV, located at 3769 Ridge Avenue, was designed by architect W.F. Oliphant and constructed in the Tudor Revival style (photograph 7). The one-story, E-shaped, brick building features many elements of the Tudor Revival or English Vernacular Revival style including decorative half-timbering, stuccoed gables, bargeboard, stone trim, and a round arched entrance. The entrance doors are wood with glass above. A scroll with the school name is centrally located above the entrance. On either side of the entrance are gable-fronted projections with bay windows. Windows throughout are multi-paned. An addition to the school in 1948 was designed by architect Ellamae Ellis League. The one-story rear addition is more contemporary in style with long banks of windows typical of the International Style of school buildings constructed at that time. The two buildings are connected via a covered walkway.

The school closed in the late 1970s, but was later reopened as a school for children with behavior problems. It is currently vacant. The Bibb County Board of Education recently declared Alexander School No. IV to be surplus property.

Located next to Henry Burns Park at 3290 Ingleside Avenue is a Boy Scout hut (photograph 36). The small .22-acre parcel was given to the citizens of Ingleside by Louis Tharpe at the same time Tharpe dedicated the land for creation of the park. The hut was constructed in 1932 by Ingleside residents involved with Scouting. The Boy Scout charter for Troop 5 lapsed about four years ago when the troop dissolved. The building is a small wood building covered with board-and-batten siding. A single wood door provides an entrance facing Ingleside Avenue.

The Ingleside United Methodist Church is located at 3187 Ridge Avenue. The sanctuary, completed in 1956, is a brick building with classical portico with unfluted Ionic columns supporting a triangular pediment with a single

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half-round window (photograph 37). The main entrance door is surrounded by stone pilasters and topped by a broken arched pediment and small rectangular window. The classical details continue along both sides of the building that have large arched windows topped by concrete keystones. Brick quoins wrap around the front to both sides. The one-story education building, completed in 1966, has a projecting central entrance block with classical details. An open arched walkway connects the two buildings (photograph 38).

Noncontributing Properties

The district retains a high degree of integrity, with most properties considered contributing. Most of the noncontributing properties were constructed after the period of significance, and include houses and small apartment buildings, plus some commercial buildings. Some of the noncontributing resources are located near the edges of the district, but others are scattered among the contributing resources. There are small pockets of new construction within the district, as well as houses that have lost their historic integrity due to alterations. An example of new construction is the row of houses located on Overlook Avenue (photograph 5).

Landscape

Ingleside is situated on a plateau above the Ocmulgee River and the city of Macon. Vineville Avenue stretches from the southeast to the northwest part of the district and forms the southwest boundary of the district. Some streets, primarily those located in the flattest areas of the district, lead in a perpendicular direction from Vineville Avenue into the interior portions of the district (photograph 17). Running parallel to Vineville Avenue is Ridge Avenue (photographs 15 and 19). Lots in the Vineville-Ridge area tend to be long and narrow, ranging in size from one-quarter acre to one-half acre.

Street layout in other portions of Ingleside follows a different pattern. Much of the area is comprised of gently rolling hills and in the northeastern section, steep ravines can be found. Streets found in these areas tend to follow the topography with curving roads, many without curbs (photograph 3). Vernacular stone retaining walls are not uncommon in the area (photograph 8). Modern engineering techniques allowed construction in the deep ravine encircled by Overlook Drive and portions of Overlook Avenue. Lots in these areas tend to be larger and somewhat irregularly shaped in more park-like settings, ranging typically from one-half acre to multiple-acre parcels. The Prado, a street located in the northern section of Ingleside, is a divided residential street with a landscaped central median (photograph 4).

Front yards throughout Ingleside are landscaped informally with trees, shrubs, and lawns. Backyards are largely removed from public view.

Sidewalks appear more consistently in the area between Vineville and Ridge avenues than anywhere else in the district. With the exception of a few breaks in front of individual properties, sidewalks are evident the entire length of Vineville Avenue. On Ridge Avenue, sidewalks exist along its entire length except for the extreme northern and southern portions of the road. Moving from the southern end of Ridge Avenue north until its intersection with Forest Hill Road at the northern end of the district, sidewalks on Ridge first appear at Riley Avenue and continue on both sides of Riley until they stop at Robert Place, a short distance from Ridge's intersection with Forest Hill Road. The absence of sidewalks south of Riley is likely due to the fact that development occurred at different times. Riley Avenue is the dividing line between the Crump's Park section and Ingleside Place.

Two small streams run through the eastern part of Ingleside. In the past, portions of these streams were dammed to create small lakes or ponds. These dams no longer exist so that the streams now flow without interruption, at one point tumbling over low granite boulders at 2900 Ingleside Avenue (photograph 27). The streams converge outside the district and continue in an east-southeasterly direction to ultimately empty into the Ocmulgee River. A small pond can be seen beside the house located at 505 El Dorado Drive.

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Open space, while not formally designated as park space, can be found in landscaped medians and in small, triangular islands created at the site of the intersections of curvilinear roads, such as the intersections of Overlook Drive and Bonita Place, and Wesley Circle and Candler Drive (photograph 34).

Burns Park

Henry Burns Park is a three-acre public park located at the intersection of Ingleside and Ridge avenues (photograph 23). When originally dedicated in 1925, the park was described as heavily wooded, with rustic bridges spanning the creek running through the property, and over 25 varieties of trees and bushes.

The landscape has changed since that initial description. Tennis courts and a playground were installed. The balance of the bowl-shaped park is largely open space and the wide variety of trees and plants are gone. The landscaping has suffered over time from neglect. The park's topography may have been in part responsible for the deterioration as its bowl shape has caused drainage problems.

The entire landscape of the district, including the park, is counted as one contributing site.

Cemetery

There is a small one-half-acre family cemetery located at 3470 Ridge Avenue. It is surrounded by a chain-link fence and contains four known graves of the Henry J. Berkner (1844-1905) family. His grave is marked with a headstone indicating his service in the Confederate Army (photograph 39). The other three graves do not have markers, although it is possible that they once existed. The three other graves are Berkner's first wife, Martha Francis Seymour Berkner (1846-1893); Infant Berkner, (d.o.b. unknown – 1896); and infant daughter Ruby Roberta Berkner (d.o.b. unknown – 1903). The cemetery is a contributing site to this district.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE
 COMMUNITY PLANNING & DEVELOPMENT
 LANDSCAPE ARCHITECTURE

Period of Significance

1888-1969

Significant Dates

1888 earliest extant house
 1912 Ingleside Place platted
 1920 Ingleside Addition platted
 1926 Ingleside Estates platted

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Dunwody, W. Elliott, Jr. (architect)
 Hoffman, John Leon (landscape architect)
 Holliday, Jackson (architect)
 League, Ellamae Ellis (architect)
 MacEwen, Harry A. "Bo" (architect)
 Oliphant, William F. (architect)
 Reid, Neel (architect)
 Webb, Bernard A. (architect)

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Period of Significance (justification)

The period of significance is from the earliest extant house dating to 1888 to 1969, the date of construction of the last of the houses and apartment buildings constructed in the 1960s.

Criteria Considerations (explanation, if necessary)

N/A

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

Ingleside is significant at the local level under Criterion C in the area of architecture because it includes excellent examples of early to mid- 20th-century houses, such as Colonial Revival-style houses and Craftsman-style bungalows, as well as many houses designed by Macon's prominent architects. Ingleside is significant at the local level under Criterion C in the area of landscape architecture because its three-phase design plan by landscape architects, J. L. Hoffman and Company, capitalized on the hilly terrain with winding streets that follow the topography and used low-lying areas for parks. Ingleside is also significant at the local level under Criterion A in the area of community planning and development as a good example of a planned subdivision designed and developed on the concept of a picturesque setting for an early 20th-century, middle- to upper-middle-class neighborhood for white residents with restrictive covenants that governed its appearance. It also represents the migration of Macon's middle- and upper-middle-class residents away from the densely developed downtown neighborhoods.

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

In the area of architecture, the district is locally significant under Criterion C for its fine collection of well-designed houses and their representation of many popular early to mid-20th-century architectural types and styles as defined in *Georgia's Living Places: Historic Houses in Their Landscaped Settings*. The houses are excellent examples of the interpretation of these house types and period styles by architects and builders for middle- to upper-middle-class housing in Macon. Many of the early 20th-century revival styles are represented in the district, including Colonial Revival, English Vernacular Revival, Italian Renaissance Revival, and Spanish Colonial Revival. Types such as Queen Anne House, Central Hallway Cottage, Pyramid Cottage, English Cottage, Georgian Cottage, bungalow, and newer 20th-century house types such as the American Small House, ranch house, and split-level houses are also found in the district. These later house types primarily have Colonial Revival details applied to their form. Several well-known Macon architects were commissioned to design houses in Ingleside. These architects include W. Elliott Dunwody, Jackson R. Holliday, Ellamae Ellis League, Harry A. MacEwen, William Oliphant, and Bernard Webb. Macon-born, but Atlanta-based architect Neel Reid, also designed houses in Ingleside.

Early in his career, W. Elliott Dunwody, Jr. (1893-1986), formed a partnership with Macon architect William Oliphant. The two collaborated on several very successful commissions during their almost decade-long association, including Vineville Methodist Church and Mulberry Street Methodist Church in Macon. The Colonial Revival-style house located at 3594 Ridge Avenue is an example of the pair's collaboration in Ingleside. Individually, Dunwody designed many houses in and around Macon. His other work in the Ingleside area can be found 3205 Vista Circle (1933); 425 Ashley Place (1941); 3155 Ingleside Avenue (1937); 3875 Overlook Avenue (1932); and 460 Pine Vista Drive (1934). According to local historian Jim Barfield, author of *Architectural Works of W. Elliott Dunwody, Jr.*, Dunwody adapted a design from internationally known architect

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Edward D. Stone for the house found at 3110 Ingleside Avenue and built it in 1939. Stone's design was scaled down slightly at the homeowner's request.

Jackson Holliday (1923–2003) designed his own residence at 373 Vista Circle in 1960. In 1965, Holliday's firm of Matthews, Holliday, Couch & Hollis designed "luxury apartment units" on Vista Circle, which have since been converted to condominium units. In addition to numerous private residences around Middle Georgia, Holliday's Macon-area projects included St. Paul Apartments, Minnie Butler School, McKibben Lane School, J.W. Burke School, the Milledgeville and Centerville city libraries, and the Washington Memorial Library addition.

Ellamae Ellis League (1899-1991) was a pioneer woman architect in Georgia. Her career represents a combination of avocational interest, formal education, and on-the-job training. Six generations of her family had been architects including her uncle, Charles E. Choate in Atlanta. With that family legacy, but with no training or experience, in 1922 she persuaded the Macon firm of Dunwoody & Oliphant to hire her, first as a secretary, then as an apprentice. After returning from studying in France, League worked for two years for another Macon architect, George W. Shelverton. Shortly after her arrival, William F. Oliphant joined the firm as a partner. With the onset of the Great Depression, the Shelverton Oliphant firm broke up, and League went to work with Oliphant. They were soon joined by Delmar Warren, who had just completed the architecture course at the Georgia Institute of Technology.

Oliphant died in 1933, leaving the two younger architects in a predicament since neither was a registered architect. Both could finish commissions already begun by the office but neither could accept new non-residential jobs without state registration. Registration required a degree in architecture or ten years of experience in the office of a practicing architect and successful completion of an extensive state examination. League took the initiative, passed the examination, and received her registration in 1934, and then opened a practice in her own name in Macon. She continued to complete unfinished works started by William Oliphant while taking on new commissions. League took on a variety of jobs including houses, but also Public Works Administration commissions, churches, schools, hospitals, office buildings, public housing, parking garages, and even a residential bomb shelter. In the mid-1940s, her firm expanded to become League, Warren & Riley. Her firm designed over 20 houses in the Shirley Hills neighborhood in Macon. Through the 1950s, there were only a handful of architectural firms in Macon and most were small operations with two or three people. League's practice was the exception. She hired many young architects including her daughter, Jean League Newton, and gave them a start in the profession. League closed her practice in 1975 at age 76, and at that time was awarded the American Institute of Architects Bronze Medal.

League was working for Macon architect William F. Oliphant in 1932 when Oliphant designed the Alexander School No. IV located at 3769 Ridge Avenue. League's catalogue of work indicates she designed an addition to the school in 1948. In addition to her work on the school, other Ingleside projects include: 3359 Osborne Place (1955-1956); 3395 Osborne Place (1940 & 1955); 3396 Osborne Place (1950s); 3180 Ingleside Avenue (1964-1965); and other projects on Ridge Avenue, Riverdale Drive, and Vista Circle. League is described by Dr. Richard Cloues in "Mid-20th –Century Split-Level Houses in Georgia" as the first known Georgia architect to design split-level houses.

Harry A. "Bo" MacEwen (1911-2002) was known throughout the Southeast for his residential designs in traditional styles. He designed the Neo-Classical Revival-style house located at 2929 Ingleside Avenue for William A. Fickling in 1948 and, that same year, the house at 2727 Ingleside Avenue for B. Sanders Walker. MacEwen received wide acclaim for his adaptation of classic design to the unique requirements of financial institutions and was responsible for designing more than 250 bank buildings in Georgia, Florida, and West Virginia.

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William F. Oliphant's (1891-1933) work in the Ingleside area can be found in the house at 3185 Vista Circle (1930), and in the Alexander School No. IV (1932). Located at 3769 Ridge Avenue, the school is described in Oliphant's 1933 obituary as "one of his outstanding pieces of work." Oliphant and his partner W. Elliott Dunwoody, Jr. designed the house at 3594 Ridge Avenue and many of Macon's churches and schools during their eight-year partnership from 1920-1928, including Vineville Methodist Church and Mulberry Street Methodist Church. Oliphant's partnership with Claude Shelverton from 1927 to 1929 included the design for A.L. Miller High School in Macon.

Joseph Neel Reid (1885-1926) was born on October 15, 1885, in Jacksonville, Alabama, and relocated with his family to Macon at age 18, where he apprenticed under architect Curran Ellis. Reid moved to Atlanta in 1904 to work in the office of architect Willis Franklin Denny. With his future partner, Hal Hentz, Reid attended Columbia University's School of Architecture, where he studied with Charles McKim, and from there went to the École des Beaux-Arts in Paris. Reid and Hentz returned to Atlanta in 1909, and from 1909 until 1912, they practiced as Hentz and Reid. From 1913 until 1926, the firm consisted of Hentz, Reid, Rudolph Sartorius Adler and Philip Trammel Shutze. Strongly influenced by the movement that started with the American Centennial in 1876 and that celebrated the arts of early America, the firm designed some of the most well-known houses in Georgia. Some of Reid's first commissions are found in Ingleside. Reid designed one of the earliest houses in the new Ingleside Place subdivision for George Derry at 3305 Vista Circle (1912). In 1912 he also designed the house located across the street at 3295 Vista Circle for T.C. Parker, Jr. The house found at 3359 Osborne Place is attributed to Reid as well.

Bernard A. Webb, Jr. (1915-2000) designed the Contemporary-style ranch house located at 3720 Overlook Drive in 1952 for the Levitt family. Webb also designed the Ingleside Club House located at 262 Riley Avenue in 1947. The building now serves as a private residence. Webb built many schools in Macon and Middle Georgia as well as houses and other buildings. He designed the Westgate Shopping Center in Macon, the first air-conditioned shopping center in Georgia. He designed the modern Crisp County Courthouse which, according to his obituary, "was judged as one of the hundred best buildings in the country." Webb lived in the Ingleside district for at least 20 years in a house located at 3716 Overlook Avenue before designing a new house for himself. This house, completed in 1949 in the Shirley Hills area of Macon, was featured in *House Beautiful* magazine.

The district is significant under Criterion C at the local level in the area of landscape architecture for its design by John Leon Hoffman, Inc., Planning Consultants, of Atlanta and Forsyth, Georgia. Hoffman's firm included architects, engineers, and landscape architects to constitute a complete planning organization. According to an advertising booklet put out by his firm, Hoffman was involved in planning several important early 20th-century residential subdivisions in Georgia. His work included designs at Callaway Gardens near Pine Mountain; Avondale Estates, Morningside, and Garden Hills, in Atlanta; and Shirley Hills, Ingleside, Forsyth Circle, Stanislaus Circle, and Callaway Terrace in Macon. His work also took him to many parts of the country including Florida, Texas, and California. According to currently known documentation, it is not possible to determine completely Hoffman's role in the planning or layout of all of these subdivisions, but his responsibilities seem to have ranged widely.

According to Hoffman himself, he was a pupil of Frederick Law Olmsted, Sr., at Biltmore Estate and worked in Olmsted's Brookline, Massachusetts office, coming to Atlanta in 1915 to supervise work on the Olmsted-designed Druid Hills subdivision. Hoffman certainly designed Ingleside in the Olmsted tradition of picturesque landscape planning with informal and seemingly natural landscaping that gave a rural and parklike feeling to the area and with road layout and land subdivision that was sensitive to the natural terrain. The plan elements of winding streets that follow the hilly terrain, large lots that allowed for a great deal of open space, the reservation of park areas, and the carefully planned landscaping are all significant components of the

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picturesque landscape planning promoted by Olmsted and nationally prevalent in the late 19th and early 20th centuries. These elements are used in all three phases of the Ingleside subdivision.

In the area of community planning and development, Ingleside is locally significant under Criterion A as a good example of a planned subdivision designed and developed on the concept of a picturesque setting for a late 19th to mid-20th -century middle- to upper-middle-class neighborhood in Macon. The neighborhood began as a streetcar suburb and then grew to accommodate the automobile. Deed restrictions establishing setbacks, minimum construction costs, and placement of outbuildings were attached to each property to control the character and use of the subdivision in Ingleside. Restrictions against the sale, lease, or renting of land to "negroes or persons of color" were included.

Developmental history/additional historic context information (if appropriate)

Note: The following developmental history was written by Victoria Hertwig, "Ingleside Historic District," Historic District Information Form, December 18, 2014 and edited by HPD staff.

Pre-1880

The history of Ingleside closely parallels the history of the settlement and development of the city of Macon. The town of Macon was first established in 1822; its development as a city began in earnest in 1823 and the city grew rapidly through the decade. The area north of Macon was sparsely populated with just a few substantial plantations and villages. The only town north of Macon with any significant population was Forsyth, some 25 miles away. A road between Macon and Forsyth existed from the very earliest days in Macon's history. In 1838 the Monroe Railroad and Banking Company line from Macon to Forsyth was completed.

Stephen A. Crump and Crump's Park 1887

After moving to Macon in 1885, Stephen A. Crump purchased a 90-acre tract of land approximately three miles from downtown on which to locate his house. By 1887 Crump had a majority of that tract surveyed and divided into building lots, some facing on Forsyth Road (later Vineville Avenue) and some on Ridge Avenue, a new street running through the tract from east to west. A portion of the tract remained farmland, where Crump oversaw the introduction of the first herd of registered Jersey cows to the area, facilitating the improvement of the stock and milk supply on nearby farms.

In 1888 the Central City Company petitioned Macon City Council for right-of-way for a dummy streetcar line to the "Vineville area", referring generally to the land lying north of downtown Macon. The request was brought about by the desire of Macon residents to reach the new suburb of Vineville (adjacent to Ingleside) and beyond by means other than horse-and-buggy on muddy, unpaved roads. The petition was granted, track laid, and on November 5, 1888, the first horse-drawn streetcar ran to a location near the present-day Crump's Park Avenue in Ingleside. A short time later, electric streetcars replaced the horse-drawn cars.

Seeking a way to encourage streetcar ridership, the Macon Railway & Light Company, owner of the new line, created a park at the terminus of the line on land owned by company secretary and treasurer, Stephen Crump. The 20-acre park served as a summertime resort and amusement park between 1888 and 1915. Originally known as Macon Suburban Park, it proved to be a popular summertime destination for city residents. The "Crump's Park" name attached later. The park included picnic grounds and a casino, containing a ballroom, theater, and restaurant. Rustic bridges, fountains, flowers, and "one of the finest electric light displays in the South" could also be found according to local newspaper accounts.

In 1905 the Macon Railway & Light Company financed improvements including a dance pavilion, shooting gallery, a movie theater, and a new performing arts theater. The first show in the new performing arts theater

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was held in 1905. The theater, designed by Macon architect Frank R. Happ, was described in a May 22, 1905 local newspaper article as "a beautiful theatre which is entirely surrounded by a piazza twenty feet wide, and represents a promenade of four hundred feet . . ." The theater was described as "one of the finest of its kind in the South, the scenery having been painted by Sosman & Landis of Chicago, and furnished with comfortable opera chairs. Evening plays occurred during the summer months, with New York touring companies including Crump's Park in their Columbia/ Charleston/Savannah Southern circuits. Concerts were held each afternoon. A 1974 local news article detailing the history of Crump's Park, suggested the theater "probably brought more entertainment to the masses in Macon than all other theaters combined."

Newspaper accounts in 1914 and 1915 reveal ambitious plans to improve and expand the recreation area. On September 16, 1914, *The Macon Daily Telegraph* announced that the directors of Macon Railway & Light Company, owners of Crump's Park, approved a ten-year lease of the park to H.L. Breinig. Described in the *Telegraph* as being "one of the largest manufacturers of park equipment and riding devices," Breinig planned to transform Crump's Park into a "modern amusement park." These changes included tearing down all existing structures except the theater, which was to be remodeled.

Six months later it was announced that work was to start on Macon's \$75,000 amusement park. A new lessee was involved - Coney Realty and Amusement Company of Coney Island, New York. Crump's Park was to be part of a chain of amusement parks located throughout the country and the first to be erected in the South. Plans included tearing down all old structures, with "considerable grading necessary." The lake that was located on the property was to be replaced with a swimming pool. This new resort would be called "Joyland." Work on the transformation of the park was scheduled to start three days later on March 22nd.

No newspaper references to the summer resort appear after March 1915, so it is not clear what brought about the demise of the park. However, none of the buildings or equipment remained by 1927 per Sanborn Fire Insurance Maps.

T.C. Parker Era

Between 1899 and 1907, Macon businessman Thad C. Parker acquired nine separate tracts of land lying southwest of Crump's Park to build his family house and farm.

One of those tracts was a parcel owned by Henry Jefferson Berkner. Berkner, a private in the Confederate Army, returned home to Macon after the war to farm a large parcel of land on Ridge Avenue. Berkner served for 16 years as the first caretaker for the Crump's Park recreation area. Berkner divested himself of portions of his land while still alive, including a conveyance sometime before 1901 to Parker. Berkner lived in his house located on Forsyth Road (now Vineville Avenue) until his death in 1905. His house is not thought to exist today. While no specific street address can be found to pinpoint the location of his house, the age of all properties in the area of the cemetery and former Berkner parcel post-date 1905, the year of Berkner's death.

Two years after his death, Berkner's remaining 50 acres were offered for sale by his estate. No portion of his land was ever part of the Crump's Park recreation area. A plat recorded in 1909 identifies as "T.C. Parker Land," the land formerly owned by Berkner.

At the same time Parker was acquiring his property, Macon was experiencing rapid growth. Between 1901 and 1910 the population of Macon increased from just over 23,000 to almost 41,000 residents. (Horton, Lelia. *Macon – Unknown Frontier to Modern City*, p.1.) The expanding downtown business district pushed residential sections to the north and east of town. A 1912 map of "Greater Macon" by J.W. Burke and Company shows the Vineville area as a highly developed, first-tier suburb north of downtown Macon. In 1913 sewer lines, electric power, fire protection, and streetlights were extended out Vineville Avenue to the Stanislaus area just south of Ingleside. (Horton, Lelia. *Macon – Unknown Frontier to Modern City*, p.1.) By

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1916 the phrase "Greater Macon" had become the working slogan of the Chamber of Commerce. (Horton, *Macon-Unknown Frontier to Modern City*, p. 5-6.) The continued rise in popularity of cars and the transition from unpaved roads to smooth, hard surfaces brought about by the introduction of asphalt was changing the way people lived. People could now easily drive downtown from new houses in the outlying areas.

The name "Ingleside" was first associated with property owned by Thad C. Parker on Forsyth Road, now Vineville Avenue. In 1909 Parker and his wife, Susan Derry Parker, held a house-warming and house-naming party at their new house where guests were invited to submit their suggestions on ballots. "Ingleside" was the winner. Parker gave the name Ingleside Place to the portion of his property that he platted for a subdivision in 1912. Subsequent developers retained that name and named expansions "Ingleside Addition" (1920) and "Ingleside Estates" (1926). Over time, the entire area became known simply as "Ingleside".

Ingleside Place 1912

In October of 1911, Parker conveyed 62½ acres of his property to The Security Investment Company of which he was president. His intent was to develop some of his land for houses and keep a portion for the family house. In a letter dated 1972 written by Inez Derry, niece of T.C. & Susan Derry Parker, Derry says "When it was decided to develop a portion of Ingleside for homes, Aunt Sue planned to keep the landscaped area along the Forsyth Road, all the way back to Ridge Ave.; to drain the pond and turn that area into a sunken garden; and to turn their house around to face Ridge Avenue." Some of the streets in the newly designed subdivision were named for members of Susan Derry Parker's family – Tyrone Boulevard for T.C. Parker's father-in-law, Joseph Tyrone Derry; Osborne Place for his mother-in-law, Elizabeth Dunning Osborne; and Prentice Place for his brother-in-law, Prentice Derry.

Few houses were constructed during this early development phase. Two of the earliest houses were built for Parker family members. One, located at 3305 Vista Circle, was built in 1912 for George Seney Derry, Parker's brother-in-law. (The house was purchased from the Derry family in 1916 by Louis Tharpe, subsequent developer of Ingleside, where he lived until his death in 1928.) The other house, built for T.C. Parker, Jr., was located at 3295 Vista Circle. Both houses were designed by architect Neel Reid.

According to a March 26, 2012 interview with Derry Burns, grandson of T. C. Parker, in 1915 Parker experienced serious financial trouble unrelated to his Ingleside Place development. Parker was forced to liquidate his assets, including his Ingleside Place development and Ingleside, his house. On December 19, 1916, his Ingleside area real-estate holdings were purchased at a sheriff's sale by Macon Securities Company.

Development of Ingleside Place as a Macon suburb began in earnest in 1917. The T.C. Parker tracts, after purchase by the Macon Securities Company, for the first time received a coordinated advertising campaign designed to inform prospective buyers of the benefits of living in the newly developed suburb. This campaign was spearheaded by Louis A. Tharpe, real-estate agent for Macon Securities. Ads in *The Macon Daily Telegraph* on June 10, 1917 proclaimed Ingleside Place as "Macon's Most Beautiful Suburb". According to the ads, "There [was] no prettier place than Ingleside, away from the noise and dust of the downtown section and within fifteen minutes ride of your office."

Resurvey of Ingleside Place 1918

Tharpe promised extensive improvements, including home lighting, electric streetlights and "perfect sanitary conditions." According to Tharpe, roads were already graded and sidewalks and curbing down and in good condition. Emphasizing the large lots and the limited number available, Ingleside Place was designed to "eliminate crowding, as is so frequently the case in most suburban districts" as advertising in *The Macon Daily Telegraph* on June 10, 1917 stated. Minor modifications to the project as originally envisioned by Parker were made by the new developers, most notably the subdivision into smaller building lots of the parcel on which the Parker residence had been located before it was destroyed by fire on August 7, 1917.

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Real-estate agent Louis Tharpe's belief in the viability of Ingleside was demonstrated by his subsequent actions. On November 5, 1919, the Ingleside Place development was purchased from Macon Securities Company by Ingleside Development Corporation with Louis A. Tharpe, president. Tharpe went on to develop two additional areas of Ingleside without partners. Development of the second phase, known as Ingleside Addition, started in 1920. The third phase, Ingleside Estates, began in 1926.

Ingleside Addition took the Ingleside district beyond the T.C. Parker tract, continuing development in the area north along Forsyth Road and Ridge Avenue. Proclaimed by the developers to be the "Most Beautiful Subdivision in All Georgia" by *The Macon Daily Telegraph* on June 25, 1922, the benefits of living in a naturalistic landscape away from the stresses of city life were emphasized.

Both the Ingleside Development Corporation in Ingleside Place and Louis Tharpe in Ingleside Addition continued what was proving to be a successful subdivision development pattern – acquiring and surveying the land, developing a plan, laying out building lots and roads, and running utilities. A majority of lots were then sold to prospective homeowners who contracted with their own builders. As the developer, Tharpe focused on the infrastructure. By 1926 six miles of roadway, three miles of gas lines, electric lighting, and sewage lines had been installed and there were 125 homes, with others "constantly being added." (*The Macon Daily Telegraph*, July 24, 1926.)

Deed restrictions establishing setbacks, minimum construction costs, and placement of outbuildings were attached to each property to control the character and use of the subdivision. Restrictions against the sale, lease, or renting of land to "negroes or persons of color" were included. These types of restrictions were later found to be unconstitutional by the U.S. Supreme Court in 1948 in the case of Shelley v. Kraemer.

On May 14, 1925, Tharpe dedicated land for a park located at the intersection of Ridge and Ingleside avenues. Henry Burns Park, according to long-time Ingleside resident Harrell Baskin, was named after prominent Macon resident Henry Burns, Jr. Burns was the founder of Burns Brick Company and provided funding to develop the park. A 1924 Sanborn map of the area shows the triangular-shaped parcel located at the intersection of Ridge and Ingleside avenues. Five small lots within the triangular-shaped parcel are evident in the southwest corner along Ridge Avenue. The size of the parcel has not changed significantly since 1924. The total acreage of all parcels carved out of the original triangular-shaped parcel, including the five parcels existing in 1925 at the time of the park's dedication, is 5.33 acres.

One of the parcels carved out from the original acreage designated as parkland is an area along Riley Avenue on the southern boundary. A 1934 survey of the area shows a 125-foot-wide strip along Riley Avenue no longer part of the parcel. In 1947 a portion of that parcel and an adjacent parcel were conveyed by two different sellers to Ingleside Community Club, Inc. to build a community clubhouse for Ingleside residents. The clubhouse, constructed in 1947, was not part of Burns Park.

Designed by Macon architect Bernard Webb, the Ingleside Community Clubhouse at 262 Riley Avenue was constructed for Ingleside residents on property owned by Ingleside Community Club, Inc. The building is believed to have been built using reclaimed materials from Camp Wheeler, a nearby U.S. Army base during World Wars I and II, after the camp was declared excess property by the U.S. government in 1946. The building was used as a clubhouse until 1954, when it was conveyed by Ingleside Community Club, Inc. to the local Girl Scout Council for their use as offices and a meeting place. In 1985 it was sold by the Girl Scouts to a private citizen. Changes to the interior of the building were made over time; the exterior remains as constructed in 1947.

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The third phase of Ingleside, a 100-acre parcel to be called **Ingleside Estates**, was the final and most ambitious stage of Tharpe's development plan for Ingleside. Marketed as "Macon's Master Residential Development," particular attention was paid to the wooded terrain. "To insure the beauty and harmony of this section – Ingleside Estates – and to make it one of the most attractive home communities in the South, it was laid out to conform [to] the typography and contour of the land" (*The Macon Daily Telegraph*, February 7, 1926.) The plat for Ingleside Estates shows wide, landscaped boulevards, and curving roads around a 16-acre ravine. Building lots in this phase are larger than those found in the first two phases. Grand entrances onto The Prado and Overlook Avenue were constructed.

Ingleside Estates proved to be very popular. Tharpe announced in April 1926 that more than 90% of the property in Unit No. 1 (The Prado) had been sold. Sales in Unit No. 2 (Overlook Avenue) were to begin immediately. (*The Macon Daily Telegraph*, April 18, 1926). Ingleside Estates also proved to be the pinnacle of Tharpe's career. He died two years later in 1928 at the age of 45.

Mid-20th Century Development

The City of Macon was aggressive in courting the defense industry, creating the Macon War Defense Council in 1940 for that purpose. The city acquired a large tract of land south of Bibb County in neighboring Houston County at the beginning of World War II. Macon gave the land to the federal government when the United States entered the war. In 1941 an air depot was constructed on that land; today it is the Robins Air Force Base.

Construction of the air depot employed 3,000 workers. When completed, it employed 15,000 civilian workers. At war's end, the federal government withdrew from other military projects, but the air depot was expanded. The effects of the war on Macon's population were significant. In 1940 Macon industries employed 6,000 people; by 1948 that number had risen to 20,000. Macon's population rose from almost 58,000 residents in 1940 to more than 70,000 by 1950. (Barfield, *Historic Macon: An Illustrated History*, p. 54.) These new residents needed places to live.

Postwar expansion of Ingleside was limited, as the majority of land was already platted and developed. Parcels of adjacent land were acquired by a few developers to expand the area to its present-day footprint. Most of these adjacent parcels were platted for further subdivision. Subdivision plats show the expansion of Ingleside to the northern boundary of the district along High Point Drive.

The real estate firm of Fickling and Walker was a large presence in the postwar development of Ingleside. In the summer of 1947, they announced the start of a large construction project on the site of the former Crump's Park recreation area. Backed by the Federal Housing Authority, 183 apartment units were built on the site of the recreation area to provide housing for soldiers returning from World War II. These units exist today as rental housing.

Eleven years later in 1958, Fickling and Walker developed the area known as Wesley Circle. Located east of the Crump's Park section, Wesley Circle comprises a large portion of the southeast section of the district. Between 1958 and 1969 houses were constructed on most of the Wesley Circle parcels.

Development along either side of Ingleside Avenue north of Vista Circle followed its own development path. A 1940 plat shows sections of the Barfield tract subdivided primarily into medium-sized lots. This 1940s plat is the last one known to exist of this section of Ingleside. Portions of the design appear to have been implemented, such as the location of Ashley Place and the route Ingleside Avenue takes, but much of it has not. Vista Circle does not extend beyond Ashley Place and, neither Spring Hill Drive nor Rocky Hill Circle exist. Rather than the smaller lots in much of the area envisioned on the 1940 Barfield plat, most of the houses along Ingleside Drive north of Vista Circle are situated on generously-sized lots. The wide range in

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construction dates of houses in this section suggests the absence of any coordinated development plan. A majority of the houses in this section were constructed from the 1940s to the 1960s.

The names given to two of the streets in this area, Ashley Place and Melanie Drive were named for characters from the movie *Gone With the Wind*, released one year prior to the 1940 platting. According to more than one area resident, including Macon historian James Barfield whose grandfather was the owner of the large tract prior to its subdivision, these two characters' names were selected over the names of less "sympathetic" characters from the movie. Ashley Place exists today; Melanie Drive does not. In purchasing a site to build his house, William Fickling, Sr. acquired the land on both sides of the proposed Melanie Drive. Today it serves as a private driveway to the Fickling house, which is located at 2929 Ingleside Drive.

The Fickling house has one of the city's well-known yards. Fickling is credited with planting the first Yoshino cherry trees in Macon in 1949. He gave away an estimated 120,000 cherry trees in his lifetime. These trees have become one of the city's best known features and are celebrated each spring during Macon's Cherry Blossom Festival. One of the original three trees planted over 60 years ago in his yard stands today. Ingleside Avenue is one of the more scenic roads in Macon, largely a result of the numerous cherry trees.

In 1948 a second attempt at annexation of Ingleside to the city was made. The first, in 1929, failed. After a heated election, the residents of Ingleside approved the annexation by a vote of 707 in favor, 579 opposed. On October 13, 1948, Ingleside became part of the City of Macon.

Residents

Like its architecture, Ingleside residents are a varied group. This variety has existed in the district from the beginning of its transformation from rural countryside and farmland to a vibrant Macon suburb. Some of the earliest Ingleside residents were working-class families who, by virtue of the new streetcar line on Ridge Avenue, could now easily work downtown yet live outside the noise and congestion of the city.

Other early Ingleside residents were business people and professionals. Forsyth Road (Vineville Avenue) was the location chosen by some early Macon leaders to build substantial houses. Large lots situated away from Vineville Avenue became increasingly attractive as this road steadily became busier. Large houses reflecting the success of these residents exist throughout the district. Attorneys, doctors, architects, bankers, and industry leaders chose Ingleside as a place to live throughout its development and continue to do so today. Past and present Ingleside residents reflective of this demographic include: Dr. John McAfee, (3615 Vineville Avenue), physician (1920s); Joseph Popper, (3185 Vista Circle), prominent Macon attorney (1930s); Ruffin Chestney, (3388 Osborne Place), vice president of Georgia Power Company and manager of the Macon Division (1930s); Leo Huckabee, (3395 Osborne Place), owner & president, Huckabee Auto Company (1920s); William A. Fickling, (2929 Ingleside Avenue), real estate developer, Fickling & Walker, Inc. (1950s); Sally Murphy Heard, (507 Vista Circle), philanthropist and active community volunteer (current), and Dr. Wadell Barnes, (3245 Vista Circle), oncologist, educator and horticulturist (current).

Middle-class families represent the largest group in Ingleside. Teachers, politicians, government employees, artists, and members of the local media are some of the others who call or have called Ingleside home. A representative sampling of this group includes: Superior Court Judge Oscar Lee Long, (3475 Osborne Place), who presided over the 1958 trial of world-wide interest of Anjette Lyles, dubbed Georgia's "most notorious female murderer"; Turea M. Massey, (3359 Osborne Place), director of public relations for Macon Area Red Cross and first female editor of University of Georgia's *The Red and Black* (1970s); Ed Grisamore, (252 Albermarle Place), long-time columnist for the *The Macon Telegraph* (current); George Israel, (242 Albermarle Place), former Mayor, City of Macon (current); and Joe Kovac, (208 Belvedere Drive), *Macon Telegraph* reporter (current).

Ingleside Historic District
Name of Property

Bibb County, GA
County and State

20th Century Suburban Development & Greater Macon

From the beginning of the 20th century, construction rates and population growth in the emerging suburbs such as the Crump's Park section (now Ingleside), North Highlands, and Cherokee Heights in Macon followed a similar development course. These projects were designed in a basic grid pattern along the transportation corridor of the time, the streetcar line, and similar house types and styles popular in Georgia were built in all of these areas.

By the early 1920s, construction picked up in existing suburbs and new development projects began. In 1922 Macon held its first "Own Your Home" Exposition. By 1925 the local newspaper was announcing "New Records Made in City's Growth". Suburban population expansion followed housing availability. The Ingleside and Shirley Hills (located on the north side of the Ocmulgee River) development projects were the response.

Unlike the earlier 20th century suburbs, the design of both Ingleside and Shirley Hills reflected a new emphasis on open space and sensitivity to the topography. Other Macon projects would follow later, such as the adjacent Hillendale area, but Ingleside and Shirley Hills were the first.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Barfield, James E. *Historic Macon: An Illustrated History*. San Antonio, Texas: Lammert Incorporated, Historical Publishing Network Division, 2007.

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Bozeman, Glenda Barnes. *Macon: Then and Now*. Charleston, South Carolina: Arcadia Publishing, 2010.

Cloues, Richard. "Mid-20th-Century Split-Level Houses in Georgia." Historic Preservation Division, Georgia Department of Natural Resources, March 2012.

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Young, Ida; Gholson, Julius; & Hargrove, Clara Nell. *The History of Macon: 1823-1949*. Macon, Georgia: Lyon, Marshall & Brooks, 1950.

Newspaper Articles

"Henry J. Berkner Answers Last Call." *The Macon Daily Telegraph*, April 10, 1905, p. 2.

Ingleside Historic District

Name of Property

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"Crump's Park New Theatre." *The Macon Daily Telegraph*, May 22, 1905.

Trustee Notice of Sale of Henry Berkner Property. *The Macon Daily Telegraph*, July 20, 1907, p. 3.

"Crump's Park to Be Made Real Amusement Resort." *The Macon Daily Telegraph*, September 16, 1914, p. 9A.

"Work To Begin Soon On Macon 'Coney Island'" *The Macon Daily Telegraph*, March 17, 1915, p. 2A.

"'Joyland' Is Name Of New Amusement Park." *The Macon Daily Telegraph*, March 19, 1915, p. 3A.

Advertisement for Ingleside Place section. *The Macon Daily Telegraph*, June 10, 1917.

"Artists Engaged On Bacon Estate." *The Macon Daily Telegraph*, August 19, 1921, p. 7.

Newspaper advertisement offering Ingleside Addition lots for sale. *The Macon Daily Telegraph*, June 25, 1922.

"Ingleside Park Is Thrown Open." *The Macon Daily Telegraph*, May 15, 1925, p. 3A.

"New Records in City's Growth." *The Macon Daily Telegraph*, May 31, 1925.

Newspaper advertisement for Ingleside Estates lots. *The Macon Daily Telegraph*, February 7, 1926.

Ingleside Estates Advertisement. *The Macon Daily Telegraph*, April 18, 1926, p. 2A.

"Ingleside Club Now Organized." *The Macon Daily Telegraph*, July 24, 1926, p. 12A.

"Louis Tharpe, Prominent Macon Realtor, Succumbs." *The Macon Daily Telegraph*, December 8, 1928, p. 1A.

"Board Will Buy Site For School." *The Macon Daily Telegraph*, December 11, 1931, p.1A.

"Long Illness Proves Fatal To William F. Oliphant." *The Macon Daily Telegraph*, April 3, 1933, p. 1A.

"Rustic Design and Natural Finish of Woods' Home Blend It With Wooded Setting on Overlook Avenue." *The Macon Daily Telegraph*, September 3, 1933, p. 3A.

"Flames Destroy Ingleside Home." *The Macon Daily Telegraph*, April 15, 1934, p. 2A.

"Almost as Quickly and Just as Thickly As Mushrooms, New Houses Spring Up Here." *The Macon Daily Telegraph*, June 4, 1950, p. 32B.

Bernard Webb, Jr. obituary, *The Macon Telegraph*, October 13, 2000, p. 4.

Ingleside Historic District
Name of Property

Bibb County, GA
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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 549 approximately
(Do not include previously listed resource acreage.)

Latitude/Longitude Coordinates
Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|-------------------------------|------------------------------|
| 1. Latitude: 32.867605 | Longitude: -83.689953 |
| 2. Latitude: 32.862947 | Longitude: -83.680592 |
| 3. Latitude: 32.860083 | Longitude: -83.669501 |
| 4. Latitude: 32.853979 | Longitude: -83.662659 |
| 5. Latitude: 32.848200 | Longitude: -83.671215 |
| 6. Latitude: 32.862990 | Longitude: -83.688939 |

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

The National Register boundary is indicated with a heavy black line on the attached National Register map, which is drawn to scale.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the intact, contiguous, historic resources associated with the development of the district.

Ingleside Historic District
Name of Property

Bibb County, GA
County and State

11. Form Prepared By

name/title Lynn Speno, National Register Specialist
organization Historic Preservation Division, GA Dept. of Natural Resources date February 2016
2610 GA Hwy 155, SW telephone (770) 389-7842
city or town Stockbridge state GA zip code 30281
e-mail lynn.speno@dnr.ga.gov

Additional Documentation

Submit the following items with the completed form:

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

Photographs:

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

Name of Property: Ingleside Historic District
City or Vicinity: Macon
County: Bibb State: Georgia
Photographer: Vicky Hertwig
Date Photographed: October 2014

Description of Photograph(s) and number:

- 1 of 39. Gateposts at Overlook Avenue; photographer facing west.
- 2 of 39. Gatepost at The Prado; photographer facing west.
- 3 of 39. Overlook Drive; photographer facing northwest.
- 4 of 39. The Prado; photographer facing west.
- 5 of 39. 3811 Overlook Avenue; photographer facing north.
- 6 of 39. 460 Pine Vista Drive; photographer facing northwest.
- 7 of 39. Alexander School No. IV; photographer facing northeast.

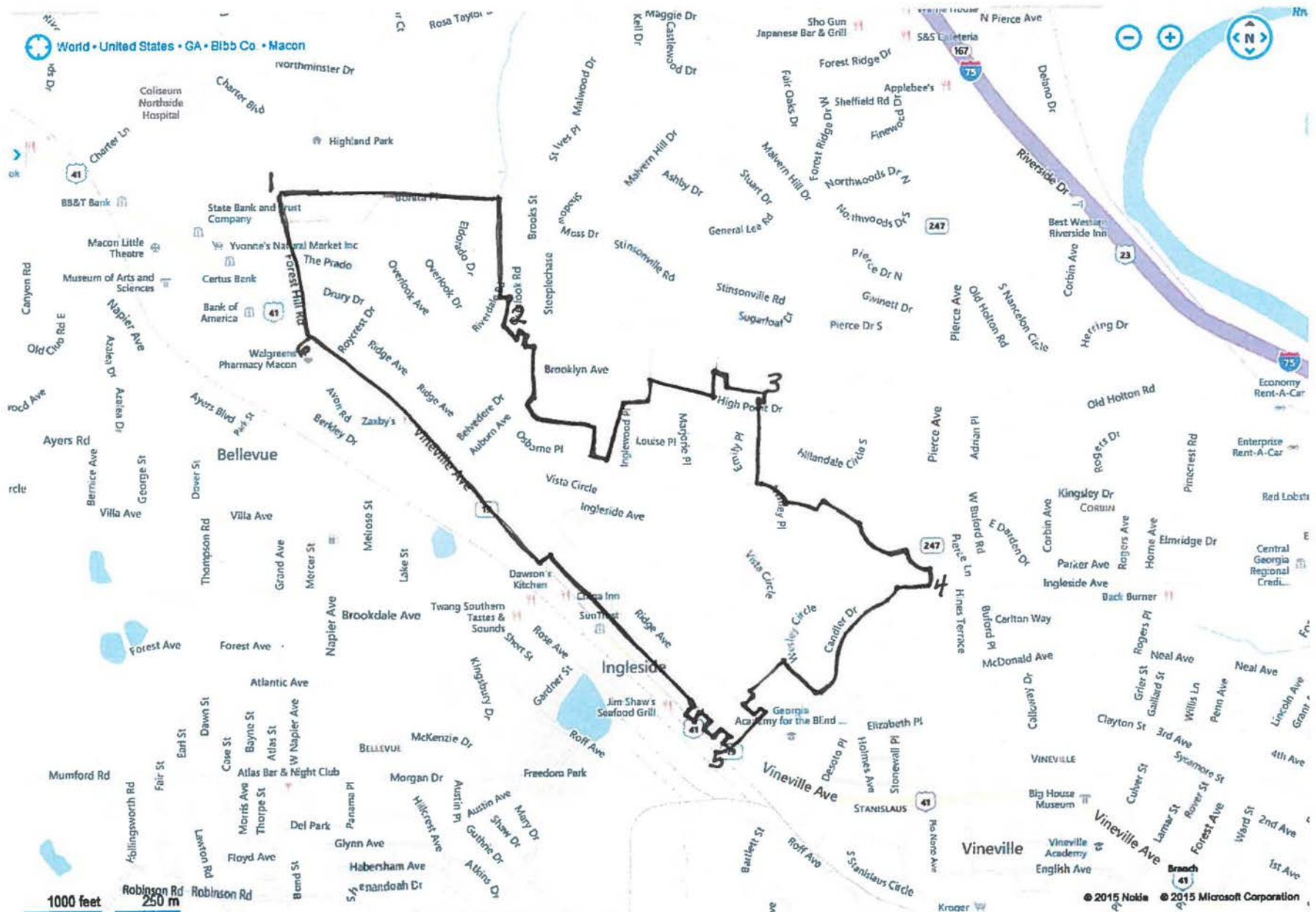
Ingleside Historic District

Bibb County, GA

Name of Property

County and State

- 8 of 39. Overlook Avenue; photographer facing northwest.
- 9 of 39. 294 Riverdale Drive; photographer facing northwest.
- 10 of 39. 210 Riverdale Drive; photographer facing northwest.
- 11 of 39. 284 Albermarle Place; photographer facing southwest.
- 12 of 39. Albermarle at Ridge Avenue; photographer facing northeast.
- 13 of 39. 3594 Ridge Avenue; photographer facing southwest.
- 14 of 39. 265 Belvedere Drive; photographer facing southeast.
- 15 of 39. Ridge Avenue at Belvedere Drive; photographer facing southeast.
- 16 of 39. 3557 Vineville; photographer facing northeast.
- 17 of 39. Auburn at Vineville avenues; photographer facing northeast.
- 18 of 39. 140-152 Tyrone; photographer facing northwest.
- 19 of 39. Ridge Avenue; photographer facing northwest.
- 20 of 39. 3359 Osborne Place; photographer facing north.
- 21 of 39. 3305 Vista Circle; photographer facing north.
- 22 of 39. 3295 Vista Circle; photographer facing north.
- 23 of 39. Henry Burns Park; photographer facing northeast.
- 24 of 39. 3185 Vista Circle; photographer facing north.
- 25 of 39. 3110 Ingleside Avenue; photographer facing south.
- 26 of 39. Ashley at Ingleside; photographer facing east.
- 27 of 39. Ingleside Avenue; photographer facing east.
- 28 of 39. Ingleside Avenue; photographer facing east.
- 29 of 39. 2929 Ingleside Avenue; photographer facing north.
- 30 of 39. Brookwood Apartments; photographer facing south.
- 31 of 39. 360 and 370 Vista Circle; photographer facing north.
- 32 of 39. Vista Circle; photographer facing northeast.
- 33 of 39. 2997 Ridge Avenue; photographer facing northeast.
- 34 of 39. Wesley Circle; photographer facing east.
- 35 of 39. 369 Candler Drive; photographer facing southeast.
- 36 of 39. Boy Scout hut; photographer facing southeast.
- 37 of 39. Ingleside Methodist Church; photographer north.
- 38 of 39. Ingleside Methodist Church; photographer facing northeast.
- 39 of 39. Berkner marker at cemetery; photographer facing southwest.



**Ingleside Historic District
Bibb County, Georgia**


North ↑

1. Latitude: 32.867605
2. Latitude: 32.862947
3. Latitude: 32.860083
4. Latitude: 32.853979
5. Latitude: 32.848200
6. Latitude: 32.862990

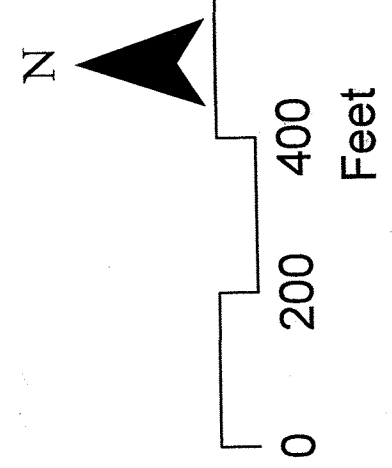
- Longitude: -83.689953
- Longitude: -83.680592
- Longitude: -83.669501
- Longitude: -83.662659
- Longitude: -83.671215
- Longitude: -83.688939



INGLESIDE HISTORIC DISTRICT
 Bibb County, Georgia
 National Register Map

National Register Boundary: 
 Contributing: unmarked
 Noncontributing: X
 Vacant: V

Photograph/Direction of View: 



Prepared by
 Macon-Bibb County Planning & Zoning Commission
 GIS/Graphics Department























284









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Sharing Christ's Love for 100 Years
1915  2015
Ingleside United Methodist Church



PVT

HENRY J BERKNER

PHILLIPS' LGN

GA CAV

CSA

1844

APR 9 1905

&a20CUNITED STATES DEPARTMENT OF THE INTERIOR
&a30CNATIONAL PARK SERVICE

&a22CNATIONAL REGISTER OF HISTORIC PLACES
&a29CEVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Ingleside Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: GEORGIA, Bibb

DATE RECEIVED: 3/25/16 &pw DATE OF PENDING LIST: 4/15/16
DATE OF 16TH DAY: 4/30/16 &pw DATE OF 45TH DAY: 5/10/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000231

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 5-10-16 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

&a4L

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

MARK WILLIAMS
COMMISSIONER

March 16, 2016

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

DR. DAVID CRASS
DIVISION DIRECTOR
RECEIVED 2280

MAR 25 2016

**Nat. Register of Historic Places
National Park Service**

Dear Mr. Loether:

The enclosed disk contains the true and correct copy of the nomination for **Ingleside Historic District in Bibb County, Georgia** to the National Register of Historic Places.

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

COMMENTS:

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

Sincerely,



Lynn Speno
National Register Specialist

Enclosures