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United States Department of the Interior
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 Forest Avenue Historic District

other names/site number Forest Park Subdivision; Forest Hills Subdivision

2. Location

street & number Roughly bounded by Jones St., Brookwood Circle, Laurel Dr., Chestnut St.,

N/A
N/A

not for publication

Forest Ave., College Ave., W. Church St., Oak Dr., and Lake Forest Circle

city or town Elberton

vicinity

state Georgia code GA county Elbert code 105 zip code 30635

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 5 February 2015
Signature of certifying official/Title Date
Dr. David C. Crass/Historic Preservation Division Director/Deputy SHPO

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):

Discontinued

3/24/15

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	
149	39	buildings
1	0	sites
1	0	structures
0	0	objects
151	39	Total

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

N/A

Number of contributing resources previously listed in the National Register

3 (Rock Gym – 1 building and 2 objects)

6. Function or Use

Historic Functions

(Enter categories from instructions.)

- DOMESTIC: single dwelling
- EDUCATION: school
- RELIGION: religious facility
- RECREATION AND CULTURE: sports facility
- HEALTHCARE: hospital
- HEALTHCARE: clinic
- LANDSCAPE: park

Current Functions

(Enter categories from instructions.)

- DOMESTIC: single dwelling
- GOVERNMENT: government office
- RELIGION: religious facility
- RECREATION AND CULTURE: sports facility
- HEALTHCARE: hospital
- HEALTHCARE: clinic
- LANDSCAPE: park

7. Description

Architectural Classification

(Enter categories from instructions.)

- LATE 19TH AND 20TH CENTURY REVIVALS:
Colonial Revival, Classical Revival, Tudor Revival,
Mission/Spanish Colonial Revival
- LATE 19TH AND EARLY 20TH CENTURY
AMERICAN MOVEMENTS: Bungalow/Craftsman
- MODERN MOVEMENT: International Style
- OTHER: American Small House, Ranch

Materials

(Enter categories from instructions.)

- foundation: STONE: Granite; BRICK
- walls: WOOD: Weatherboard
BRICK
- roof: ASPHALT
- other: BRICK (chimneys)
STONE: Granite (landscape elements)

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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 Forest Avenue Historic District is a relatively large, mostly residential area west of downtown Elberton. It was developed in planned phases between the 1910s and early 1960s. Major distinguishing features include curvilinear streets, hilly topography with mature trees, a central landscaped park focused on a meandering stream, and the widespread use of Elberton granite in a naturalistic landscape. Residential lot sizes and setbacks tend to be uniform within various pod-like sections of development. A variety of building materials were used, including local granite. The first house was built on Forest Avenue c.1900 before the street was divided into lots for a subdivision in 1911. This street contains the oldest houses, including good examples of one- and two-story house types, such as Georgian cottages and houses, American Foursquare houses, and bungalows. Styles include Colonial Revival, Mediterranean Revival, and Craftsman. By the 1930s, new areas were platted around a linear park and lake (later drained), and popular styles included English Vernacular Revival and Spanish Colonial Revival, among others. After 1930, most houses tended to be one-story in height and relatively modest in size. There is a distinct area of prefabricated American Small Houses known locally as "Knox boxes." Ranch houses (mostly brick) were built in the 1950s and 1960s as infill, as well as in a new section on the northwest. In addition to houses, the neighborhood also includes the International Style Elbert Memorial Hospital (1950 with later additions), several doctors' offices, two historic churches (built 1941 and 1946), the Rock Gym (1941), the distinctive Granite Bowl stadium (1954 with 1961 additions), and two former school campuses featuring buildings from the 1950s. The Rock Gym was listed in the National Register in 1998.

Narrative Description

The Forest Avenue Historic District is a 153-acre, intact, historic residential area west of downtown Elberton. Elberton is the county seat and largest town in Elbert County in northeast Georgia. The district's eastern boundary is just two blocks from the town square. The district contains interconnected parks, middle-class houses, and a few non-residential buildings constructed starting c.1900 through the present. The main growth in the neighborhood occurred from 1910 through the early 1960s. Only a few houses were built after 1963. The community retains a semi-rural feel within the city limits. Landscape architect E. Burton Cooke designed much of the district, taking the natural terrain into consideration in the subdivision layout. His design remains unchanged, except for a lake that was drained and filled in the 1960s. Many of the houses face parks with mature trees. The subdivision was arranged to incorporate natural features (topography, trees, creeks, and ravines) of the site. The curvilinear street layout allowed for lots to be placed within rounded sections or "pods" that retained many existing landscape features and the hilly terrain. The prolific use of granite is one of the district's most unifying features.

The district retains several distinct areas. While it is mostly residential, there are also institutional sections on the periphery. Elbert Memorial Hospital (photographs 15 and 16) and ancillary doctors' and dentists' offices (photograph 14) and a wellness center (in a former community school, photographs 17 and 18) are located together near the northern boundary. A local government complex is situated at the eastern boundary in another former school building. This parcel also includes the Rock Gym (National Register-listed) and the Granite Bowl football stadium (photographs 1, 2, and 3). Two small granite churches are located on residential streets (photographs 4 and 9). The center of the district is divided by a series of adjacent parks running in a north-south direction along curvilinear streets (photographs 10, 11, 19, 22, and 26).

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The oldest houses are on Forest Avenue, which was developed first, and runs in a northeast/southwest direction. Most development followed plats dated 1911 and 1930, though one house (108 Forest Avenue) pre-dates these plats (photograph 7). The district currently comprises all or part of the following streets: Forest Avenue, Chestnut Street, Glendale Avenue, Brookwood Drive, Brookhaven Circle, Lake Forest Drive, Forest Hills Road, Oak Drive, Oak Street, Lake Forest Circle, Medical Drive, Laurel Drive, Medical Drive, Professional Court, Ridgecrest Drive, and Walden Way. All of these streets are within current Elberton city limits. State Route 72 (College Avenue) and the railroad are to the north of the subdivision. In general, the residential streets in the district meander with the topography and the slight elevation changes. Most streets make use of granite curbing, though there are also concrete curbs in some areas. Many streets, such as Forest Avenue and Lake Forest Drive, have sidewalks with planting strips (photographs 6 and 8). Sidewalks are also found near parks, schools, and the hospital. Some areas that were built out later do not have sidewalks (photographs 23 and 33).

The interconnected series of parks with its informal landscape elements is counted as one contributing site for this nomination. The parks that run through the middle of the district include Forest Hills Park, John J. McClanahan Park, and M. A. Sutton Park (photographs 10, 11, 19, 22, and 26). They are centered on a narrow, winding stream that follows the natural contours of the hilly terrain. Arched wooden bridges cross the creek bed at several locations. Trees include native oak, poplar, and pine. Local granite is used in retaining walls, edging, and culverts throughout the parks. An asphalt-paved path meanders through some sections of the parks. Lamp posts and a few picnic tables have also been added. Sutton Park has a contemporary children's playground.

The creek that runs through the district originated from a spring that attracted early settlers to the area. This creek (called Town Spring Branch on some plats) is now channeled through a culvert under the Granite Bowl football stadium, and eventually joins another creek (Spring Branch) that follows what was once a lake in the center of the district, and continues through the parks (photograph 22). The recreational lake once had a diving tower and a nearby stage for a band. This lake was drained and filled sometime during the early 1960s and the land is now part of Forest Hills Park.

Much of the layout of the eastern portion of the subdivision (around Forest Avenue) was created by W.O. Jones following a 1911 plat. An earlier (1890s) plat called the "Jones Subdivision" was never built out as planned. While a few lots were sold before 1911, apparently only one house had been built by that time. The larger central portion of the neighborhood (around the parks) was added in 1930 by J.J. McClanahan on a plat entitled "Forest Hills." A small area was sub-divided in 1936 as "Forest Park." The design of these areas is still intact. The district boundaries include the original 1911 Forest Avenue subdivision along with the 1930 addition designed by landscape architect E. Burton Cooke. Small lots in the southeast portion were subdivided by the 1930s, but not built with housing until the late 1940s. In the early 1960s, the cul-de-sac at Walden Way was added to the subdivision, and is considered part of the district. The newer section is integral to the neighborhood, and followed a similar landscape design as the older sections, with roads and houses that fit into the terrain.

The district includes houses with varying front setbacks and on varying lot sizes, depending on which street they face. There tends to be uniformity of house and lot sizes within different sections of the neighborhood. Some platted areas once had deed restrictions that required at least a 30-foot setback. Most lots tend to be deep and narrow, and a few extend all the way through to a rear street. The smaller homes typically occupy smaller lots and are closer together. Nearly all the houses in the district have some sort of retaining wall. Some walls divide lots; some are along the front of property at the street; some are in the rear of property; and some are around the entrance to the driveway. Almost all of the retaining walls are made from granite, which is a local resource. The use of retaining walls on steep lots can be seen in photograph 31. A few houses

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have small outbuildings, such as detached garages, on their lots. (These are not counted as separate buildings in the resource count.) Driveways are common in most sections of the neighborhood.

Architectural styles represented in this district are English Vernacular Revival, Mediterranean Revival, Colonial Revival, Dutch Colonial Revival, Spanish Colonial Revival, Craftsman, and the International Style. House types, as defined in *Georgia's Living Places: Historic Houses in Their Landscaped Setting*, primarily include Georgian cottages, side-gabled cottages, the American Foursquare, American Small Houses, and ranch houses. Most houses are one story or one-and-one-half stories in height, with only a few examples of two-story houses. Exterior materials include brick, wood weatherboard, granite, and cement block. Most are constructed with balloon framing. The quality of design in the district is excellent, including a number of good examples of types and/or styles commonly found in similar Georgia communities. Several buildings were designed by known architects. For example, two ranch houses on Walden Way were designed by local architect James M. Hunt (photograph 28).

An unusual style for Georgia can be seen in the Spanish Colonial Revival example on Forest Avenue (photograph 5). Good examples of English Vernacular Revival houses are located on several streets in the district, including Lake Forest Drive (photograph 32). There are a few bungalows in the district, including those seen in photographs 8, left and 12, center. One example of a two-story house is a Georgian house type with Colonial Revival elements and symmetrical one-story wings (photograph 25). American Small Houses (mostly built by the Knox brothers in the 1940s) are found on Oak Drive and Forest Hills Road (photographs 19, 20, and 21).

A house on Chestnut Street made use of local granite as an exterior material (photograph 13). Another granite house can be seen on Ridgecrest Drive in photograph 30, right. Most ranch houses are from the 1950s and early 1960s, and tend to be brick, which is typical in Georgia (photographs 24 and 29). An early example of a brick ranch house is seen in photograph 27.

There are also several nonresidential buildings. Elbert Memorial Hospital, originally the Elberton-Elbert County Hospital, was designed by William J.J. Chase of Atlanta and was completed in 1950 (photographs 15 and 16). The general contractor was Daniel Construction Company of Greenville, South Carolina. The three-story building exhibits characteristics of the International Style, including a block-like streamlined appearance with little ornamentation. Its exterior is brick with concrete accents. A 40-bed wing was added in the 1960s. Behind the original building is a c.1986 noncontributing building that houses the emergency room and other hospital departments.

The Holy Trinity Lutheran Church at 20 Forest Avenue (photograph 4) was built in 1946 on a lot donated by Mrs. W.O. Jones. Some sources indicate that the members designed and built the church themselves. The building's simple design features rough-faced blocks of Elberton granite, a front-gabled roof, and rectangular window openings. Saint Mary's Catholic Church (photograph 9) at 155 Forest Avenue was built c.1941, also of Elberton granite. The architect and builder are unknown. The building has elements of the Gothic Revival style with lancet-arched windows and decorative buttresses.

The oval-shaped stadium known as the Granite Bowl (the only contributing structure in the district) was built in time for the fall 1954 football season for Central High School (photograph 1). Much of the work was reportedly completed by volunteers. Supplies, including all the granite, were donated by local granite companies. With a below-grade field surrounded by granite seating, it is one of the most unusual stadiums in the state. In 1961 the seating capacity was increased to 20,000. James M. Hunt designed the entry gate, press box, concession stands, and restrooms that same year (photograph 3).

The Rock Gym (photograph 2) is located next to the Granite Bowl. Constructed in 1941-1942, it was individually listed in the National Register of Historic Places in 1998. The gym was originally associated with

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Central High School, which burned in 1955. The building sits on what later became the campus of Elbert County Middle School, now various county government offices (a c.1958 non-contributing building due to major alterations). The land had been donated by W.O. Jones in 1909 to build the school complex. The Rock Gym is constructed out of Elberton granite and was designed by Hunter J. Price. The tall two-story building is "T"-shaped, and at 27,000 square feet, is considered the largest of the half-dozen known stone gyms in Georgia. A large granite sculpture in the shape of a phoenix is located over the front portico.

Another former school complex is located on the north side of the district. It consists of three contributing buildings once associated with Central Elementary School (photographs 17 and 18). The International Style school was constructed in 1957. The two main buildings feature flat roofs, brick curtain walls, and large expanses of windows. They are connected to each other and to a gymnasium by a covered walkway. One building is currently used by the Board of Education and another is a Wellness Center associated with the nearby hospital.

The district has excellent integrity, including both landscape and buildings. Very few houses have had major alterations. Most of the noncontributing buildings are houses that were constructed after the period of significance. Examples include 114 Brookhaven Circle (1988), 238 Lake Forest Drive (1978), 235 Lake Forest Drive (1979), 217 Ridgecrest Drive (1995), 506 Ridgecrest Drive (1994), 57 Oak Street (2005) 110 Oak Drive (1972), 119 Oak Drive (1976), 127 Oak Drive (1974) 507 Walden Way (1971), and 512 Walden Way (1967), among others. The doctors' office at 50 Chestnut Street was constructed in 1991. A noncontributing gymnasium at 0 College Avenue was built in 1976 as part of the former school campus that includes the Granite Bowl and the Rock Gym. The former classroom building on Forest Avenue (c.1958) is noncontributing because it has been extensively altered for use as a government complex. All noncontributing resources are identified with an "x" on the attached National Register map.

The area outside the district boundaries was not laid out by the original subdivision plats, and exhibits development that is inconsistent with that of the district. The northwest side of Jones Street includes larger lots, some vacant and some with houses that pre-date the district. The west side of Lake Forest Circle is the beginning of an area of non-historic residential development. To the northeast along College Avenue (State Highway 72) are new businesses, convenience stores, and restaurants. A short distance to the east of the district is Elberton's downtown area, much of which was included in the Elberton Commercial Historic District (National Register-listed in 1982).

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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 AND DEVELOPMENT
LANDSCAPE ARCHITECTURE

Period of Significance

c.1900-1963

Significant Dates

1911 – Forest Park subdivision platted
1930 – Forest Hills subdivision platted
1941-1942 – Rock Gym constructed
1950 – Elbert Memorial Hospital completed
1954 – Elberton "Granite Bowl" constructed
1957 – Central Elementary School constructed

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Cook, E. Burton (landscape architect)
Chase, William Julius James (architect)
Price, Hunter J. (architect)
Hunt, James M. (architect)
Knox, Peter S., Jr. (builder)
Knox, Wyck A. (builder)

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Period of Significance (justification)

The period of significance for the district begins c.1900 with the construction of the first house on Forest Avenue, prior to the layout of most of the subdivision streets and subsequent landscaping. It ends in 1963 in order to include the neighborhood's last major phase of historic development. Only a few buildings were constructed between 1963 and the 1990s.

Criteria Considerations (explanation, if necessary)

N/A

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

The Forest Avenue Historic District is significant at the local level under Criteria A and C for its importance to the city of Elberton as one of its first modern subdivisions, with a period of significance from c.1900 to 1963. The district is significant in the area of architecture for its good intact collection of house types and styles found in middle-class neighborhoods in Georgia from the 1900s through the early 1960s. Several known architects designed in the neighborhood, including William J. J. Chase, James M. Hunt, and Hunter J. Price. In the 1940s Wyck A. Knox and Peter Knox, Jr. of Thomson built a number of small, prefabricated houses that were placed adjacent to each other in the southeast section of the district. In the area of community planning and development, the district is significant because it represents an early planned modern subdivision in Elberton that reflects some of the predominant national trends of its time. Plats were developed by William O. Jones in 1911 and John J. McLanahan in 1930 to subdivide the land for residential lots. The district still retains the same layout of parks, streets, and lots, which were a departure from the gridiron pattern that had dominated Elberton's previous development. It is also significant in landscape architecture for its design by landscape architect E. Burton Cooke who promoted curvilinear streets that wind around a natural stream and picturesque park in harmony with the hilly terrain. The use of local granite in walls, culverts, bridges, stairs, curbing, and fence posts also brings continuity to the neighborhood.

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

The town of Elberton, located in the Piedmont region of Georgia, was officially incorporated in 1803. According to local lore, a frontier settlement had formed there around a spring. Elberton became an economic hub for cotton and other agricultural products, but beginning in the 1890s it was best known as "Granite City" and the "Granite Capital of the South." Elbert County was transformed by the discovery and development of extensive areas of granite deposits. Commercial quarries supplied granite for building materials and railroad construction. The availability of granite also led to a major industry of carving monuments and sculptures. Arrival of the railroad in the 1890s made it possible to transport the granite products and greatly accelerated growth of the industry. In the early 20th century, Northern entrepreneurs and skilled Italian laborers came to Elberton to participate in the boom.

Residential areas began to develop on the edge of downtown, starting to the southeast with what is now known as the "Elberton Residential Historic District" (listed in the National Register in 1982). This in-town middle-class neighborhood was based on an irregular grid pattern of streets formed in the 19th century. The Forest Avenue area to the west of downtown was first platted in the 1890s by Henry Jones, but the design was never built out and only a few lots were sold. Except for one c.1900 house, all housing construction followed the 1911 William O. Jones plat (Forest Park) and the 1930 John J. McLanahan plat (Forest Hills), with the

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latter based on the naturalistic design planned by landscape architect E. Burton Cooke. This subdivision's parks and curvilinear streets set it apart from other areas of Elberton.

The Forest Avenue Historic District is significant in the area of architecture for its good intact collection of historic residential types and styles, as identified in *Georgia's Living Places: Historic Houses in Their Landscaped Settings*, a statewide context. Included are a variety of excellent examples of early to mid-20th-century house types and styles common in similar neighborhoods. The Georgian house, side-gabled cottage, American Foursquare, English cottage, bungalow, American Small House, and ranch house are the predominant types. The major stylistic influences include Colonial Revival, English Vernacular Revival (Tudor Revival), and Spanish Colonial Revival (Mediterranean Revival). Brick, granite, and wood are all used as exterior materials, along with some stucco and also synthetic siding. House sizes range from modest to relatively large. One-story wood-frame construction was typical of the district, but there are also several two-story examples. A few locally known architects completed designs. The houses in the district illustrate how popular styles and types of the period were used for a variety of houses. While the district's roots were relatively affluent, the effects of the Great Depression slowed development and ultimately affected what was intended to be middle-class or upper-middle-class housing. A large number of prefabricated American Small Houses were constructed in the 1940s by the Thomson, Georgia, company owned by brothers Peter Knox and Wyck Knox. These are known locally as "Knox boxes."

In Georgia, as well as in other parts of the nation, Colonial Revival stylistic details were very popular in the first half of the 20th century. These are represented throughout the district on various house types, including the side-gabled cottage from the 1920s and 1930s and the American Small House from the 1930s and 1940s. Several variants often identified as "Cape Cod" are also represented. A couple of two-story Georgian plan houses also exhibit Colonial Revival details. Tudor Revival (English Vernacular Revival) designs were common in the 1920s and 1930s and even into the 1940s, usually on one-story brick cottages. The district also has a couple of good examples of Mediterranean Revival or Spanish Colonial Revival houses, which are relatively rare in Georgia. As the neighborhood developed, there was not a wholesale rejection of historicism. Post-World War II houses, such as the ranch, tended to be of moderate size and proportion, with some traditional elements along with more contemporary designs. The district retains its architectural significance through the numerous intact historic examples that remain.

There are also significant examples of nonresidential architecture in the district. This construction tends to post-date most of the housing, with several institutional buildings exhibiting mid-century Modern elements. Good examples of different variants of the International Style are seen in the Elbert Memorial Hospital (1950) and the former Central Elementary School (1957). Excellent examples of nonresidential granite construction include the Rock Gym (1941-1942), the Granite Bowl stadium (1954, 1961 expansion), and the two small churches (1941 and 1946). The extensive use of local granite in both landscape and buildings is a character-defining feature of the district.

The Forest Avenue Historic District is also significant for its many good examples of architect-designed buildings. Some of the important local and regional architects who worked in the district include William Julius James Chase, James M. Hunt, and Hunter J. Price, as well as the builders Wyck A. Knox and Peter S. Knox. The best known of these was William J. J. Chase (1884-1967). He was born in Baltimore, Maryland; attended Alabama Polytechnic Institute; then studied under Atlanta architect Gottfried Norrman; and later worked as a draftsman in New York for two years. After returning to Atlanta in 1909, Chase was involved in designing a variety of buildings throughout Georgia under the firm of Walker and Chase, until that partnership dissolved in 1919. As the proprietor of William J.J. Chase and Associates, Chase was a prolific architect who designed over 100 schools and numerous courthouses, hospitals, and jails. His notable Georgia buildings include the DeKalb County Courthouse in Decatur, the Hand Trading Company in Pelham (Mitchell County), Waynesboro

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Grammar School in Burke County, and Rabun Gap-Nacoochee School in Rabun County. Chase was the president of the Georgia chapter of the American Institute of Architects (AIA) from 1919 to 1921. In the Forest Avenue Historic District, Chase designed the International Style Elberton-Elbert County Hospital (now Elbert Memorial Hospital). This modern "fireproof" building was dedicated in 1950 by Governor Herman Talmadge as "one of the nation's finest hospitals." It made use of funds allocated by the Hill-Burton Act of 1946 to provide federal assistance for construction of rural hospitals.

Several Elberton architects also designed buildings in the district. James M. Hunt (1915-1993) was educated at Clemson University in South Carolina and Auburn University in Alabama. Based in Elberton, he practiced throughout the Southeast. His commissions included many public housing projects, as well as hotels, individual houses, and government buildings, including Elberton's City Hall and its Health Department building. Hunt achieved recognition as a Fellow of the AIA. In the Forest Avenue Historic District, his designs included ranch houses at 506 and 508 Walden Way and his office at 12 Chestnut Street (1957). He also designed the 1961 press box and concession stand for the Granite Bowl stadium.

Hunter J. "Chigger" Price (1896-1959) received his architecture degree from the Georgia Institute of Technology in Atlanta and became one of the most prominent and prolific architects in Elberton. He was adept at combining modern and traditional designs. In the Forest Avenue Historic District, his commissions included the Rock Gym (1941), Central Elementary School (1957), and houses at 5 Brookhaven Circle and 175, 187, and 195 Lake Forest Circle.

One section of the district consists of pre-fabricated American Small Houses built by the brothers Wyck A. Knox and Peter S. Knox in the late 1940s. These entrepreneurs owned a lumber company in Thomson, Georgia, which used an assembly line method to manufacture pieces of homes to be transported to lots that the company had already purchased. The inexpensive houses would then be assembled on site and sold on a speculative basis. Various businesses involved included Knox Brothers Lumber Company, Knox Corporation, and Knox Georgia Homes. The homes, known as "Knox boxes," were built in Elberton and other Georgia towns. These houses are significant as part of the post-World-War-II expansion of middle-class housing for returning veterans and their young families. The architecture reflects more modest, easily assembled forms with only small variations of design and materials. In the Forest Avenue Historic District, the Knox brothers purchased lots on Brookhaven Circle, Oak Street, Oak Drive, and Forest Hills Road, where they constructed and sold houses between 1945 and 1948.

The district is also significant in the area of community planning and development as a planned subdivision that reflects Elberton's continued residential growth toward the city's outskirts. The transportation mode that made this possible was the automobile. The small town was expanding in all directions during the height of its economic success, with concentrated residential areas primarily to the southeast and to the west (Forest Avenue area). Modern garden suburbs were new to Elberton in the early 1900s. The Forest Avenue Historic District was the first and largest planned community of its type, and remains unique in Elberton. Earlier residential areas, mostly to the southeast of the downtown square, roughly followed the grid plan of downtown.

The Forest Avenue Historic District was developed in several phases by different individuals. The land was once part of the estate of Henry Jones, who worked to bring the railroad to Elberton in 1879. It was inherited by his son, William O. Jones, who was a merchant, banker, and several-term mayor of Elberton. Only a few lots of his small "Jones Subdivision" were sold by 1900. The first house was constructed on Forest Avenue in 1900 by S.W. Tate, who had purchased the large lot from Jones. A 1911 plat called "Forest Park" was based on a survey by T. H. Verdel. The earliest part of the existing subdivision was laid out according to this 1911 plat. By 1930 Jones sold his remaining lots and undeveloped land to John Julius McLanahan, one of the pioneers of the granite industry in Elberton. McLanahan, who owned Forest Park Development Company,

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added the large "Forest Hills Subdivision" in 1930 based on the landscape design of E. Burton Cooke of Atlanta. The majority of the district, including all its parks, conformed to the 1930 plat.

The developer's initial intention was to provide attractive, well-built homes on relatively large lots that would attract the upper-middle-class. Provisions were made for electricity and other infrastructure, as well as aesthetic concerns such as the landscaping of parks, sidewalks, and curbs. Deed restrictions, which included the use of parcels, price requirement for houses, and setback requirements, remained in effect until 1999 in some parts of the district. Prominent and influential Elberton residents, such as politicians and business owners, gradually moved to the development as it was built out over the years. Occupations included doctors, pharmacists, developers, realtors, dentists, lawyers, judges, architects, teachers, merchants, and industrialists. After the Great Depression and World War II, some smaller lots were developed for middle-class residents. American Small Houses called "Knox boxes" were sold to returning veterans and others. This expanded the neighborhood to the south with infill housing, but retained the curved streets unique to the original plans. With the widespread use of the automobile, some of the later sections (such as Walden Way to the west) no longer had sidewalks, but did generally conform to the landscape concepts of the earlier development. Ranch houses were built as infill in several different areas, but mostly to the west and northwest.

The district is also significant in the area of landscape architecture as a good example of a designed landscape with "picturesque" and naturalistic features. The largest section of the landscape, including centrally located parks, was designed by E. Burton Cooke, who practiced in Atlanta from the mid-1910s to the mid-1930s. Prior to starting his own practice, Cooke had worked for approximately six years at the nursery of the Biltmore, George Vanderbilt's sprawling estate outside Asheville, North Carolina. There he worked under Chauncey Beadle, who was then the estate superintendent. The influence of Frederick Law Olmsted and the Olmsted Brothers would be seen in Cooke's later work. In 1912 Cooke began the partnership of Cooke & Swope with fellow landscape architect Harold Brown Swope. Cooke was a member of the American Society of Landscape Architects. He designed many residential landscapes, but also assisted the Decatur Trade Board with planning issues and was consulted by the City of Atlanta on projects involving parks and monuments (such as the war memorial at Pershing Point).

The Forest Avenue Historic District is generally characterized by curvilinear streets that reflect the prevailing manner of laying out early-20th-century suburbs in other towns, particularly in the way that the newly created landscape related to the natural features, topography, and drainage patterns. Residential areas of this type were highly successful in many places. When the neighborhood was developed, this naturalistic landscape was new to Elberton. Whenever possible, the existing pine and hardwood forest was left minimally disturbed, and even enhanced with plantings of new vegetation. An existing stream was channeled through designed parks with rock outcroppings. Curving paths connected all three parks. In a setting near downtown, the natural feel tended to be somewhat contrived to evoke a rural aesthetic. Informal landscaping and wooded lots distinguish the residential neighborhood from nearby commercial development. While the early "picturesque" suburbs of the Romantic landscape movement were more commonly associated with affluent urban communities, this upper-middle-class suburb in a small Southern town was also able to adopt some of the characteristic elements.

The Forest Avenue Historic District represents several periods of modern residential development within Elberton, while still retaining much of the 1930s landscape plan. No other local subdivision exhibits the same layout of streets and lots, and the diversity of 20th century residential design as does Forest Avenue. The neighborhood is reflective of national community planning trends of the period. These trends favored modern, garden suburbs with curved streets and access to parks and schools over that of the gridiron patterns found in older neighborhoods. Through the use of local granite in retaining walls, culverts, curbs, bridges, stairs and

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fence posts, the landscape gained a unity of features that also related to Elberton's primary industry. The tree-shaded streets and informally landscaped yards facing large parks also created a distinct neighborhood environment where the public and private spaces flowed seamlessly. The system of contiguous parks enhanced this feeling of spaciousness and connection to nature. The only major change to the landscape occurred in the 1960s when a lake in Forest Hills Park was drained and filled in.

9. Major Bibliographical References

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

Note: The basis for portions of the above text came from the following source, which also contains extensive genealogical information not included in this nomination form:

Willis, Jennifer. "Historic District Information Form: Forest Avenue Historic District." Prepared June 16, 2010. On file at Historic Preservation Division, Georgia Department of Natural Resources, Atlanta.

BOOKS

City of Elberton Directory 1959-60. Elberton, Ga.: Star Publishing Company.

Davis, Joyce M. *The Architectural Legacy of Elberton.* Elberton, Ga.: Elbert County Historical Society, 2000.

Davis, Joyce M. *Historic Elberton.* Charleston, S.C.: Arcadia Publishing, 2002.

Davis, Joyce M. *Elbertonians Reflect Upon the Past.* Elberton, Ga.: Elbert County Historical Society, 2003.

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Elberton City Directory, Volume 3, 1966-1967. Asheville, N.C.: Southern Directory Company.

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Holloman, Ann Clark Brown. *Elbert County Death Index 1875-1876 and 1919-1995.* Elberton, Ga.: Ann Clark Holloman, 1997.

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Forest Avenue Historic District

Elbert County, Georgia

Name of Property

County and State

McIntosh, John H. *The Official History of Elbert County 1790-1935. Supplement 1790-1935.* Reprint, Atlanta: Cherokee Publishing, 1968.

McRee, Fred W., Jr. *Elbert County, Georgia Deaths 1873-1918.* Dahlonega, Ga.: Fred W. McRee, Jr., 2009.

Wilson, James Larry and K. Lee Atkinson. *"The Legend" of the Granite Bowl.* Elberton, Ga.: Elbert County Historical Society, 2006-2007.

INTERVIEWS

Arnold, Dr. McAlphin. Telephone interview by Jennifer Willis. St. Simons Island, Georgia. January 25, 2010.

Davis, Joyce M. Elberton, Georgia. Telephone interview by Jennifer Willis. October 12, 2009.

Foote, John. Interview by Jennifer Willis. Elberton, Georgia. March 1, 2010.

Hunt, Howard. Interview by Jennifer Willis. Elberton, Georgia. April 13, 2010.

Jaudon, Stark. Interview by Jennifer Willis. Elberton, Georgia. October 12, 2009.

Jones, Bill. Telephone interview by Jennifer Willis. Kershaw Island, South Carolina. November 2, 2009.

Jones, Harold, Jr. Interview by Jennifer Willis. Elberton, Georgia. March 4, 2010.

Jones, Lois. Interview by Jennifer Willis. Elberton, Georgia. November 25, 2009.

Knox, Robert, Jr. E-mail interview by Jennifer Willis. Thompson, Georgia. November 15, 2009.

Lee, Mary Alice. Interview by Jennifer Willis. Elberton, Georgia. November 20, 2009.

Matthews, Gail. Interview by Jennifer Willis. Elberton, Georgia. November 12, 2009.

McGinty, Mary M. Interview by Jennifer Willis. Elberton, Georgia. November 10, 2009.

Parham, Brandi. Interview by Jennifer Willis. Elberton, Georgia. March 3, 2010.

Stone, Iola and Allen. Interview by Jennifer Willis. Elberton, Georgia. October 28, 2010.

Williams, Carolyn Ward. Telephone interview by Jennifer Willis. Canton, Georgia. March 4, 2010.

MAPS AND PLATS

Brown, S. D. Forest Park, Elberton, Ga. Property of the W. O. Jones Estate. November 1936.

Cook, E. Burton. Plat of Forest Hills for Forest Hills Development Company. April 17, 1930.

Sanborn Map and Publishing Company, Ltd. Fire Insurance Maps for Elberton, Ga., 1903, 1913, and 1922.

Stevens, A. P., Jr. Plat of Jones Subdivision in Elberton, Georgia. January 28, 1946.

Verdell, T. H. Plat of Forest Park Property for W.O. Jones. February 26, 1911.

Forest Avenue Historic District
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GOVERNMENT RECORDS

Elbert County Probate Court, Elberton, Georgia. Will Books, Minutes Books, Death and Marriage Records.

Elbert County Superior Court, Elberton, Georgia. Deeds and Records. Grantor Indexes. Grantee Indexes. Deed Books. Plat Books. Tax Digests.

United States of America. "Population Schedules of the Censuses of the United States, 1830-1920, inclusive. Located on microfilm at the Georgia State Archives (Morrow, Georgia).

NEWSPAPERS, PHOTOGRAPHS, AND OTHER ARTICLES

Articles and photographs from the *Elberton (GA) Star*, *The Atlanta Journal*, *The Atlanta Constitution*, and the *Atlanta Journal-Constitution*. Various dates.

Ouzts, Clay. "Elberton." *New Georgia Encyclopedia*. (Accessed online December 22, 2014.)

Vanishing Georgia Collection, Georgia Department of Archives and History, Office of Secretary of State, in the Digital Library of Georgia. Elberton, Elbert County, photographs.

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): N/A

10. Geographical Data

Acreage of Property approx. 153 acres
(Do not include previously listed resource acreage.)

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

- 1. **Latitude:** 34.115499 **Longitude:** -82.876498
- 2. **Latitude:** 34.117307 **Longitude:** -82.868580

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3. **Latitude:** 34.105311 **Longitude:** -82.876080
4. **Latitude:** 34.110490 **Longitude:** -82.882238

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

The National Register boundary is indicated with a heavy line on the attached National Register map, which is drawn to scale. (The line is drawn in red on color copies of this nomination.)

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the intact and contiguous subdivision begun c.1911 as Forest Park, expanded in 1930 with the Forest Hills Subdivision, and further expanded to Walden Way around 1960. It also includes two adjacent properties that once served as neighborhood schools.

11. Form Prepared By

name/title Denise P. Messick, National Register Historian
organization Historic Preservation Division, GA Dept. of Natural Resources date February 2015
street & number 254 Washington Street, Ground Level telephone (404) 656-2840
city or town Atlanta state GA zip code 30334
e-mail denise_messick@dnr.state.ga.us

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.)

Forest Avenue Historic District
Name of Property

Elbert County, Georgia
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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: Forest Avenue Historic District

City or Vicinity: Elberton

County: Elbert State: Georgia

Photographer: Charlie Miller, Historic Preservation Division, Georgia Dept. of Natural Resources

Date Photographed: December 28, 2010

Description of Photograph(s) and number:

- 1 of 33. Overview of Granite Bowl Stadium with Rock Gym in background. Photographer facing southwest.
- 2 of 33. Rock Gym. Photographer facing north.
- 3 of 33. Granite Bowl Stadium entrance. Photographer facing southeast.
- 4 of 33. Holy Trinity Lutheran Church. Photographer facing north/northwest.
- 5 of 33. 44 Forest Avenue. Photographer facing northwest.
- 6 of 33. 40-48 Forest Avenue. Photographer facing west/southwest.
- 7 of 33. 108 Forest Avenue. Photographer facing north/northwest.
- 8 of 33. 126-132 Forest Avenue. Photographer facing north.
- 9 of 33. St. Mary's Catholic Church. Photographer facing southeast.
- 10 of 33. 170 Lake Forest Drive. Photographer facing northwest.
- 11 of 33. M. A. Sutton Park. Photographer facing north.
- 12 of 33. 140-146 Forest Avenue. Photographer facing north/northeast.
- 13 of 33. 32 Chestnut Street. Photographer facing northeast.
- 14 of 33. 25-33 Chestnut Street. Photographer facing west.
- 15 of 33. Elbert Memorial Hospital. Photographer facing west.
- 16 of 33. Elbert Memorial Hospital. Photographer facing southwest.
- 17 of 33. Former Central Elementary School, covered walkway. Photographer facing north/northwest.
- 18 of 33. Former Central Elementary School, now Board of Education building. Photographer facing west.
- 19 of 33. Forest Hills Park. Photographer facing north/northeast.

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- 20 of 33. 130-132 Oak Drive. Photographer facing west.
- 21 of 33. 120-122 Oak Drive. Photographer facing northwest.
- 22 of 33. McLanahan Park. Photographer facing northeast.
- 23 of 33. 64-66 Oak Street. Photographer facing northeast.
- 24 of 33. 143-149 Lake Forest Drive. Photographer facing north/northeast.
- 25 of 33. 170 Lake Forest Drive. Photographer facing north/northeast.
- 26 of 33. John J. McLanahan Park. Photographer facing north.
- 27 of 33. 245 Brookwood Circle. Photographer facing northeast.
- 28 of 33. 508 Walden Way. Photographer facing southeast.
- 29 of 33. 407 Ridgecrest Drive. Photographer facing southeast.
- 30 of 33. 208-210 Ridgecrest Drive. Photographer facing east/southeast.
- 31 of 33. 179-181 Lake Forest Drive. Photographer facing northwest.
- 32 of 33. 181 Lake Forest Drive. Photographer facing west.
- 33 of 33. 411 Ridgecrest Drive. Photographer facing east/southeast.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.


ELBERTON WEST QUADRANGLE
 GEORGIA
 7.5 MINUTE SERIES (TOPOGRAPHIC)
 SW/4 ELBERTON 15' QUADRANGLE

UNITED STATES
 DEPARTMENT OF THE INTERIOR
 GEOLOGICAL SURVEY

Elberton East

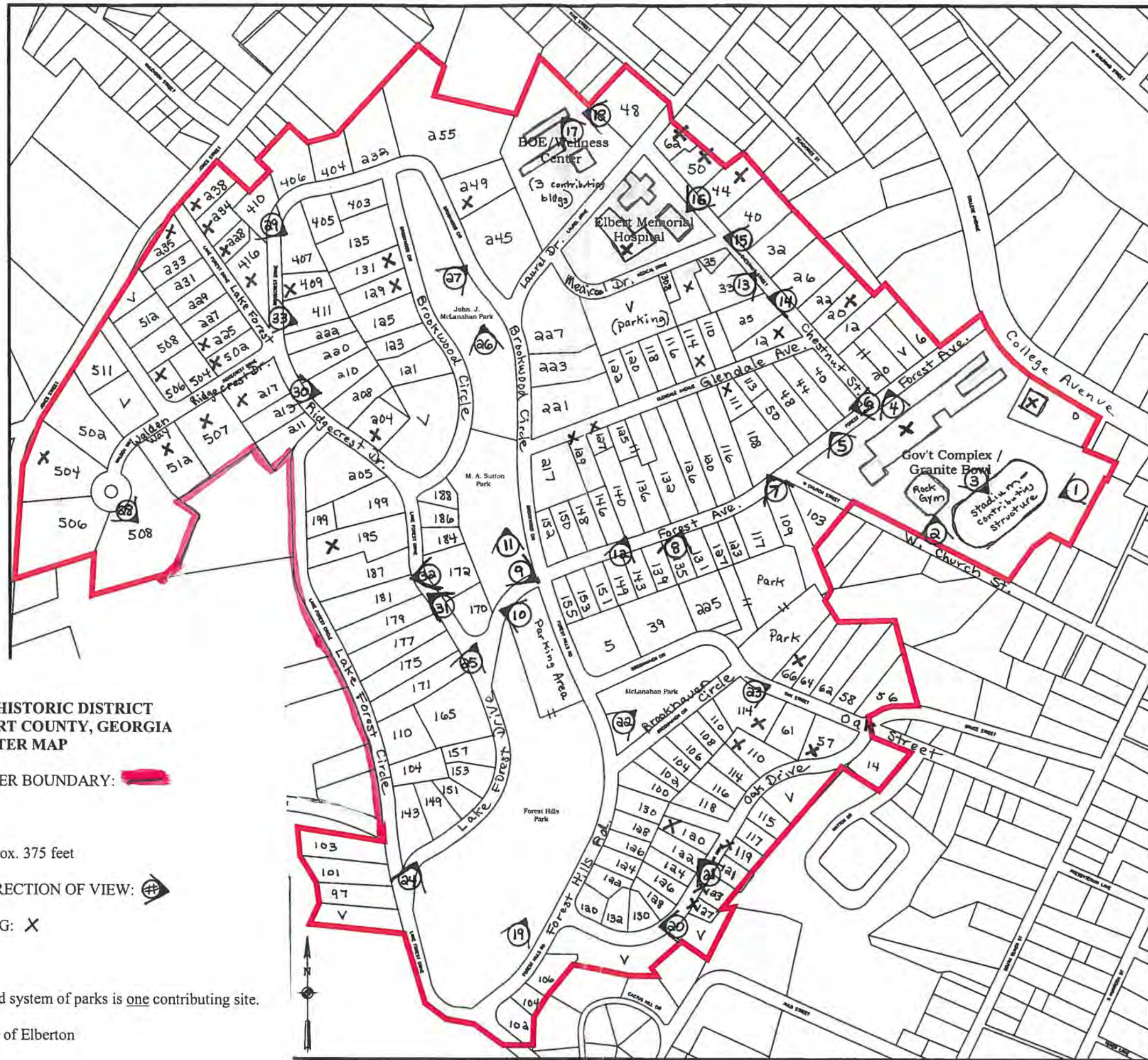


**FOREST AVENUE HISTORIC DISTRICT
 ELBERTON, ELBERT COUNTY, GEORGIA**


NORTH: 


USGS Quadrangles: *Elberton East, GA, and Elberton West, GA*
 Scale: 1:24,000

- Latitude/Longitude:
1. 34.115499/-82.876498
 2. 34.117307/-82.868580
 3. 34.105311/-82.876080
 4. 34.110490/-82.882238



**FOREST AVENUE HISTORIC DISTRICT
ELBERTON, ELBERT COUNTY, GEORGIA
NATIONAL REGISTER MAP**

NATIONAL REGISTER BOUNDARY: 

NORTH: 

SCALE: 1 inch = approx. 375 feet

PHOTOGRAPHS/DIRECTION OF VIEW: 

NONCONTRIBUTING: X

VACANT: V

NOTE: Interconnected system of parks is one contributing site.

BASE SOURCE: City of Elberton



GO BIG BLUE!

GRANITE BOWL

40

30

20

10





**1995
AA STATE
CHAMPIONS**

**GRANITE
BOWL**

Reserved Seating Only

**GHSA
Pass Gate**
←

**General
Admissions**
→

NO LOITERING

NO LOITERING



GLORY TO GOD IN THE HIGHEST

Holy Trinity Lutheran Church

SUNDAY SCHOOL 9:45AM
SUNDAY WORSHIP 10:00AM
PASTOR PHIL HARKEY

HOLY TRINITY
LUTHERAN
CHURCH
2410 WEST AVE.















Winter
WONDERLAND









Ebert Memorial Hospital
← Main Entrance
← Emergency







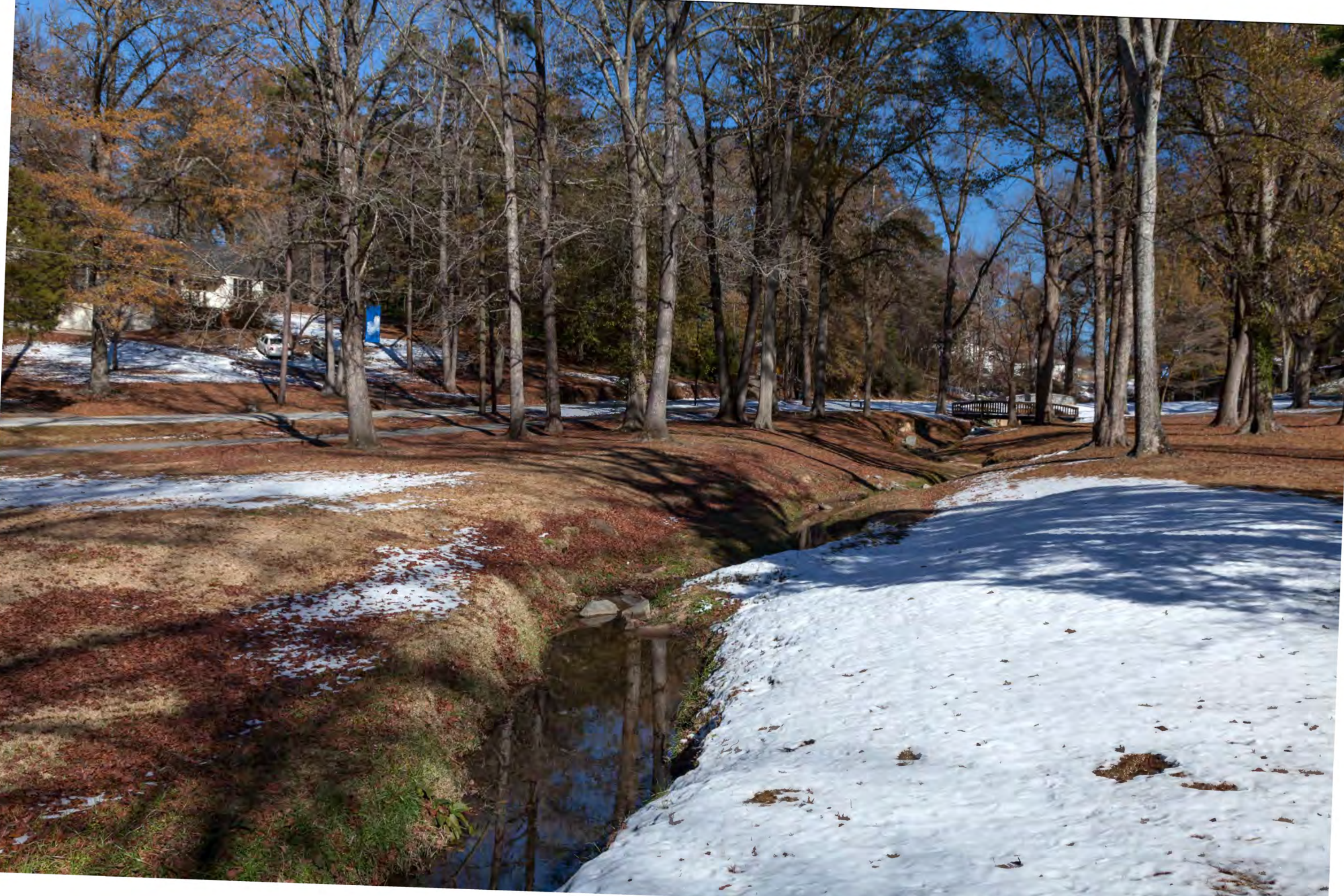
BUILDING A

ELBERT COUNTY BOARD OF EDUCATION

















Winter
WONDERLAND















UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Forest Avenue Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: GEORGIA, Elbert

DATE RECEIVED: 2/06/15 DATE OF PENDING LIST: 3/05/15
DATE OF 16TH DAY: 3/20/15 DATE OF 45TH DAY: 3/24/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000102

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 3.24.15 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

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.



HISTORIC PRESERVATION DIVISION

MARK WILLIAMS
COMMISSIONER

February 5, 2015

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



Dear Mr. Loether:

The enclosed disk contains the true and correct copy of the nomination for **Forest Avenue Historic District, Elbert 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:

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