

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received JUL 6 1987

date entered AUG 17 1987

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

1. Name

historic Garden Hills Historic District

and or common Same

2. Location

street & number Just North of East Wesley Rd., between Peachtree Rd. and
Piedmont Rd., and properties facing Delmont Dr., and N/A not for publication
North Hills Dr.

city, town Atlanta N/A vicinity of

state Georgia code 013 county Fulton code 121

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> entertainment
<input type="checkbox"/> object	N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple Owners

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Superior Court

street & number Fulton County Courthouse

city, town Atlanta state Georgia

6. Representation in Existing Surveys

title See Continuation Sheet has this property been determined eligible? yes no

date _____ federal _____ state _____ county _____ local _____

depository for survey records

city, town _____ state _____

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" 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 Garden Hills Historic District is an early 20th century planned residential neighborhood located 5 miles north of the central business core of Atlanta near the commercial area known as Buckhead. The present historic district is divided into three sections. All were part of the original plan of the Garden Hills Company. The Peachtree Road Section included the ca. 1923 Beverly Hills proposed development and was the first part of Garden Hills opened in 1925. The latter two sections are known as the Country Club Section and the Brentwood Section. They were both planned by 1926 and developed by 1941.

The Garden Hills Historic District is characterized by curvilinear streets set into the natural topography of Land Lots 60, 100, and 101. The designers were careful to respect natural drainage patterns and vegetation in the area. The result is a subdivision which follows the tenets of Frederick Law Olmsted. The original Garden Hills subdivision was laid out with a wide divided roadway, Rumson Road, entering from Peachtree with a landscaped median. Emanating from this roadway are five curvilinear streets: Bolling Road, Brentwood Drive, Pinetree Drive, North Hills Drive and Alpine Road. A natural ravine divides the original Garden Hills subdivision plat from a similar development created at about the same time as the original Garden Hills section. Slated to be called the Beverly Hills Subdivision, this development, with only two main curvilinear streets, Delmont and Sheridan Drive, merged with Garden Hills. It included the land for two of the neighborhood's institutional landmarks, North Fulton High School (1932) and Garden Hills Elementary School (1938). Garden Hills was the creation of Philip C. McDuffie, a lawyer and real estate entrepreneur. The development of Garden Hills began in the late winter of 1925 under the auspices of the P.C. McDuffie Company. Initial progress was modest and by the end of the summer only five houses were completed. All were located along Rumson Road/Rumson Way/Bolling Road in the Peachtree Road Section. A year later development was in the hands of the newly formed Garden Hills Corporation with McDuffie as president. The area of development had been expanded considerably and now consisted of three sections stretching from Peachtree Road to Piedmont Road. These were the original Peachtree Section, a centrally located Country Club Section which included recreational facilities, and the Brentwood Section bordered by Piedmont.

Garden Hills was marketed, as mentioned, in three sections: Peachtree (including Beverly Hills), Country Club, and Brentwood. The Peachtree Section was developed first. On Rumson Road many of the original homes were designed in the Tudor style which reflect the grand vision McDuffie had for the Garden Hills area. Several of these large homes were also constructed at this time along Peachtree between Sheridan and Delmont. The Club and Brentwood sections remained undeveloped until the 1930's. By this time smaller "period" houses were built, which were more affordable during the Depression years. Garden Hills was brought into the City of Atlanta with the adjacent Sheridan/Delmont area in 1952 under the Plan of Improvement and has consistently been a stable, upper-income residential neighborhood of mainly single family homes with a mix of compatibly scaled apartment houses. The original deed restrictions stipulated a minimum value for both houses and apartment buildings. The neighborhood that resulted is an excellent example of a period subdivision. The larger apartment buildings in the Peachtree Road Section act to buffer the residential single family housing from Peachtree Street. As already mentioned, the land and topography offered room for the building of schools. Residents

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were responsible for placement of the county's new high school at Garden Hills. In 1932, North Fulton High School was opened, making it possible for students in the area to attend school closer to home, instead of downtown. A clubhouse was constructed on land donated by McDuffie to the Garden Hills Garden Club. This building, near the pool and bathhouse in the Country Club Section, still stands today. The development also allowed for a small commercial strip that still exists along Peachtree Road. The Second-Ponce de Leon Baptist Church is also on land within the original subdivision.

Garden Hills was laid out to utilize the natural beauty of the existing topography. The designers were careful to respect natural drainage patterns and vegetation in the area. A wide divided roadway, Rumson Road, was created with a landscaped median. Emanating from this roadway are five main curvilinear streets. Due to the street layout the actual lots are rarely rectangular and afford a natural setting. The Garden Hills District is typified by gentle rolling hills, large mature trees, and has a centrally-located park. Houses within the interior of the district are typically set back approximately 20 feet on typical lot sizes of 70 by 180 feet. Corner lots are somewhat larger. The average residential acreage is approximately 0.3 to 0.5 acres.

The single family residences in the interior of the Garden Hills district are typically one or two story brick veneered or frame dwellings. The predominant building styles are all 20th century eclectic or exotic styles and include mostly Tudor, or other English cottage designs, and Colonial Revival, including Georgian Revival, Dutch Colonial, and other Colonial Revival derivations. Other styles found in the district include Mission, Moorish, and French Eclectic. Individual houses are generally of a very high degree of craftsmanship, reflecting the upper-middle income nature of the original development and many are identified as having been under the specific design supervision of practicing local architects. In general, individual residences are characterized by well maintained yards and gardens. The natural terrain of the area is often used to great advantage by the use of small stone garden walls or bridges.

Besides the residential structures, the district includes apartments, a church, a historic commercial strip, and two schools. There are several large apartment buildings within the district. Two facing Peachtree Road were built in 1927 and include the Alhambra at 2855 Peachtree Road, and the one at 2795 Peachtree Road. These apartment buildings were designed in the prevailing period and "exotic" styles characteristic of the many such multi-family residential buildings built in Atlanta during the early 20th century. A later example, at 76 E. Wesley Road, is an unusual 1938 Modernistic design. The Second-Ponce de Leon Baptist Church was built at the southwestern corner of the district, and the sanctuary dedicated in 1937. It was designed by George H. Bond. Its congregation was created from the merger of three Atlanta churches: Second Baptist Church, Ponce de Leon Baptist, and Buckhead Baptist. There are two schools within the district. North Fulton High School, which opened in 1932, was designed by Hentz, Adler and Shutze in the Classical Revival style. The Garden Hills Elementary School, designed by Tucker and Howell, opened in 1938. The commercial area located just south of the Alhambra Apartments facing Peachtree Road was opened by 1932 and included a movie theater.

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In general, there are very few intrusive structures within the district. The principal intrusions along Peachtree Road include a recent multi-family residential development (2893 Peachtree Road, ca. 1985) and gasoline service stations (2893 Peachtree Road, ca. 1970; 2809 Peachtree Road, ca. 1955, converted for use as a shop). Several recent multi-family residential buildings have been constructed along Delmont Drive, Sheridan Drive, Rumson Road, and E. Wesley Road (86 E. Wesley Road, ca. 1970; 151 Rumson Road, ca. 1950; 100 Rumson Road, ca. 1970; 6 Vivian Lane, 1985; and others). Very few intrusions are located within the predominantly single-family interior of the district. Those that are present were typically constructed in the mid-1960's to early 1970's.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" 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 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/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1925 - 1941 **Builder/Architect** See continuation sheet for list

Statement of Significance (in one paragraph)

Statement of Significance

The Garden Hills Historic District is significant in architecture, community planning, and landscape architecture.

In architecture, it is significant because it reflects a variety of early 20th-century architectural styles and types used in a suburban development to create a "family community" that included not only quality homes designed by architects, but also schools, a clubhouse, a church, and a small commercial strip and numerous apartment buildings. Examples of most all of the early popular 20th-century architectural styles are found within the area, including: Georgian, Neoclassical, English Revival (or Tudor), Spanish Revival, International or Modernistic, and Moorish. Both wood and brick were used, along with stone entrances or chimneys, to build both one and two story houses. They were designed by noted Atlanta-based architects (see accompanying list) including the firms of Ivey and Crook, Burge and Stevens, Hentz, Adler and Shutze, and George H. Bond, among others. The district is an excellent example of a period house subdivision since the larger houses date from 1925 to 1929 and the smaller ones were built in the 1930s. The apartment buildings are excellent examples of this type of multi-family residential structure of the late 1920s and 1930s. They were designed during the last great period of imitative stylistic design in the country. Thus they represent reflections of various historic styles, such as the Moorish design for the Alhambra apartments and the Neoclassical design for the one at 2795 Peachtree Road. The apartment houses were important, too, for being an integral part of the neighborhood, as if they were each a large mansion house, rather than facing inward as the later, more prevalent garden apartments did. The city wide study of apartments by the Atlanta Urban Design Commission has shown them to be an important example of the development of apartments in the Northward/Suburban growth of the city.

The district is significant in community planning because it was a planned suburb, whose roots go back to the 1923 Beverly Hills development, which was incorporated in early 1925 into the efforts of P.C. McDuffie to develop a small, residential community upon a totally rural landscape. He advertised it as the "Garden Spot" of Atlanta, hence the name. The advertisements emphasized that the health of children would be enhanced by the inclusion of a playground. Part of the plan also was to include schools, and the neighborhood successfully petitioned the local government to secure both an elementary school (Garden Hills Elementary School, 1938) and a high school (North Fulton High School, 1932) to be located within the district. This made the community of Garden Hills virtually a self-contained entity: housing, recreation, schooling, a commercial area which included a theater and a church, with others just outside the planned area. It was accessible by both private and public transportation since it was between two major thoroughfares. The roots of this planned community, a great distance from the downtown Atlanta business hub, came from the rapid spread of the use of private automobiles after World War One, allowing citizens to live further away from where they

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreege of nominated property Approximately 450 acres

Quadrangle name Northwest Atlanta, GA

Quadrangle scale 1:24,000

UTM References Northeast Atlanta, GA

A

1	6	7	4	2	9	5	0	3	7	4	6	4	10	0
Zone	Easting		Northing											

B

1	6	7	4	2	9	6	0	3	7	4	5	9	8	0
Zone	Easting		Northing											

C

1	6	7	4	1	7	2	0	3	7	4	5	9	5	0
Zone	Easting		Northing											

D

1	6	7	4	2	2	4	0	3	7	4	6	9	7	0
Zone	Easting		Northing											

E

1	6	7	4	3	7	3	0	3	7	4	6	7	3	0
Zone	Easting		Northing											

F

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Zone	Easting		Northing											

G

1	6	7	4	2	9	4	0	3	7	4	6	0	5	0
Zone	Easting		Northing											

H

1	6	7	4	2	9	2	0	3	7	4	6	7	1	0
Zone	Easting		Northing											

Verbal boundary description and justification The nominated property includes all properties predating 1941 that are within the planned historic Garden Hills subdivision development and include the North Fulton High School and Garden Hills Elementary School. It is all that was developed by the Gardens Hills Company and the subsequent Country Club and Brentwood extensions. Surrounding property was not within the aforementioned developments. The boundary is marked on the enclosed Sketch Map/Boundary Map.

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

name/title Kenneth H. Thomas, Jr., Historian

organization Historic Preservation Section
Georgia Department of Natural Resources

date June 15, 1987

street & number 205 Butler Street

telephone (404) 656-2840

city or town Atlanta

state Georgia 30334

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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
Elizabeth A. Lyon

title Deputy State Historic Preservation Officer

date 6/25/87

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I hereby certify that this property is included in the National Register

Amy Schlager
Keeper of the National Register

date 8/17/87

Attest:

date

Chief of Registration

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worked. This planned suburb was designed from the start to include a mixture of housing from both single family (for which they heavily advertised) to the multiple unit apartment houses, which were there from the start, not later conversions or intrusions. In fact, some of the oldest buildings in this district are the 1927 apartment houses facing Peachtree Road. The full plan as carried out by 1941 was officially drawn and recorded first in 1926, including all the area between Peachtree and Piedmont. This district is similar and parallel to a number of other early 20th-century neighborhoods in Atlanta that have already been evaluated and declared historically significant by being placed on the National Register, including Brookhaven, Brookwood Hills, Peachtree Heights Park, Peachtree Highlands, as well as the slightly older Ansley Park (1904) and Druid Hills.

The district is significant in landscape architecture because from the layout of the original plat or plan for the Garden Hills Development in 1926 and 1927 the streets were designed to be curvilinear, not a grid pattern, and to be planted with trees to give this original rural farmland a park-like setting. The advertisements to lure new homeowners emphasized the rural, park-like setting as an incentive for the area. While the landscape designers took advantage of the natural rolling terrain to create the subdivision, the plantings were mostly new. Part of this landscaping, as part of the recreation theme for the community plan, was Sunnybrook Park, begun by 1927, and still retained as a central, natural area within the district. While it is not known for sure which landscape planner or architect had the most influence on the plan, it is known that the 1926 and 1927 plats to the area were drawn by O.I. Freeman, a City Engineer. One important feature, that is still extant, was Rumson Road, a divided roadway with a landscaped median at the "official" entrance into the district at its Peachtree Road intersection. Other grassed and planted medians or islands were created at other intersections within the district and these remain today as well.

National Register Criteria/Eligibility

These areas of significance support the property's eligibility under National Register Criteria A and C and under Criteria Consideration G.

This district meets Criteria A because it is associated with the broad patterns of our history in that as a suburban residential development, or planned community, it fits into a major national movement of the 1920s in which communities expanded their traditional boundaries. This district represents all the ideals propounded in this movement by including places to educate, recreate, worship, shop, and live. Under Criteria C, this district embodies distinctive architectural characteristics because, as a whole, it contains finely built period homes reflecting many of the revival styles popular in the 1920's and 1930's as well as two schools in the Classical Revival style, many apartment buildings reflecting architectural efforts to create a distinctive image-style as the Moorish-influenced Alhambra--and the New England-influenced design of the Second-Ponce de Leon Baptist Church.

The Garden Hills Historic District meets Criteria Consideration G as outlined in Jerry L. Rogers' letter of May 16, 1986 to State Historic Preservation Officers. As outlined, the district has a period of significance that is very specific, from the creation of the development in 1925 until 1941, the outbreak of World War II, when

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most residential construction stopped and the district was virtually complete. While the development had three phases in its plan, the second and third phases were well underway by 1927, only a few years after the plan was established. (b) The character of the historic resources is clearly defined in that they are, for the most part, period homes in various revival styles popular during the era and reflecting a district-wide homogeneity. There are almost no single-family residential intrusions, and many apartment buildings were part of the original plan, as were two schools, a church, and a commercial strip with a theater. (c) Specific resources are part of that discrete era. As mentioned in (b), the very special components of the district that are non-residential (church, schools, commercial) are very distinctive and many were designed by reknown architects and craftsmen. They were all built and placed into operation during 1925-1941: The schools in 1932 (North Fulton High School) and 1938 (Garden Hills Elementary); the Church was dedicated in 1937; the commercial strip was in operation by 1932. Of the several large apartment buildings, two at least were opened in the fall of 1927: the Alhambra and the one at 2795 Peachtree Road. (d) A study of the known and provable building dates of structures within the district has shown that the majority of the buildings are over fifty years old.

Contributing/Noncontributing Resources

contributing buildings -- 353
contributing structures-- 1
contributing sites -- 3

noncontributing buildings -- 113
noncontributing structures-- 0
noncontributing sites -- 0

TOTAL CONTRIBUTING RESOURCES: 357

TOTAL NONCONTRIBUTING RESOURCES: 113

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Architects:

The following architects are documented as having designed houses or buildings in the Garden Hills Historic District:

<u>Name of Architect or firm:</u>	<u>Date:</u>	<u>Name and or location of the property:</u>	
Ivey and Crook	1925	125 Rumson Road	(Survey No. 11)
Hentz, Adler and Shutze	1932 1938	North Fulton High School Florist at 2775 Peachtree Road	(Survey No. 552) (Survey No. 18)
Burge and Stevens	c.1926 c.1925	178 Rumson Road 160 Rumson Road	(Survey No. 475) (Survey No. 478)
Cyril B. Smith	1927	57 Rumson Way	(Survey No. 72)
Smith and Downing	1926	239 Rumson Road	(Survey No. 87)
George H. Bond	opened 1937	Second-Ponce de Leon Baptist Church	(Survey No. 20)
Tucker and Howell (M.A. Tucker/Albert Howell)	1938	Garden Hills Elementary School	(Survey No. 551)

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Preservation Consultants, Inc. "Garden Hills Historic District," Historic Property Information Form, July 1, 1985, with several portions of additional information. On file at the Historic Preservation Section, Department of Natural Resources, Atlanta, Georgia.

Johnson, Stuart K. "North Atlanta Dreams: The Marketing of Garden Hills," unpublished seminar paper for a class at Georgia State University, 1981.

"Your Dreams of Home...Garden Hills...", Brochure of the P.C. McDuffie Company, c. 1927, Beverly M. Dubose Sr. Collection, Atlanta Historical Society.

Photograph Map 1 of 2

GARDEN HILLS HISTORIC DISTRICT

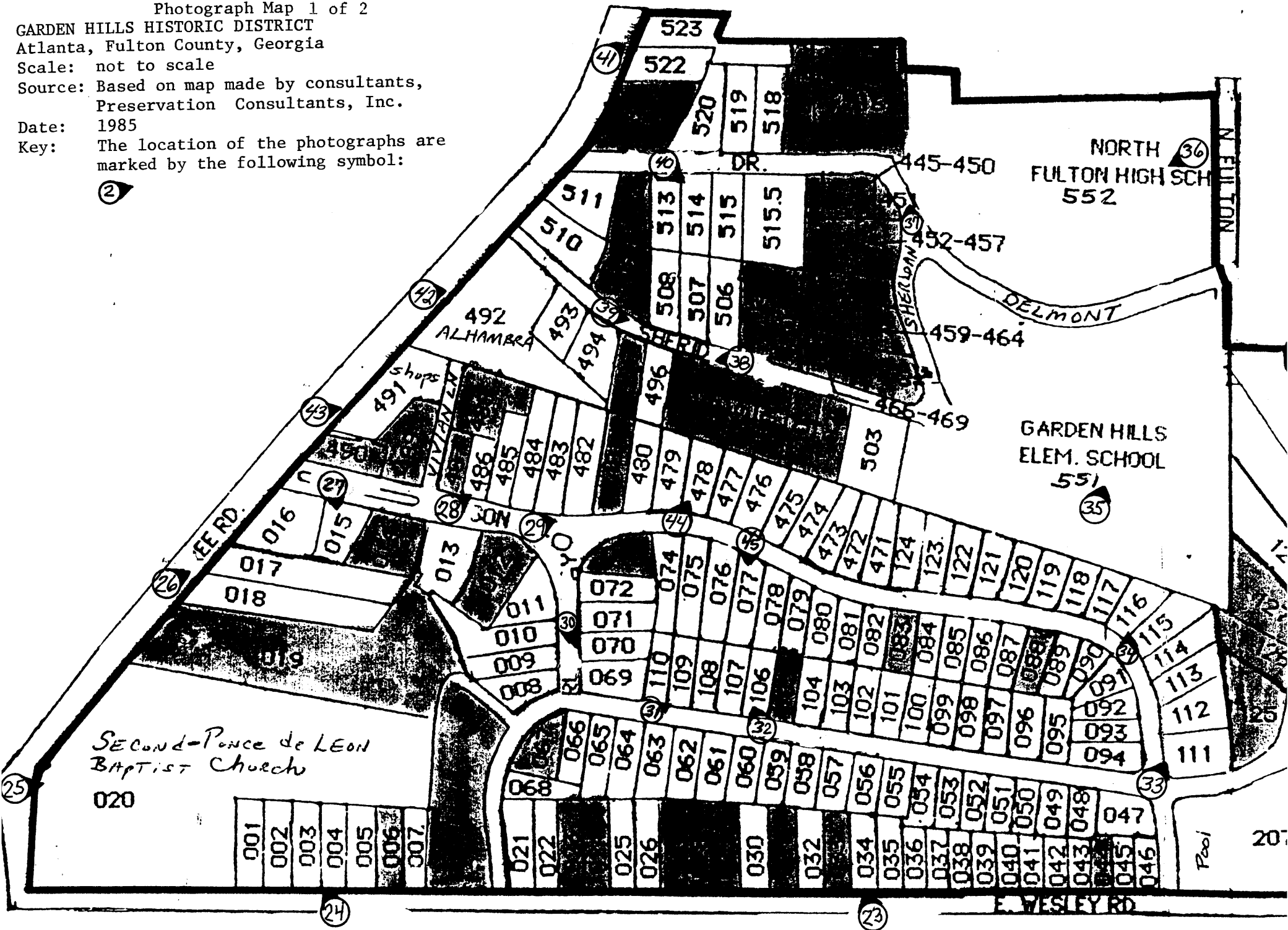
Atlanta, Fulton County, Georgia

Scale: not to scale

Source: Based on map made by consultants,
Preservation Consultants, Inc.

Date: 1985

Key: The location of the photographs are
marked by the following symbol:



GARDEN HILLS HISTORIC DISTRICT
Atlanta, Fulton County, Georgia

Scale: not to scale

Source: Based on map made by consultants,
Preservation Consultants, Inc.

Date: 1985

Key: The location of the photographs are
marked by the following symbol:

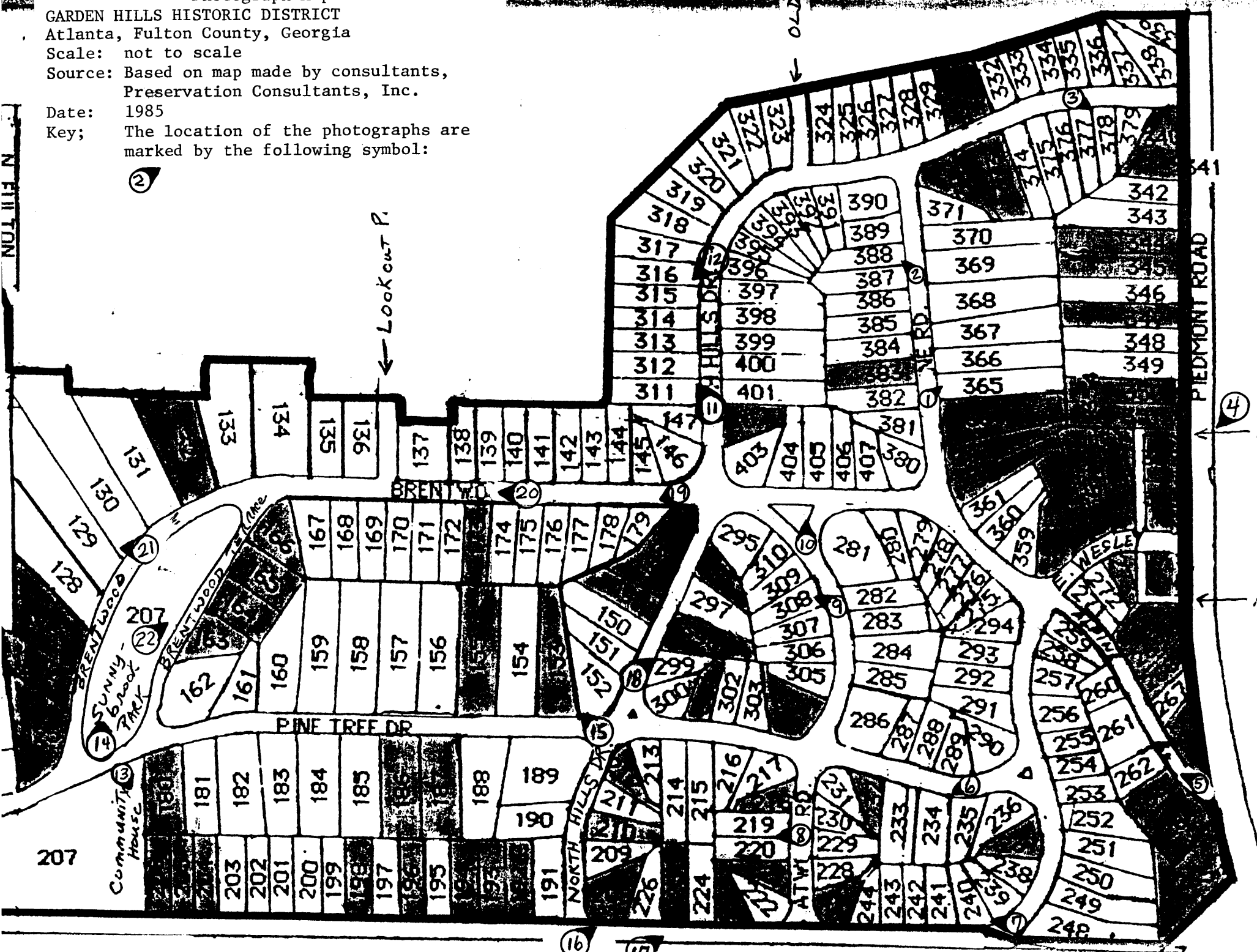


N
FULTON

← Lookout P.

OLD

PIEDMONT ROAD



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Community House

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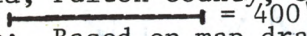
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Garden Hills Historic District

Sketch Map/Boundary Map

GARDEN HILLS HISTORIC DISTRICT
Atlanta, Fulton County, Georgia

Scale:  = 400'

Source: Based on map drawn by Preservation Consultants, Inc., which was based on county tax maps.

Date: 1985

Key: The boundary is marked by a heavy black line. Non-contributing and intrusive properties are marked by a shaded color. Remaining, unmarked properties are contributing.

Numbers on the parcels relate to consultants' survey and not street numbers or tax parcels.

