

195

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 Capitol View Historic District  
other names/site number N/A

### 2. Location

street & number Roughly bounded by Hartford Pl., Metropolitan Pkwy., Fairbanks St.,  
western boundary of Perkerson Park, Sylvan Rd., and Division Pl.  not for publication  
city or town Atlanta vicinity  
state Georgia code GA county Fulton code 121 zip code 30310

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this X 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 X 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 x local

William R. Hoyer 2016.03.04  
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:)

[Signature] 4/22/16  
Signature of the Keeper Date of Action

Capitol View Historic District  
 Name of Property

Fulton County, GA  
 County and State

**5. Classification**

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

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

**Category of Property**  
 (Check only one box.)

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

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

Contributing	Noncontributing	
780	169	buildings
1	0	sites
2	4	structures
0	1	objects
783	174	<b>Total</b>

**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**

N/A

**6. Function or Use**

**Historic Functions**  
 (Enter categories from instructions.)

- DOMESTIC: single dwelling
- DOMESTIC: multiple dwelling
- COMMERCE/TRADE: specialty store
- SOCIAL: meeting hall
- EDUCATION: school
- RELIGION: religious facility
- LANDSCAPE: park
- RECREATION AND CULTURE: theater

**Current Functions**  
 (Enter categories from instructions.)

- DOMESTIC: single dwelling
- DOMESTIC: multiple dwelling
- COMMERCE/TRADE: specialty store
- EDUCATION: school
- RELIGION: religious facility
- LANDSCAPE: park
- RECREATION AND CULTURE: sports facility
- COMMERCE/TRADE: restaurant

**7. Description**

**Architectural Classification**  
 (Enter categories from instructions.)

- LATE VICTORIAN: Second Empire, Queen Anne
- LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS:  
 Colonial Revival, Tudor Revival, Classical Revival
- LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY  
 AMERICAN MOVEMENTS: Bungalow/Craftsman,  
 Commercial Style
- OTHER: American Small House, Ranch House

**Materials**  
 (Enter categories from instructions.)

- foundation: BRICK, CONCRETE
- walls: WOOD: Weatherboard  
 BRICK
- roof: ASPHALT
- other: BRICK (chimneys)

Capitol View Historic District  
Name of Property

Fulton County, GA  
County and State

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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 Capitol View Historic District is an intact residential subdivision of approximately 270 acres in southwest Atlanta that includes a commercial strip on the eastern edge along Metropolitan Parkway (formerly Stewart Avenue), a few small commercial nodes on corners, and neighborhood churches. It was primarily developed as a streetcar suburb for middle-class white families in the decades after 1900. There are also a handful of houses dating to the mid- to late 1800s that relate to the Deckner family (early settlers). The neighborhood features a gridiron street pattern with mostly uniform blocks running north-south and east-west. Lots are narrow and houses are sited close to the street. Capitol View is surrounded by several similar neighborhoods that developed as Atlanta expanded southward. A railroad corridor and associated industrial development lies to the immediate north. Capitol View's houses include good examples of several types and styles popular in Georgia towns from the early to mid-20<sup>th</sup> century. House types represented in the district include the Queen Anne Cottage, New South Cottage, Georgian Cottage, Central Hall Cottage, Pyramid Cottage, Gabled Wing Cottage, English Cottage, bungalow, American Small House, and Ranch House. The most prevalent styles are Craftsman, Colonial Revival, and English Vernacular Revival. The south side of the district is anchored by the 50-acre Perkerson Park (formerly Ragsdale Park), created by the city in the 1940s. Community landmark buildings include the Capitol View Masonic Lodge (1922) and the former Capitol View Elementary School (1927) designed by noted architect A. Ten Eyck Brown.

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### Narrative Description

***Note:** The following section was written by Adam Archual, Steve Bare, Mollie Bogle, Mera Cardenas, Angelica Dion, Sarah Edwards, Anna Joiner, and Joy Melton (under the direction of Professor Richard Laub of Georgia State University, Atlanta) in April 2011 and October 2011 as part of the "Historic District Information Form" for the proposed Capitol View Historic District. The text was edited by Georgia Historic Preservation Division staff.*

#### Overview

The Capitol View Historic District is a large, urban, primarily residential neighborhood in Atlanta, south of Adair Park, east of Oakland City, west of Capitol View Manor, and northeast of Sylvan Hills. Downtown Atlanta is approximately four miles to the north/northeast. The neighborhood is roughly bounded to the north by the former Atlanta & West Point railroad line; to the west by Sylvan Road; to the south by the southern end of Perkerson Park; and to the east by Metropolitan Parkway (historically Stewart Avenue).

Metropolitan Parkway functions as the primary north-south thoroughfare, while Sylvan Road and Allene Avenue act as secondary north-south traffic corridors. The Metropolitan Parkway alignment very closely corresponds to the north-south land lot line dividing land lots 105 and 88, and 104 and 89. Dill Avenue is the primary east-west thoroughfare through the district and Deckner Avenue acts as a secondary east-west traffic corridor. The oldest major section of the neighborhood is the northeastern portion of the district (north of Deckner Avenue and west of Metropolitan Parkway) which contains many early 20<sup>th</sup>-century bungalows. There are also a few 19<sup>th</sup>-century houses along Metropolitan Parkway.

Capitol View's historic resources reflect the neighborhood's growth as a predominantly middle-class Atlanta streetcar (and later automobile) suburb. Historic resources include houses, commercial buildings, churches, a city park, and a former elementary (now middle) school. The Stewart Avenue (now Metropolitan Parkway)/Dill



Capitol View Historic District  
Name of Property

Fulton County, GA  
County and State

Avenue intersection has served as an important reference point in the district's growth and development. While the streetcar remained in service through the early 20<sup>th</sup> century, Dill Avenue, which accommodated the city trolley line, acted as the focal point for development in Capitol View. Later, as the automobile gained popularity and became more widely available to the middle-class, Stewart Avenue (now Metropolitan Parkway) assumed a more dominant role in the regional transportation network.

The district contains primarily single-family houses, which are arranged regularly on a gridiron street pattern. The historic houses reflect almost 100 years of residential architecture with a variety of types and styles common to middle-class communities in Georgia. Commercial properties are also present and are found in distinct nodes at the major intersections along Dill Avenue (at Metropolitan Parkway, Allene Avenue, and Sylvan Road). Mature trees shade sidewalks, which are present in most areas, and low rolling hills make for a walkable neighborhood. Vacant lots are present throughout the neighborhood. The district maintains good overall integrity with approximately 82 percent of the resources considered contributing.

The neighborhood is laid out on gently rolling hills with elevations varying between 940-1050 feet above mean sea level. The topography is lower to the south and west and the small stream that runs through Perkerson Park represents the lowest area in the district. The railroad line (former Atlanta & West Point) that forms part of the northern boundary of the district runs closely along a northwest-southeast ridgeline at 1000 feet above sea level. Like other surrounding historic neighborhoods, the interior portion of the residential area has numerous trees, including oak, pine, maple, and dogwood. Yards are generally well maintained with shrubs, planted trees, and manicured lawns.

The predominantly residential areas are located south of Hartford Place, mostly between Sylvan Road and Metropolitan Parkway. The majority of houses are single-family units. Duplexes are sparse and are interspersed throughout the neighborhood. Several that were constructed during the period of significance are located at 666 Dill Avenue, 984 Dill Avenue, 1371 Athens Avenue, 1429 Athens Avenue, 1431 Belmont Avenue, 1455 Beatie Avenue, 703 Erin Avenue, and 999 Arden Avenue (all contributing). One apartment building, distinct from the otherwise predominantly single-family houses in the district, is located at 1365 Sylvan Road (c.1955<sup>1</sup>) and is considered a contributing property.

The Metropolitan Parkway/Dill Avenue intersection represents the highest density development within the district and is site to multiple commercial and institutional buildings. Sylvan Road also acts as an important north-south thoroughfare and there exists a distinct node of commercial properties at its intersection with Dill Avenue. These corners historically acted as neighborhood centers of commerce and activity which also correspond to the historic streetcar line. Other commercial properties are interspersed along Dill Avenue, Sylvan Road, and Metropolitan Parkway within the district.

The streets are laid out in a grid pattern oriented to the cardinal directions (north, east, south, and west). Blocks north of Dill Avenue are arranged on an east-west dominant axis more closely following the railroad which traverses a ridgeline north of the district. As a result, houses north of Dill Avenue tend to face north or south along long east-west blocks. Allene Avenue and Hartford Avenue represent exceptions to this general trend north of Dill Avenue. Blocks south of Dill Avenue follow a north-south dominant axis as the terrain descends in elevation to the south, becoming dissected by small drainages which have mostly been covered. Here houses are generally oriented east and west along long north-south blocks. Lot sizes vary between 45 and 75 feet wide and 130 to 150 feet deep. Along Fairbanks Street, Graham Street and Hartford Avenue, lot sizes are more uniform at 50 feet wide and 130 feet deep.<sup>2</sup>

Houses throughout the district have a moderate setback (approximately 30 feet or less) with narrow side yards and a deep backyard. Front yard fences are uncommon, though present, while back yard fences are typical.

<sup>1</sup> Fulton County Board of Assessors, accessed on-line at [www.fultonassessor.org](http://www.fultonassessor.org)

<sup>2</sup> Land Lot sizes found on [www.fultonassessor.org](http://www.fultonassessor.org)



Capitol View Historic District

Name of Property

Fulton County, GA

County and State

Retaining walls are used where needed, though they are not a dominant feature throughout the district as there are few drastic elevation changes. Where present, retaining walls are of brick, stone, concrete masonry units, or reinforced concrete. Driveways are common features throughout. Streets are tree-lined. Most have sidewalks with the exception of the extensions of Beatie, Belmont, and Athens south of Deckner. Mature trees are present throughout the district and are common features on individual lots. Maintained lawns are common and some houses utilize foundation plantings. There are few vacant and overgrown lots.

### Parks and Gardens

Perkerson Park (c.1944), a 50-acre city of Atlanta park, is a contributing site that comprises the southwest corner of the district and provides both passive and active recreation opportunities. The recreation building (a contributing building) is now used as the local polling facility. A stone restroom building is the other contributing building, and a large stone picnic pavilion is a contributing structure. The park includes a large sculpture near the northern entrance, one of the city of Atlanta's public art collection pieces, *My Spirit is Changing* by Toby Martin (c.1985, non-contributing object). Perkerson Park also has a playground, tennis courts, and a basketball court: each are non-contributing structures due to their late construction or changes after 1966. A baseball/softball complex is present atop a hill in the southwest corner of the park where pedestrian access is available to the Sylvan Hills neighborhood. While it was present during the historic period, this complex has been changed and expanded and is therefore counted as a noncontributing structure within the park. The small drainage that runs through Perkerson Park represents the lowest area in the district. This creek is channeled by a stone-and-mortar wall crossed by two small stone bridges. (The stonework and other small-scale elements such as grills are not included in the resource count, as they are an integral part of the contributing site.) Mature trees are present throughout the park and open, contoured greenspace allows for passive recreation opportunities. The park is represented in photographs 16 and 50 through 59.

The historic district also includes two community gardens, which have been recorded as vacant properties for the purpose of this nomination: one community garden is located at the northwest corner of Deckner Avenue and Allene Avenue, and the other is located at northeast corner of Dill Avenue and Allene Avenue.

### Roads, Railroad, and Streetcars

An extension of the former Atlanta & West Point (A&WP) railroad line runs along a portion of the northern extent of the district. It is currently being converted into a paved trail known as the Beltline. The A&WP Railroad completed an 80-mile line from East Point (eight miles southwest of Atlanta) to LaGrange and West Point in 1854. In 1899 six additional miles of track were completed, connecting the A&WP line directly to the industrial hub of Atlanta (before 1899 A&WP trains were obliged to enter Atlanta on the Macon & Western line—later Central of Georgia).<sup>3</sup> The line crosses Metropolitan Parkway on a single-span, two-track, plate-girder railroad bridge situated on top of a pair of stepped, poured-in-place concrete retaining walls (photograph 1). The bridge is made of riveted steel girders and metal cross ties with heavy steel-plated sides and is a contributing structure with good integrity<sup>4</sup>.

The early development of Capitol View was influenced by the presence of the streetcar line that once traveled from downtown Atlanta to Dill Avenue, first via McDaniel Avenue (c.1895) and later (c.1924) via Stewart Avenue (now Metropolitan Parkway). Dill Avenue has historically acted as the primary east-west thoroughfare and an important focal point for development since the streetcar serviced the corridor into the 1930s. By 1895, before Capitol View was established as a subdivision, the Atlanta Traction Company operated a McDaniel Street-Dill Avenue-Ashby Street trolley line which connected Fort McPherson to downtown Atlanta

<sup>3</sup> Storey, Steve, *Railroad History* "Atlanta & West Point Railroad" on-line at [www.railga.com](http://www.railga.com)

<sup>4</sup> Atlanta and West Point Railroad Bridge. NAHRGIS Capitol View Neighborhood Historic Resources Survey. Georgia Historic Resources, Historic Preservation Division: 2008.

Capitol View Historic District

Name of Property

Fulton County, GA

County and State

and passed through what would become Capitol View on Dill Avenue. A 1902 map shows that the Georgia Railway & Electric Company opened a Lee Street trolley line to service Ft. McPherson. As a result, the former 1895 alignment is truncated at Ashby Street (currently Sylvan Road) on Dill Avenue. The 1920s transportation map shows the Stewart-Dill trolley line (operated by Georgia Railway & Electric Company) and the city limits that encompassed the Capitol View neighborhood. Capitol View was serviced by the Dill Avenue line until Atlanta's streetcar network was completely replaced by buses in the 1940s. There are few physical remnants of the historic trolley line, but the presence of several commercial buildings at street corners along Dill Avenue reflect probable historic streetcar stops, notably at Allene Avenue and Hartford Avenue (photographs 23 and 35).

The primary roads within the district appear to have been roughly in place prior to the Civil War. Maps dating to the 1860s depict a road alignment which runs directly north-south on the land lot boundary and closely resembles the modern Metropolitan Parkway alignment. An east-west intersecting road is thought to be either the current Dill Avenue or Deckner Avenue. These maps also depict a road that corresponds closely to the Sylvan Road corridor based on its intersection with the Central of Georgia (historically Macon & Western) railroad. A September 30, 1897 article in the *Atlanta Constitution* suggests Ashby Avenue (currently Sylvan Road) was in place by 1862<sup>5</sup>.

Between 1904 and 1909 Stewart Avenue (now Metropolitan Parkway, photographs 3 and 4) was improved through the district and by 1925 Stewart Avenue was officially recognized as part of the Dixie Highway<sup>6</sup>. The designation speaks to the importance of Stewart Avenue in the traffic patterns of the city of Atlanta and also in the emerging national road network. Capitol View prospered in the early years of the automobile as it had in the years of the streetcar. Situated conveniently to a major north-south transportation corridor in the bustling city of Atlanta, the district grew at a steady pace attracting both residents and businesses. Even in the early years of regional transportation expansion in the mid- to late 1940s, Capitol View and Stewart Avenue retained a place of importance. Between 1946 and 1950 the "west" bypass, also known as US Route 41, was designed to carry north-south through-traffic west of the congested Atlanta city center on Northside Drive and Stewart Avenue. However, this was short-lived because in 1952 the new "South Expressway" (now the I-75/I-85 corridor) was completed south of University Avenue to the Atlanta city limit, effectively siphoning off through-traffic north of the district on University Avenue. Though Capitol View would remain convenient for commuters to Atlanta, Capitol View would never again occupy such a prestigious location on a primary transportation corridor.

#### Development Patterns, Layout, and Landscape

Development within Capitol View proceeded on a gridiron street pattern despite slight variations in topography. Residential lots are consistently rectilinear and are deeper than they are wide. In general, development appears to have first occurred along Metropolitan Parkway and Dill Avenue and then radiated out south and west. The oldest, and largest, section of the historic district is found south of the abandoned Atlanta & West Point railroad, north of Deckner Avenue, west of Metropolitan Parkway, and east of Allene Avenue. This section is mainly residential and the earliest development (1910s-1930s) was facilitated by accessibility to Stewart Avenue (now Metropolitan Parkway). Bungalows are common in this section. House types and styles west of Allene Avenue present slightly later construction dates. The English Vernacular Revival style dominates the area west of Allene Avenue, north of Deckner Avenue, east of Sylvan Road, and south of Dill Avenue suggesting dates of construction similar to those seen east of Metropolitan Parkway in nearby Capitol View Manor (c.1925-1940). North of Dill Avenue and west of Allene Avenue, house types and styles (such as the American Small House) are more similar to those present in the "Fairmont Forest" subdivision south of Deckner Avenue, suggesting dates of construction between 1940 and 1960.

<sup>5</sup> Pew Arthur, "How Ashby Street Was Named," *The Atlanta Constitution*, Sept. 30, 1897, p.4.

<sup>6</sup> "Historical Road Maps & Guides; 1925 Mohawk-Hobbs Guide to the Dixie Highway Part 2 (Southern) of 2," pg. 18, Atlanta to Macon, GA available on-line at <http://historicalroadmaps.com/MultistatePage/HobbsDixiePart2Page/>

Capitol View Historic District  
Name of Property

Fulton County, GA  
County and State

Development north of Dill Avenue emphasizes the east-west axis, which parallels the Atlanta & West Point railroad to the north, and houses tend to face north or south on parallel blocks. This includes Erin Avenue (formerly McPherson), Beachwood Avenue, Hartford Place, and Dill Avenue. Allene Avenue (formerly Seminole Avenue) and Hartford Place are exceptions where houses are aligned facing east-west. Residential lots north of Dill Avenue have generally narrow street frontage, 45-55 feet, and are between 150 and 215 feet deep. Some lots appear to be doubled and some are irregularly shaped. An abandoned alley network is still visible in places, but unusable, and parallels both Metropolitan Parkway and Dill Avenue providing rear access to both houses and businesses fronting on the primary thoroughfares.

The front and side setbacks in the district are relatively consistent and houses are, on average, less than 30 feet from their neighbors (photograph 38). Front yards are typically small with narrow side yards and deep back yards sometimes enclosed with chain-link fencing. According to advertisements from 1909 for homes in Capitol View, yards were designed for gardens and fenced for chickens. Several house lots contain outbuildings in the rear of the house for storage or, where space affords, auto garages accessible by a narrow driveway on either side of the house (photograph 14). Most driveways are concrete. Houses built above street grade have retaining walls constructed of brick, stone, concrete masonry units, or reinforced concrete (photographs 6, 24, and 63). Some lots at street grade incorporate low, single-course retaining walls to create buffers with the driveway and protect mature trees or create flower beds. The streets in Capitol View are paved asphalt (photographs 28, 30, and 31). Sidewalks are found throughout most of the district, sometimes on just one side of the street, and are either poured concrete or hexagonal pavers. Planting strips are common and, where present, contain trees or simply grass (photograph 34). The newer extensions of Beatie, Belmont, and Athens avenues to the east of Perkerson Park have no sidewalks. Wooden telephone poles, aluminum streetlights, and mature trees line the streets (photographs 17 and 18). Curbing throughout the district is granite block or poured concrete (photographs 7, 12, and 13).

### Commercial and Institutional Buildings

Commercial properties within the district grew out of a need for services for local residents. Locations correspond to the primary transportation corridors, occurring in two distinct nodes: the Dill Avenue and Metropolitan Parkway intersection, and the Dill Avenue and Sylvan Road intersection. There are a few isolated commercial buildings along Dill Avenue and at the corner of secondary north-south intersections with residential roads. These likely correspond to historic streetcar stops. The fact that commercial activity prospered and expanded along Dill Avenue between 1900 and 1930, which was after the streetcar route was truncated at Ashby Street (now Sylvan Road) in 1902, strongly suggests that these businesses were intended to service the Capitol View neighborhood and that they were not counting on through-traffic. After 1930, automobile-oriented commercial ventures began to appear on maps at commercial nodes, indicating that residents began to rely more on cars for transport and less on the city's streetcar network.

The Metropolitan Parkway and Dill Avenue intersection represents the highest density development within the district. It includes several commercial and institutional buildings like the four-story Capitol View Masonic Lodge. (Because of the fenestration, only three stories are visible on front.) In general, commercial buildings along Dill Avenue, Sylvan Road, and Metropolitan Parkway are small-scale and single-story and have no setback from the sidewalk. The orientation reflects the historic period in which each building was constructed. For example, the c.1939 Sylvan Theater at 898 Dill Avenue is situated on the street with no setback. Some vacant lots along Dill Avenue, Sylvan Road, Allene Avenue, and Metropolitan Parkway have been paved for surface parking for buildings from the 1940s and 1950s.

Small grocery stores, auto repair shops, and gas stations were built along Dill Avenue and Sylvan Road. Four of these nodes can be seen in photographs 35, 36, 39, and 49. An iconic "Pure" gas station was built in the Tudor Revival style at the corner of Dill and Sylvan roads. Most commercial buildings are plain brick buildings, one-to-two stories high, with flat or slightly sloped roofs and were built as either stand-alone units or as part of



Capitol View Historic District  
Name of Property

Fulton County, GA  
County and State

multiple units, typically no more than two or three adjacent. Photograph 8 shows one of the earliest commercial rows in the foreground, while photograph 23 shows a later corner store.

The International Style is represented in some of the non-residential buildings. The current Pickett OutReach Ministries at 661 Dill Avenue (photograph 10) was built as an education center for the Capitol View Methodist church (discussed below) and completed in 1958. The two-story building features red running-bond brick with a smooth concrete cornice band and aluminum windows.

### Community Landmark Buildings

Capitol View Free & Associated Masonic Lodge (F. & A.M.) #640 is a contributing building at 1310 Metropolitan Parkway (photograph 2). The building is a Commercial-style building with classical elements composed of brick and marble. It was designed by Robert Smith Pringle in the years before his successful partnership with Francis P. Smith (Pringle & Smith). The first stone was laid September 1921 with the building completed in 1922. The building was named "Capitol View Lodge" because it sat on a small promontory with a view of the state capitol building. Originally, Lodge #640 was home to 550 Masons. The four-story lodge adheres to a tripartite formula with a base, shaft, and crown. The base was constructed for retail space. The second floor (and possibly the third floor) contains office space and the upper floor housed the Mason's auditorium and ritual space. (Only the rear of the side elevation makes all four floors apparent, as the front façade exhibits windows on just three floors.) The exterior "crown" is the cornice and frieze, with the middle floors composing the shaft. The fenestration is symmetrical and leads the eye vertically up the building. Lodge #640 has a "Main Street" commercial feel, which suits its context.

Located at 1442 Metropolitan Parkway, the current Latin Academy Charter School is a contributing property (photograph 42). The Mediterranean Revival-style school building was designed by A. Ten Eyck Brown and Alfredo Barili. The school opened in the fall of 1927 as the Capitol View Elementary School. The two-story building is brick topped by red clay barrel tiles edging the roof. The first addition was attached to the northeast side of the original building and is set back from the primary Metropolitan Parkway façade. It complements the original building in material and scale, and was likely added in the 1940s since it appears on aerial imagery dating to 1949 and was clearly depicted on a 1954 map of southwest Atlanta. The second addition was constructed south of the original building along the same axis (along Metropolitan Parkway). A definite date of construction was not determined, though the architectural style suggests the early 1960s. Since both additions are attached, the school is counted as one contributing building.

Capitol View Methodist church purchased the lot at 661 Dill Avenue at the northwest corner of Athens Avenue from John Shannon in 1912. Construction began in 1913 on a one-story building fronting on Dill Avenue, connected to a two-story building via a breezeway to the north. In March 1928 construction was completed on the present church building which consisted of a new sanctuary facing Dill Avenue (photograph 9). The building is composed of red brick with classical elements. A single staircase leads to a portico entrance. The portico is flanked by brick columns supporting an entablature and pediment. The Athens Avenue elevation contains arched, stained glass windows. No record of an architect or builder could be located. The church and congregation grew well into the 1950s and in 1958 the Pickett Outreach Center was constructed on Dill Avenue west of the church. The building maintains good integrity and is contributing to the district. Another contributing neighborhood church is seen in photograph 29.

### Residential Buildings

Residential buildings in the district are predominantly single-family houses of low scale, one to one-and-a-half stories in height with a moderate (approximately 20-to-30-foot) setback from the street. The contributing houses are reflective of the various periods of growth that occurred during the period of significance (c.1867-1966). The diverse housing types are typical of homes that were popular in Georgia during the late 19<sup>th</sup> and early 20<sup>th</sup> century and are also indicative of the variety of small-scale builders active in the area. Houses are

Capitol View Historic District

Name of Property

Fulton County, GA

County and State

typically wood frame set on brick piers, which have commonly been filled in. Brick (photographs 40 and 61) and wood weatherboard (photograph 19) are common house cladding materials. Asbestos shingles are also present in the district. The neighborhood followed two broad and distinct development periods reflected in the types of houses found north of Deckner Avenue and those found south of Deckner Avenue.

The first period of extensive residential development in Capitol View began shortly after 1900 north of Deckner Avenue. This area continued to infill and develop well into the 1920s. The most common house types in this area are bungalows. Houses with late Victorian influences are also prevalent, especially the New South Cottage. Georgian, Queen Anne, Gabled Wing, and English cottages are frequently found. There is one I-house at 669 Erin Street and several Side-Gabled cottages throughout. The second period of development began with the need for housing during and after WWII. This phase of development is reflected in houses west of Allene Avenue and south of Deckner Avenue, especially in the Fairmont Forest development south of Deckner Avenue. These houses are all either variants of the American Small House or early ranch houses built in the 1950s. There is a single 1961 split-level house in the district on Beechwood Avenue, north of Deckner Avenue.

The architectural styles in Capitol View are less diverse than the house types. Most houses exhibit some elements of academic styles, but there are very few high-style houses. Colonial Revival and Craftsman elements are predominant. English Vernacular Revival is also well represented.

The earliest extant buildings are related to an early family, the Deckners, who settled here after the Civil War. Their high-style Victorian houses are located along the main street, now Metropolitan Avenue (photographs 43-47). The oldest known Deckner family house, a Central Hall Cottage with rear ell built c.1867 (photograph 48), cannot be seen from the street but is located behind the Second Empire-style house at 1488 Metropolitan Avenue, which was built by the Deckners in 1870 (photograph 47). There is no evidence to suggest the original house was moved, but rather the house likely fronted on an extension of Deckner Avenue as seen on cadastral maps dating to 1928. The Deckner houses also include two Queen Anne cottages with Folk Victorian details at 1466 and 1474 Metropolitan Avenue. Another Deckner house at 1500 Metropolitan Avenue is a New South Cottage that does not exhibit any architectural style.

The following descriptions of housing types are based on the statewide context, *Georgia's Living Places: Historic Houses in Their Landscaped Settings*:

The Georgian Cottage is among the most popular and long-lived house types in the state. It is a symmetrical plan with a central hallway and two rooms on either side. The roof is usually hipped, but may be gabled, and chimneys are usually paired on the interior of the house between each pair of rooms. Georgian plan cottages are found across all periods of the state's history but were most frequently built between 1850 and 1890. There are few examples of the Georgian Cottage in Capitol View. 1375 Everhart Street, built c.1900, is one of the earliest known houses in the neighborhood. Other examples are at 1454 Everhart Street and 1443 Desoto Avenue. The house on the left in photograph 22 is a good example of a Georgian Cottage.

Both T-shaped and L-shaped plans of the Gabled Wing Cottage can be found in Capitol View. The cottage is characterized by a gabled front at one end of a recessed wing that is parallel to the façade. The front door is located in the recessed wing. The type was most popular between 1875 and 1915 and was popular in both rural and urban settings. An example of a T-shaped plan is at 1375 Athens Avenue and 843 Hartford Place. An example of the L-shaped plan is found at 861 Beechwood Avenue.

The Queen Anne Cottage is characterized by an asymmetrical square main mass with projecting gables on the front and side. There is no central hallway. The roof may be pyramidal or hipped and the chimneys are usually on the interior. The plan was a popular middle-class housing option between 1880 and 1890. The examples in Capitol View are few. As mentioned above, the Deckner family built two Queen Anne cottages. Other good examples in the district are at 1330 Allene Avenue and at 1386 Everhart Street.

Capitol View Historic District

Name of Property

Fulton County, GA

County and State

The New South Cottage is prevalent within Capitol View. It is distinguished from the Queen Anne Cottage by its symmetry and central hallway. One or both of the front rooms may project. The New South Cottage was popular in Georgia between the 1890s and the 1920s. There are numerous examples in the Capitol View neighborhood, including at 1375 and 1461 Athens Avenue and 1440 Allene Avenue. A good example can be seen in photograph 20.

The Pyramid Cottage is a simple house form consisting of a square main mass, four-rooms and no central hallway. Its most distinctive feature is the steeply pitched, hipped roof that reaches a pyramid at its apex. Most were built between 1910 and 1920. One example in Capitol View is at 1392 Belmont Avenue.

The Side Gabled Cottage was another economical house type built between 1895 and 1930 and popular for worker housing in mill villages. It is characterized by a square main mass with four rooms and no hallway. It has a broad gabled roof with either a central doorway or four equal sized rooms indicated by two front doors. There are few examples in Capitol View; one at 1910 Arden Avenue, had two front doors, but one door is obscured by the siding.

The predominant housing type in Capitol View is the bungalow. It is characterized by an irregular floor plan and rectangular shape and was popular between 1900 and 1930. Integral porches are common. There are four main roof configurations: the front gable as seen at 1384 and 1392 Fairbanks Street; the hipped roof found at 718 Erin Avenue; the cross-gabled roof found at 824 Dill Avenue; and the side-gabled roof. Bungalows can be seen in photographs 11 (right), 25, 26, 27, 32, 60, and 62.

The English Cottage is distinctive for its cross-gabled massing and sometimes for a front façade chimney. It was popular from the 1930s through the 1940s among middle-class Georgians, typically near towns and suburban developments. It is generally a compact square or rectangular block clustered around a central entry with vestibule and may have a front projection (photograph 15). Capitol View has several examples of the English Cottage: one is found at 1396 Belmont Avenue.

The American Small House was built from the 1930s through the 1950s as a compact and economical housing type. It was mass produced after World War II to satisfy explosive housing needs. In Capitol View, most are actually extended versions of the American Small House and can be found in high concentrations south of Deckner Avenue, especially along Belmont and Athens Avenues. Photograph 14 is an example. This was part of the Fairmont Forest housing development built for "war worker" housing during WWII.

The ranch house was an extremely popular house type in Georgia beginning in the 1940s. In Capitol View, most ranches were built throughout the 1950s and have a rectangular plan with brick veneer walls, low hipped or gabled roofs and a tripartite front window. This early version of the ranch, sometimes called a "compact ranch," is found in high concentrations south of Deckner Avenue along Metropolitan Parkway and Beatie Avenue. Ranch houses found north of Deckner Avenue were generally infill housing and are situated lengthwise on the narrower lots. Ranch houses can be seen in photographs 33 and 41.

The split-level house is generally seen in suburbs from the 1950s. It consists of three levels accessed by a central entry: two levels are stacked and a third is to the side, offset between the two levels. There is only one example of a split-level in Capitol View at 795 Beechwood Avenue.

Residential architectural styles are documented in *Georgia's Living Places: Historic Houses in Their Landscaped Settings*. In Capitol View, there are few high-style houses. Some elements of Craftsman and Colonial Revival styles are dominant. English Vernacular Revival is also popular. Second Empire and Folk Victorian are represented, but in small numbers.



Capitol View Historic District  
Name of Property

Fulton County, GA  
County and State

The Second Empire style is rare in Georgia. It was built mainly in Northern industrial cities during the 1870s and 1880s, when the South was still suffering from the effects of the Civil War. The single example in Capitol View is the house at 1488 Metropolitan Avenue historically belonging to the Deckner family (photograph 47). The Second Empire style is characterized by the mansard roof: a dual-pitched, hipped roof with dormers.

Folk Victorian elements were popular in Georgia from the 1890s to the 1910s. There are a few elements on houses throughout Capitol View but good examples are at 1466 and 1474 Metropolitan Parkway. The style is characterized by turned or jigsawed woodwork applied to porches, eaves, and door and window surrounds.

The Colonial Revival style uses elements from buildings of the colonial era, sometimes applied to a variety of building types. This is apparent throughout Capitol View as Colonial Revival features can be found on Georgian cottages, New South cottages, an I-house, bungalows, and American Small Houses. Pure manifestations of the style are not as common.

The Craftsman style was extremely popular in Georgia in the early 20<sup>th</sup> century. A variety of materials are used in the style which can be characterized by low-pitched roofs, wide overhangs, exposed rafter tails and short, square columns on masonry piers. In Capitol View, roof shapes are front gabled, cross-gabled, or hipped. Both gabled and shed dormers are present. Exposed rafter tails and triangular knee braces are prevalent, as well as full-width integrated porches. There are numerous good examples in the neighborhood, mostly on bungalows.

The English Vernacular Revival was a common style in Georgia suburbs in the early 20<sup>th</sup> century. The style was based on English country houses and it is characterized by a steeply pitched, gabled roof with a dominant front-facing gable and front chimney. Almost all examples are brick veneer and many have patterned brickwork. Excellent examples are found at 817 Dill Avenue and 1419 Harford Avenue. One particular feature found in Capitol View is the steeply sloped front gable with a segmented curve as in 1427 Belmont Avenue.

#### Surrounding Areas and Boundary Explanation

The original plat for the Capitol View subdivision, dating to c.1910, reveals a rather compact neighborhood that extended between Dill and Deckner avenues in the north and south and Ashby Road (Sylvan Road) and Stewart Avenue (Metropolitan Parkway) west to east. At that time, based on plat maps and Sanborn maps of the area, Oakland City and Adair Park were recognized neighborhoods clearly separated by sparsely developed land and also by the Central of Georgia and the Louisville & Nashville railroads. As Atlanta's suburbs continued to infill throughout the first quarter of the 20<sup>th</sup> century, the railroad tracks continued to serve as a general delineation between these three neighborhoods in south Atlanta.

Capitol View Manor and Sylvan Hills are adjacent to Capitol View on the east and south sides respectively. These neighborhoods developed at a later date (post 1925) and are arranged in a manner which visually differentiates them from Capitol View. While Capitol View observes a strict, linear street pattern, both Capitol View Manor and Sylvan Hills are arranged along curvilinear streets which demonstrate elements of a suburban development philosophy.

The Capitol View Historic District also includes several properties on the east side of Metropolitan Parkway. The district includes only the resources that front on Metropolitan Parkway since these buildings are associated with the development of the Capitol View neighborhood, including the Deckner house complex (1466-1510 Metropolitan Parkway). The Deckner houses are the earliest residential buildings in the area and the family played an important role in the early settlement of the Capitol View area. The remaining residences on the east side of Metropolitan Parkway match the house styles, character, and dates of construction of those found in the Capitol View neighborhood west of Metropolitan Parkway. These lots were likely among the most attractive lots when the neighborhood began to be developed in the late 19<sup>th</sup> century because of their proximity to the main road. The former Capitol View Elementary School (1442 Metropolitan Parkway) is also

Capitol View Historic District

Name of Property

Fulton County, GA

County and State

included in the historic district because construction (1927) was in response to development in Capitol View, and residents attended this school.

The Atlanta & West Point Railroad bridge is included in the district because the bridge is a historic structure representing railroad development in Georgia while also forming a distinct boundary between Capitol View and Adair Park on Metropolitan Parkway. It is considered a contributing resource because the rail line influenced the layout and subsequent development of the neighborhood.

Most of the surrounding areas adjacent to the Capitol View Historic District boundary are either recognized or proposed historic districts. Adair Park, north of the district, and Oakland City, north and west of the district, are National Register of Historic Places districts. Both neighborhoods developed in a similar time frame and exhibit similar architectural styles as Capitol View; however, they are separated from Capitol View by the railroad and an industrial area consisting mainly of mid-20<sup>th</sup>-century industrial buildings. To the south and southwest is the Sylvan Hills neighborhood which developed after Capitol View and adheres to a mid-20<sup>th</sup> century suburban street pattern of curvilinear streets. The campus of Atlanta Metropolitan College (established 2001) and Atlanta Technical College (1967) along Metropolitan Parkway, south of 1520 Metropolitan Parkway, does not relate to the historical developmental or architectural styles of the Capitol View Historic District. To the east is the Capitol View Manor Historic District (National Register-listed), which has always used some of the community and commercial buildings in Capitol View. However, Capitol View Manor's development and architectural styles are different, and from a later time period, than Capitol View. Also, the Capitol View Manor street pattern is curvilinear in comparison to Capitol View's grid pattern.

#### Explanation of Contributing and Noncontributing Resources

In general, the Capitol View Historic District has a high level of historic integrity. Only about 18 percent of the resources are considered noncontributing (mostly buildings). Residential buildings that do not contribute to the district are either recent construction or buildings that have been so altered that they have lost their historic integrity of design and/or materials and workmanship.

Altered houses include inappropriate additions to the front or roofline (photograph 5, right) that significantly change the form and are out of scale. For example, 1402 Desoto Avenue has multiple additions, one of which is a three-story enclosed tower-like projection (photograph 21, right). The house at 728 Erin Avenue has added a floor using a rectangular dormer projection. The house at 1263 Allene Avenue maintains its historic form but historic materials such as windows, entry, chimney, and siding have been removed. Noncontributing houses also include recent construction outside the period of significance. Examples can be found at 855 Erin Avenue and 778 Beechwood Avenue.

Noncontributing commercial buildings are generally recent construction (photograph 37). They occur mainly at the fringes of the district and are built of modern materials such as fabricated stone and corrugated aluminum. An example can be found at 1030 Dill Avenue. Less common are historic commercial buildings that have lost integrity through major alterations.

Perkerson Park is counted as one contributing site with two contributing buildings (recreation center and restroom), one contributing structure (a large picnic pavilion), one noncontributing object (a large sculpture), and four noncontributing structures (tennis courts, basketball court, playground, and baseball complex). For a more detailed discussion, see the description of the park in previous paragraphs. The railroad bridge over Metropolitan Parkway is counted as one contributing structure. The former Capitol View Elementary School (1927) is counted as one contributing building because both additions (1940s and 1960s) are attached to the original building. Other parcels on the National Register map are marked with an "X" if they contain a noncontributing building (one per parcel unless otherwise indicated). Unmarked parcels on the map each contain one contributing building, unless otherwise indicated. Vacant parcels that are not counted as contributing or noncontributing are marked on the map with a "V."

Capitol View Historic District  
Name of Property

Fulton County, GA  
County and State

**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.)

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

**Period of Significance**

c.1867-1966

**Significant Dates**

c.1867 – first Deckner family house constructed

c.1910 – Capitol View plat published

1913 – Capitol View annexed to the city of Atlanta

1927 – Capitol View Elementary School built

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Brown, A. Ten Eyck (architect)

Barili, Alfredo (architect)

Pringle, Robert Smith (architect)

Jordan, William Russell (builder)



Capitol View Historic District

Name of Property

Fulton County, GA

County and State

**Period of Significance (justification)**

The period of significance begins with the date of construction of the first house built by the Deckner family (c.1867) that is still extant, and ends with the date when the last houses were built during the historic period (1966). By that date, almost every lot was built out, and no new construction occurred for several more years. The demographic transition associated with "white flight" also slowed new development around 1966.

**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 Capitol View Historic District is significant at the local level under Criterion A in the area of community planning and development and under Criterion C in the area of architecture for its importance to the city of Atlanta as an early settlement that evolved into a streetcar and automobile suburb on the south side during the period of significance from c.1867 to 1966. After the Civil War, a few farming families moved into the area that would later become Capitol View, including Frederick Deckner and his children. Several Deckner houses still survive in the district. The first subdivision development was by William David Beatie's Suburban Realty Company, which advertised houses and lots between 1908 and 1911 as a desirable modestly priced suburb "on one of the few streetcar lines which do not pass through a negro settlement." A series of plats for different sub-areas by different developers followed. Growth accelerated after Capitol View was annexed by the city in 1913. Stewart Avenue became a major automobile thoroughfare and commercial area after it was paved as part of the Dixie Highway in the 1920s. A section of war worker housing was developed in Capitol View in the early 1940s. Mostly blue-collar workers continued the population growth. By the early 1970s, a major demographic shift occurred as African Americans bought houses in Capitol View. The Capitol View Historic District is significant in the area of community planning and development, because it represents an early streetcar suburb in Atlanta that reflects some of the predominant national trends of its time. It was built in response to the rapid population growth of Atlanta and the need for affordable housing on the south side of the city. The district retains the same gridiron layout of streets and lots. The district is also significant in the area of architecture for its good intact collection of 100 years of house types and styles found in middle-class neighborhoods in Georgia, as identified in the statewide context *Georgia's Living Places: Historic Houses in Their Landscaped Settings*.

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

The first white settlers to the area that would become the Capitol View Historic District were farming families who arrived before and after the Civil War. Located about four miles south of downtown Atlanta, the area remained rural until after 1900. The Perkerson family owned large tracts of land as early as the 1830s, mostly just outside the boundaries of the present district. The Deckner family arrived from Wisconsin around 1866, and their legacy is still evident in several houses that remain from the second half of the 19<sup>th</sup> century to the early 20<sup>th</sup> century. Generations of this prominent family made their living from agriculture. By 1910, the area was platted for subdivision development by the Suburban Realty Company and subsequent developers. Streets were laid out in a grid pattern and lots were created for speculative development. The early arrival of the electric trolley and subsequent annexation into the city of Atlanta in 1913 spurred growth as a residential area with easy access to downtown and moderately priced housing. Small commercial nodes, along with a few churches and schools, provided residents with urban amenities nearby, especially along Stewart Avenue

Capitol View Historic District

Name of Property

Fulton County, GA

County and State

(now Metropolitan Parkway). War worker housing was added c.1942 and a city park (now Perkerson Park) was created in the late 1940s. By the early 1970s, some "white flight" occurred as African Americans purchased houses, but the current district has a diverse population.

The Capitol View Historic District is significant at the local level in the area of architecture for its good collection of late 19<sup>th</sup>- to mid-20<sup>th</sup>-century houses, commercial, and community landmark buildings that represent common types and styles found in urban middle-class and working-class neighborhoods throughout Georgia. These include excellent examples of single-family houses defined in the statewide historic context, *Georgia's Living Places: Historic Houses in Their Landscaped Settings*. For the majority of resources, the integrity of design, materials, and workmanship remains intact. House types represented in the district include the Queen Anne Cottage, New South Cottage, Georgian Cottage, Central Hall Cottage, Pyramid Cottage, Gabled Wing Cottage, English Cottage, bungalow, American Small House, and Ranch House. Many historic houses exhibit detailing of popular late 19<sup>th</sup>- and early 20<sup>th</sup>-century styles including Folk Victorian, Second Empire, Craftsman, Colonial Revival, and English Vernacular Revival. The district also has some of the earliest extant houses in Atlanta represented by the intact Deckner family residences along Metropolitan Avenue, dating to c.1867, 1870, and the 1880s. The 1870 house is a good example of the Second Empire style, which is rare in Atlanta due to poor economic conditions immediately after the Civil War.

The district is also significant in the area of architecture for its representative examples of small-scale commercial buildings. Most are one-story neighborhood and corner stores clustered in two main areas: those from the early 20<sup>th</sup> century are located around the intersection of Metropolitan Parkway and Dill Avenue and those from the mid-20<sup>th</sup> century are located near the intersection of Sylvan Road and Dill Avenue. These locations correspond to early streetcar routes and traffic arteries. The commercial architecture reflects the transition from simple classical and Spanish Colonial Revival motifs to the more streamlined look of the International Style. A couple of the earliest buildings are attached in rows, but most were designed as free-standing businesses, such as grocery stores, restaurants, barbershops, and automobile-related services. What was once the "Pure" gas station is a good example of the steep-roofed "Tudor Revival Cottage" design so frequently found on early buildings for this gasoline brand.

Capitol View is also significant in the area of architecture for several community landmark buildings, most notably the four-story Capitol View Masonic Lodge (1922) and the former Capitol View Elementary School (1927). The Masonic Lodge is a good example of a Commercial-style building with a tri-partite design. The brick-and-marble façade accentuates the first-floor commercial space in the base, as well as a prominent marble cornice on the top. It was an early design by prominent Atlanta architect Robert Smith Pringle (1883-1937). Capitol View Elementary School was the work of A. Ten Eyk Brown (1878-1940) and Alfredo Barili, Jr. (1888-1957). Brown designed many important Atlanta buildings, including residences, churches, schools, banks, and major public buildings in the early 20<sup>th</sup> century. The two-story brick school in Capitol View has Mediterranean Revival-style influences such as a pediment over the central bay and a clay-tile roof.

Capitol View is significant locally in the area of community planning and development because it is a good example of an area of south Atlanta that transitioned from farming community to middle-class streetcar subdivision to automobile suburb, always with convenient access to downtown. When laid out for residential development in the 1910s, it still utilized a traditional gridiron design that was common to earlier adjacent communities such as Pittsburgh and Adair Park. This sets it apart from the curvilinear streets of nearby Sylvan Hills and Capitol View Manor, which were platted later. Capitol View reflects some of the predominant national trends of its time with the location of small commercial strips along the streetcar lines, which later became arterial roads. The mostly residential suburb was built in response to the rapid population growth of Atlanta and the need for affordable housing on the south side of the city. Early residents included middle-class white families and blue-collar workers.

Capitol View Historic District

Name of Property

Fulton County, GA

County and State

William David Beatie's Suburban Realty Company advertised houses and lots between 1908 and 1911 as a desirable modestly priced suburb "on one of the few streetcar lines which do not pass through a negro settlement." Atlanta had experienced an infamous race riot in 1906 that led to officially organized re-segregation in many formerly mixed communities. Growth accelerated after Capitol View was annexed by the city in 1913. Subdivided tracts developed with similar house types, setbacks, and lot sizes. Stewart Avenue (now Metropolitan Parkway) became a major automobile thoroughfare and commercial area after it was paved as part of the Dixie Highway in the 1920s. The district still retains its historic design, feeling, and association from the period of significance. It is surrounded by other residential neighborhoods, as well a former railroad line (soon to become part of an urban trail called the "Beltline") and some low-scale industrial development to the north and northwest.

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**Developmental history/additional historic context information (if appropriate)**

*Note: The following section was written by Adam Archual, Steve Bare, Mollie Bogle, Mera Cardenas, Angelica Dion, Sarah Edwards, Anna Joiner, and Joy Melton (under the direction of Professor Richard Laub of Georgia State University, Atlanta) in April 2011 and October 2011 as part of the "Historic District Information Form" for the proposed Capitol View Historic District. It was edited by Georgia Historic Preservation Division staff.*

## EARLY SETTLERS

### The Deckner Family

The Deckner family was among the first white settlers who acquired large amounts of land in what would later become the Capitol View neighborhood. The Deckners owned 100 acres in District 14, Land Lot 89 in 1866.<sup>7</sup> The value of the land at the time was \$700. Frederick Deckner (d.1880<sup>8</sup>) emigrated from Germany to Wisconsin in 1842 and lived there for 23 years before settling in Georgia in 1865 at the advice of his son, Charles Deckner (1847-1933). In Georgia, Frederick Deckner observed that "the climate is a perfect representation of Italy-the finest in the world".<sup>9</sup> The recommendation to relocate from Wisconsin to Georgia came from young Charles Deckner's experience of being a Union soldier in Georgia during the Civil War. Both father and son were known for their agricultural expertise as well as their truck farming practices. Truck farming involved the practice of growing more than one crop at a time and shipping these crops to markets, in this case likely to Atlanta. The younger Deckner's advice for the proper care of crops, such as cantaloupes and asparagus, is documented in the *Atlanta Constitution* newspaper. Deckner's cultivation and irrigation techniques were also admired. McMillan Seed Company of Atlanta used the Charles Deckner name in their advertisement to sell their bulbs to the community, showing the importance of the Deckner name in plant cultivation.<sup>10</sup>

Frederick Deckner's now-demolished house was located immediately south of the present Capitol View Historic District, on land now owned by Atlanta Metropolitan College. Charles Deckner married Mattie A Bugg and they had six children: William, Leila, Virginia, Allen, Carl H., and Edward G. Deckner. Houses associated with Charles are still standing on Stewart Avenue (now Metropolitan Parkway SW). The oldest surviving

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<sup>7</sup> Fulton County Georgia Tax Digest, 1873.

<sup>8</sup> Franklin Garrett Atlanta Necrology on-line Microfilm Retrieval Guide for Deckner, Frederick ID Number 23344 available through Atlanta History Center and accessed at <http://garrett.atlantahistorycenter.com/gdetail.php?idnum=23344>

<sup>9</sup> Publications: Vol. 5, Georgia Department of Agriculture (Atlanta, GA: Jas. P. Harrison &Co., State Printers, 1880), 46.

<sup>10</sup> *The Atlanta Constitution*, date unknown.



Capitol View Historic District

Name of Property

Fulton County, GA

County and State

Deckner family house is a Central Hall Cottage with a rear ell built c.1867. The second Charles Deckner house is located at 1488 Metropolitan Parkway and is an example of the Second Empire style, built in 1870. Other Victorian-era Deckner houses survive on Metropolitan Parkway. Leila Deckner's property is located at 1466 Metropolitan Parkway with a house built in 1896. Virginia Deckner's 1903 house is located at 1474 Metropolitan Parkway. Both are Queen Anne cottages with Folk Victorian details. Allen Deckner's 1908 house is located at 1500 Metropolitan Parkway. It is a New South Cottage that does not exhibit any architectural style. Carl H. Deckner's property is located at 1510 Metropolitan Parkway with a house built in 1910. The surviving Deckner houses represent the oldest homes in the Capitol View Historic District and are all contributing properties to the district.

In addition to the agricultural expertise of Charles Deckner, he was well respected in the community as a public figure. He served as the vice president of the 5<sup>th</sup> Congressional District of the Georgia State Horticultural Society from 1908 to 1909. He also had a pivotal role in the "Last Man Club" of Atlanta. This group was made up of Civil War veterans and met in the Masonic Lodge (1310 Metropolitan Parkway) in Capitol View. The purpose was for camaraderie, and as the years went by, their numbers dwindled. By 1930, Charles Deckner and Charles Haskins were the only two surviving members.<sup>11</sup> Charles Deckner was reputed to be the last surviving veteran of the Grand Army of the Republic, a fraternal organization for Civil War veterans. Charles Deckner was also cited during the "Atlanta Race Riot" of 1906 for efforts to protect a dozen African Americans by "guarding them a day and a night."<sup>12</sup>

### Andrew P. Stewart

Andrew Stewart was another prominent Atlantan who purchased land in the area that would become Capitol View. Stewart was born in 1848 in Jackson, Butts County, Georgia, and became owner of a large tract of land in the late 1800s<sup>13</sup>. He married Fannie S. Manning and subsequently adopted one son. Stewart began his career in the hardware business with L. B. Langford for a period of ten years and later sold his business. Stewart was elected to a post representing the Fifth Ward in the Atlanta City Council from 1878 to 1879, and was later elected tax collector. Stewart Avenue in Capitol View (now Metropolitan Parkway) was named after Andrew P. Stewart.

### The Perkerson Family

Though the majority of the Perkerson's property was located south of the present Capitol View Historic District, the Perkerson name is commemorated in Perkerson Park, the 50-acre city park located within the district. The park is comprised of land that the family sold to the city in 1928. Thomas Jefferson Perkerson (1804 –1878), son of Dempse Perkerson (1778-1875), emigrated from South Carolina and settled in DeKalb County (now Fulton County) in 1835. Thomas Jefferson Perkerson acquired ownership of Land Lots 103 and 104, approximately 405 acres, on which he, his wife Isabella Ferguson, and seven children operated a farm. In the 1830s, the Perkerson Family built their home in the Sylvan Hills section (southwest of the Capitol View Historic District) at 552 Perkerson Road, which was continuously occupied by family descendants until 1934.<sup>14</sup> Thomas Jefferson Perkerson became sheriff of Fulton County in the late 1840s.

<sup>11</sup> *The Atlanta Constitution*, date unknown

<sup>12</sup> Ray Stannard Baker, *The Atlanta Riot*, (Phillips Publishing Co, 1907), 22-23.

<sup>13</sup> Pittsburgh Historic District National Register Nomination, Fulton County, GA, 2006.

<sup>14</sup> Perkerson Family History, Subject File, Atlanta History Center

Capitol View Historic District

Name of Property

Fulton County, GA

County and State

Fulton County Tax Records reveal that at the time of the Civil War, the Perkersons owned 405 acres. They had four children ages 6 to 18; owned eight slaves valued at \$16,000; and had household and kitchen items valued at \$500.<sup>15</sup> Thomas' son, Angus M. Perkerson (1843-1895), served in the Confederate Army, and would later follow in his father's footsteps with ten years of public service as the sheriff of Fulton County from 1873 to 1883.

On December 2, 1864 Elizabeth (Lizzie) wrote a letter to her brother Angus who was positioned in Virginia. The letter suggests the Perkerson family stayed in their house during the war, interacting with both Union and Confederate soldiers in an effort to preserve the family's estate. The letter tells of the sentiments of the family towards the soldiers, helping the wounded in the area, and the scene in Atlanta after Sherman's troops passed: "Atlanta is a perfect mass of ruins. I haven't been there as yet, but from what they tell me it is awful. All the public buildings are gone except the City Hall. Whitehall Street swept completely."<sup>16</sup>

In 1944, 315 acres of the Perkerson land in Lots 103 and 104 of the 14<sup>th</sup> District, along Sylvan Road and Stewart Avenue (now Metropolitan Parkway) were sold for subdivision purposes.<sup>17</sup> This included the 50 acres that now make up Perkerson Park, which was constructed c.1944. The park is located at 770 Deckner Avenue SW and is a contributing site. It is the largest green space and only public park in the Capitol View Historic District.

## DEVELOPERS, CONTRACTORS, ARCHITECTS, AND ENGINEERS

William David Beatie (born in 1864) was one of Atlanta's early realtors. In 1900 he entered the real estate field and, over the course of his career, sold approximately 1200 homes. He developed south Atlanta neighborhoods, such as Capitol View, Jefferson Park, and other subdivisions, enhancing the value of real estate in these localities. Beatie began developing the Capitol View neighborhood in the early 1900s using day laborers for construction. Beatie employed architects to develop plans and elevations and to make suggestions for materials for people who purchased lots. He also financed house construction.<sup>18</sup> His offices were located in the Equitable Building and the Trust Company of Georgia Building. In 1909, Beatie advertised Capitol View as a desirable, medium priced, non-rental suburb near Atlanta. The neighborhood was targeted to attract young white families seeking home ownership. Beatie advertised the community with amenities including the fully graded Stewart Avenue School, which would be replaced by Capitol View Elementary School in 1927, with "thoroughly competent teachers, who are not overworked as the city teachers;" pure water from wells and no city sewerage due to the high elevation; and the Whitehall and Stewart Avenue streetcar "one of the few streetcar lines which do not pass through a negro settlement." Beatie was the president of Stewart Investment Company. He had a strong knowledge of city property values and was consulted on important real estate deals. William David Beatie was associated with the Central Presbyterian Church and belonged to the Atlanta Ad Club. Advertisements for houses and lots developed by Beatie were posted in *The Atlanta Georgian and News* between the years 1908 and 1911.

Albert Frank Liebman was the real estate agent responsible for selling lots in Oakland Heights, a subdivision developed adjacent (west) to Capitol View, which later became part of the Capitol View neighborhood.

<sup>15</sup> Tax records

<sup>16</sup> "Lizzie's Letter," *The Atlanta Journal*, April 23, 1944: 3, 10.

<sup>17</sup> Garrett, Franklin M. *Atlanta and Environs: A Chronicle of Its People and Events*. Athens; University of Georgia Press, vol.1,1969: 1004.

<sup>18</sup> Display Ad, *The Atlanta Constitution* (1881-2001), March 31 1925, ProQuest Historical Newspapers, Atlanta Constitution (1868-1945), 24.

Capitol View Historic District

Name of Property

Fulton County, GA

County and State

Liebman's office was located in downtown Atlanta in the Healey Building. In 1895, A.F. Liebman joined his father's real estate business, Liebman & Son, which he later inherited and renamed Liebman & Co. The business managed real estate, rentals, loans, and insurance. A.F. Liebman was a member of the Atlanta Real Estate Board.

Isaac N. Ragsdale (1859-1937) was a councilman for Oakland City for four years and in 1909 he served as the last mayor of that town (which was incorporated into Atlanta). Ragsdale was later the first alderman from the newly created Tenth Ward of Atlanta. In 1926 he was elected mayor of Atlanta and in 1928 he was reelected without opposition. The Ragsdale name is present in the development of Capitol View, most notably in Ragsdale Park (now Perkinson Park). Ragsdale was active in development around Capitol View. He developed the triangular-shaped block, formed by Woodrow Street SW, Warner Street SW and Allene Avenue SW as a 16-lot residential area north of the present historic district. W.E. Treadwell and Co. and Foster & Robson were the real estate sales agents. The area was advertised as having "all the conveniences of the city without its dirt and noise" and "an ideal spot for the children – fresh air and plenty of room." Ragsdale also established a residential development along Murphy Avenue between Avon Avenue and Dill Avenue. Industrial buildings eventually replaced many houses in these subdivisions.

Haas & Dodd was one of Atlanta's oldest continuously operating real estate companies. In 1891, Aaron Haas founded the company formerly known as Haas, Howell & Dodd. Haas & Dodd led the development of several of Atlanta's residential neighborhoods including Spalding Woods, Garden Hills, and Sherwood Forest. Although most residential developments occurred in North Atlanta, Haas & Dodd served as an exclusive sales agent for the war worker housing development of "Fairmont Park," also known as "Fairmont Forest," which eventually became a part of the Capitol View neighborhood when it was annexed into the city of Atlanta in 1949. Other significant real estate business of the firm include the acquisition of the site that became Lenox Square Mall and brokering land that later became part of Atlanta's interstate system.

William Russell Jordan (1899-1945) was a well-known Atlanta building contractor in the early to mid-20<sup>th</sup> century. Jordan was associated with the J. Russell Jordan Company and Haas & Dodd Realty Company. He was a member of the Atlanta Real Estate Board,<sup>19</sup> and built houses in exclusive areas like Tuxedo Park and middle-class neighborhoods such as Fairmont Park. Jordan built 50 five-room and six-room houses on Athens Avenue and Belmont Avenue in the Fairmont Park development, which is now a part of Capitol View. He employed an unnamed architect to design plans, supervise decorating and painting, and differentiate housing exteriors.<sup>20</sup>

A. Ten Eyck Brown (1878-1940) designed the Capitol View Elementary School (1926-1927) located at 1442 Metropolitan Parkway. He studied at the Academy of Design in New York and practiced in New York and Washington, DC, before moving to Atlanta. Brown became a prominent architect who designed many Atlanta buildings, including residences, churches, schools, banks, and public buildings in the early 20<sup>th</sup> century. Some of these include the Fulton County Courthouse (1911-1914), the Atlanta Municipal Market (1923, now the Sweet Auburn Curb Market), and the Federal Post Office Annex (1931-1933, now the Martin Luther King, Jr. Federal Building).

<sup>19</sup> "W.R. Jordan, 46, Dies; Contractor, Legion Member," *The Atlanta Constitution* (1881-2001), March 13, 1945, ProQuest Historical Newspapers (1868-1945), 4.

<sup>20</sup> "Fairmont Park Subdivision is Growing Fast," *The Atlanta Constitution* (1881-2001), November 8, 1942, ProQuest Historical Newspapers (1868-1945), 7D.



Capitol View Historic District

Fulton County, GA

Name of Property

County and State

The Capitol View Masonic Lodge (1922) was designed by architect Robert Smith Pringle (1883-1937) as one of his last independent commissions before beginning his partnership with Francis P. Smith. Pringle studied architecture at Verner's Academy in Columbia, South Carolina and worked in the area until 1907 when he moved to Atlanta. Upon relocating to Atlanta, Pringle first formed a partnership with W. T. Downing between 1907 and 1917. In 1922, Pringle partnered with Smith to form Pringle & Smith, which became a well-known and successful architecture firm in Atlanta responsible for the design of several buildings between 1922 and 1934, including the Fulton National Bank (1921), the First National Bank (1930), the Rhodes Haverty Building (1929), the Norris Building (1926), the Collier Building (1930), W. W. Orr's Doctors Building (1930), and the Carlton Hotel (1924), all in Atlanta. Pringle & Smith also designed the Venetian Hotel, Miami, Florida (1925), Terrace Hotel, Sarasota (1927), the Lynch Building, Jacksonville (1925), and the Darlington School, Rome, Georgia (1923), in addition to many residences in Chattanooga, Tennessee.<sup>21</sup>

### SUMMARY OF DEVELOPMENT (MAPS AND PLATS)

The earliest documentation of settlement in the Capitol View area is gathered from Civil War era maps which show a mostly rural and sparsely settled area south of Atlanta. Though multiple roads are visible in the vicinity at this time, land holders generally owned large tracts of land, which were likely used for farming. Houses and other buildings were few and far between. The name "Peters" appears on a Civil War era map at the intersection of two roads, believed to be early alignments of the present Metropolitan Parkway and Deckner Avenue, though no additional information could be found concerning this individual or family. It was probably not Richard Peters, an early Atlanta pioneer of Georgia Railroad fame, as he and his family lived north of Atlanta. The earliest white settlers in the district's vicinity were probably the Perkersons. The Perkerson family owned approximately 400 acres, some of which lies in the district. They occupied a house (not extant) south of the district on Perkerson Road beginning in 1835<sup>22</sup>.

Based on the 1873 Fulton County Tax Digest it is known the Deckner family built a small Central Hallway Cottage in 1867 on an approximately 100-acre farm in the southeast portion of the historic district<sup>23</sup>. The Deckners were the first family in Capitol View and were responsible for the construction of several houses in the district, most of which continue to stand today (1466, 1474, 1488, and 1500 Metropolitan Parkway).

The earliest dates of construction for residences identified on Atlanta Tax Parcel Map Data date to 1880 (the map has some unknown dates for the earlier Deckner houses, which were established from tax digest records). The data obtained here places most of houses constructed between 1880 and 1920 between Deckner Avenue at the south and Dill Avenue at the north, and between Allene Avenue to the west and Metropolitan Parkway to the east. This general trend gleaned from city of Atlanta data is substantiated by several historic plat maps on file at the Fulton County Clerk of Superior Court. Available plats were examined for years between 1905 and 1942, and, while they show the progression of land subdivision and the expansion of the neighborhood, they generally do not show actual construction. The following paragraphs will briefly describe these plats.

<sup>21</sup> Howell, Clark. *History of Georgia*, Vol. 4. 1926; Mooney, Burgett Hamilton, *Who's Who in the South*. Mayflower Publishing Company, Inc.: Washington DC, 1927: 595-596; Withey. 491. (Reference: Information from the Office of Francis P. Smith, Atlanta, Ga., 1940.); Wells, John E. and Robert E. Dalton, *The South Carolina Architects 1885-1935: A Biographical Dictionary*. New South Architectural Press: Richmond, 1992: 24, 140-141.

<sup>22</sup> Perkerson Family History, Subject File, Atlanta History Center.

<sup>23</sup> Fulton County Georgia Tax Digest, 1873.

Capitol View Historic District

Name of Property

Fulton County, GA

County and State

A 1905 plat map (Book 2 Page 70) for the subdivision of Oakland Heights depicts eight blocks of regularly sized lots east of Jonesboro Avenue (later Ashby Road, and now Sylvan Road) south of Oakland Avenue (now Avon Avenue) and north of Dill Avenue. This is located within the historic district.

The original plat map of "Capitol View: Property of the Suburban Realty Company" was created c.1910 (Book 2, Page 129 Map-39 and Book 6, Page 113); a more precise date could not be secured. The plat was created in two halves, presumably at the same time. W.D. Beatie sold properties for Suburban Realty Company in the late 1900s and early 1910s; historian Franklin Garrett attributed the accelerated growth of Capitol View to Beatie's work "selling homes at modest prices"<sup>24</sup>.

A 1912 plat map (Book 5, Page 119) depicts the Oakland Heights development, property of the Georgia Land Trust, south of the Atlanta & West Point line bounded by Avon Avenue, Seminole Avenue (now Allene), and Beechwood Avenue with bisecting streets, Helena (now Hartford Place) and Sparta Streets. It included 51 lots.

A 1921 plat map (Book 8, Page 64) describes the "Hathcock Addition to Capitol View" including 12 lots north of Dill Avenue near Fairbanks Street. A slightly later plat (c.1930; Book 13, Page 200) depicts the property of C.H. Glass & T.O. Hathcock north of Dill Avenue, west of Fairbanks Street. This later plat depicts 11 lots owned by T.O. Hathcock northeast of the Dill Avenue and Fairbanks Street intersection. C.H. Glass owned three lots south of Alamo Street and another 22 lots north of Alamo Street and south of Beechwood Avenue.

A 1942 plat map (Book 25, Page 15) shows the Fairmont Forest subdivision. The Fairmont Park Company began to develop the housing on 35 acres of the Perkerson property south of Deckner Avenue between Stewart Avenue (Metropolitan Parkway) and Beatie Avenue. An announcement in a 1942 *Atlanta Journal* newspaper article states that Haas and Dodd were offering 24 homes built "under government authorization."<sup>25</sup>

These plat maps corroborate the broad development pattern established by the City of Atlanta's Tax Parcel Map. Other historic maps, including Sanborn Fire Insurance maps and a 1928 City of Atlanta & Vicinity cadastral map, are more suitable to show actual developments and building footprints. The 1911 Sanborn map depicts development only southwest of the Stewart Avenue (Metropolitan Parkway) and Dill Avenue intersection. There was a single brick building at the corner of Stewart and Dill avenues, presumably a commercial development, which is no longer extant. Development at that time appeared to be infiltrating the neighborhood from the northeast with almost all lots fronting Stewart Avenue developed and lots on the interior of the neighborhood generally separated by vacant lots. The 1925 Sanborn map depicts a more substantial portion of the district and by this time the neighborhood is rather densely settled with few vacant lots shown north of Genessee Avenue. The 1925–1962 Sanborn maps depict a densely settled urban neighborhood.

<sup>24</sup> Franklin Garrett, *Atlanta and Environs* (Athens: University of Georgia Pres.) 1969, 602-603.

<sup>25</sup> "To Build 50 Home in New Subdivision for War Workers." *The Atlanta Constitution*. July 26, 1942. 8D

Capitol View Historic District  
Name of Property

Fulton County, GA  
County and State

## CHRONOLOGICAL NARRATIVE OF THE DISTRICT

### Before 1850

There is little information concerning the history of the Capitol View area prior to the Civil War. What is known is that the present historic district, comprised of Land Lots 88, 104-106, 119, and 120, was made available for purchase in the Fourth Land Lottery from lands ceded from the Cherokee and Creek Indians in the Indian Springs Treaty of 1821. Land Lottery records for what was then Henry County reveal the lottery recipients as follows: James C. Terondet of Baldwin County received Land Lot 104; John Beard of Madison County received Land Lot 105; Robert Murphy of Wilkes County received Land Lot 106; Matthew Howard of Screven County received Land Lot 119; and Thomas Campbell of Clark County received Land Lot 120. Each land lot measured 202 ½ acres. There is no evidence concerning whether these individuals actually settled on the land. It is known that Thomas Jefferson Perkerson acquired Land Lots 103 and 104 and had constructed a house by the mid-1830s. Though the majority of his land was south of the present district, and while the family home was built in what is now known as the Sylvan Hills neighborhood (southwest of Capitol View at 552 Perkerson Road), Perkerson is a recognized name within the district, as the present name of the 50-acre city park.

### 1850-1900

Fulton County was created by an act of the state legislature in 1853 from the western half of DeKalb County, including the area now known as Capitol View. Though there is no evidence of any significant military activity in the Capitol View vicinity during the Atlanta Campaign in 1864, United States Army maps dating from this period provide early visual documentation of the area. A map produced by the United States Army Department of the Cumberland Topographical Engineers and dated August 23, 1864, depicts a sparsely populated area south of Atlanta. The map plots a railroad and an unnamed parallel road running southwest out of Atlanta and passing through the west half of Land Lot 120. In the southwest corner of Land Lot 120, the road splits and a southeast trending unnamed road crosses the railroad on its way to Mt. Zion. Though difficult to substantiate with available data, this road could be an early alignment of modern Sylvan Road, which crosses the railroad line at a similar angle nearby. At this intersection in the southwest corner of Land Lot 120, a "Camp Ground" existed. The Secretary of War compiled a map of the 1864 Atlanta Campaign in 1877 which provides more detail in the way of roads and land owners. Where "Camp Ground" had previously marked the road and rail intersection in Land Lot 120, the name "Brook" is here present. No further information could be found to illuminate this isolated name. Most significantly, this map depicts a road alignment closely resembling the modern Metropolitan Parkway alignment entering Atlanta on the south side of the Macon & Western Railroad (later the Central of Georgia). It tracked on the same alignment that would later become Whitehall Street.

The Perkerson family, who had established a homestead south of the district prior to the Civil War, remained in the area during General William T. Sherman's Atlanta Campaign of 1864 and offer a personal account of military presence in southwest Atlanta. On December 2, 1864, Elizabeth (Lizzie) wrote a letter to her brother Angus who was positioned in Virginia. The letter suggests that some family members stayed in their house during the war, interacting with both Union and Confederate soldiers and helping wounded soldiers in an effort to preserve the family's estate. The letter describes the scene in Atlanta after Sherman's troops passed:



Capitol View Historic District

Name of Property

Fulton County, GA

County and State

“Atlanta is a perfect mass of ruins. I haven’t been there as yet, but from what they tell me it is awful. All the public buildings are gone except the City Hall. Whitehall Street swept completely.”<sup>26</sup>

Charles Deckner served in the Union army during the Atlanta Campaign and apparently became familiar with the agricultural potential of the Atlanta area. At Charles’ suggestion his father, Frederick Deckner, purchased 100 acres in District 14 Land Lot 89 in 1866.<sup>27</sup> The 1873 Fulton County Tax Digest reveals the value of the land at \$700. Frederick Deckner (d.1880) built a small Central Hallway Cottage with a rear ell in 1866–1867. The house is the oldest building in the district (1488 Metropolitan Parkway rear). The house is oriented north and would have likely fronted on a historic road alignment which, though no longer present, would have been the eastern extension (east of Metropolitan Parkway) of what is today Deckner Avenue SW. (There is no evidence to suggest this house was moved.) Frederick and his son, Charles Deckner (1847-1933), became known locally for their agricultural expertise as well as their successful truck farming practices. Truck farming involved growing more than one crop at a time and shipping these crops to markets, in this case likely to Atlanta.

Charles Deckner was married to Mattie A. Bugg Deckner and the couple had six children: William, Leila, Virginia, Allen, Carl H., and Edward G. Deckner. Charles Deckner constructed the two-story, Second Empire-style house directly west of the original Deckner house to face Stewart Avenue (now at 1488 Metropolitan Parkway) in 1870. The Deckners constructed a series of houses between 1896 and 1910 for members of the family. The houses were built on family land fronting on Stewart Avenue (now Metropolitan Parkway). Most of these houses still stand and are located between 1466 and 1510 Metropolitan Parkway. Leila Deckner’s house is located at 1466 Metropolitan Parkway and was built in 1896. Virginia Deckner’s 1903 house is located at 1474. Both are Queen Anne cottages with Folk Victorian details. Allen Deckner’s property is located at 1500 and the house was built in 1908. It is a New South Cottage that does not exhibit any architectural style. Carl H. Deckner’s 1910 house is located at 1510 Metropolitan Parkway.

By the turn of the 20th century, an electric trolley passed through the district on Dill Avenue. An Atlanta transportation map dating to 1895 describes the McDaniel Street-Dill Avenue-Ashby Street trolley line operated by the Atlanta Traction Company. This line serviced downtown Atlanta, traveled south on McDaniel Street, turned west on Dill Avenue, south on Ashby Street (now Sylvan Road) and terminated on Evans Drive near Lee Street just east of Fort McPherson. The streetcar line would have been an attractive amenity for early development in Capitol View. The earliest homes dating to the 1890s within the district are found on Metropolitan Parkway north of Dill Avenue and along Dill Avenue itself.

### 1901-1920

The turn of the 20th century saw the first large-scale initiation of residential development in Capitol View, as it was advertised as an attractive neighborhood on a trolley line. The Suburban Realty Company and W.D. Beatie acted as important driving forces in the early real estate venture. Beatie marketed speculative homes to middle-class, white families and boasted such community amenities as the fully graded Stewart Avenue School (later replaced by Capitol View Elementary School in 1927) with “thoroughly competent teachers, who are not overworked as the city teachers,” pure water from wells, and no city sewerage due to the high elevation, and the Whitehall and Stewart Avenue streetcar.

<sup>26</sup> “Lizzie’s Letter,” *The Atlanta Journal*, April 23, 1944: 3, 10.

<sup>27</sup> Fulton County Georgia Tax Digest, 1873.

Capitol View Historic District

Name of Property

Fulton County, GA

County and State

Despite later reroutes to the Atlanta trolley network, Dill Avenue in Capitol View continued to be serviced by the streetcar for many years. In 1902 the Georgia Railway & Electric Company opened a Lee Street trolley line to service Ft. McPherson; thus the Dill Avenue line was truncated at Ashby Street (currently Sylvan Road) and the Sylvan Road/Dill Avenue intersection became the end of the line. As such, the Sylvan Road/Dill Avenue intersection would evolve as an important node for development, a location especially desirable for commerce. In 1904 Stewart Avenue (currently Metropolitan Parkway) was paved straight south to Hapeville (five miles). In 1909 Stewart Avenue was in better condition between Dill Avenue and Hapeville Road than were the sections north of Dill to Whitehall. "A child can see that growth must follow the paving of this road and with growth and development comes increase in value," said a Suburban Realty Company advertisement.

28

Capitol View was annexed to the city of Atlanta in 1913. Utilities were installed and the area became part of the city's Tenth Ward administrative district. W.D. Beatie accelerated the growth of Capitol View by developing lots and installing amenities like sidewalks and selling homes at modest prices. At the time of annexation, residents of Capitol View were a mix of blue-collar and white-collar workers employed in a variety of fields, according to the Atlanta City Directory of 1913. These included machinists, plumbers, butchers, pipemen for the Atlanta Gas Company, fruit dealers, carpenters, engineers at Liquid Carbon Company, post office clerks, bartenders, and a few people working in real estate. Several residents worked in or near downtown Atlanta, presumably utilizing the streetcar line for a short commute. Neighborhood services, such as a grocer listed on Dill Avenue in 1913, were sprouting up to serve the Capitol View community.

Though it was never realized, in 1905 the city planned to develop Washington Park, the first public park in the city of Atlanta designated solely for African Americans. It was to be located adjacent to Capitol View with the entrance at the corner of Stewart Avenue (now Metropolitan Parkway) and Dill Avenue.<sup>29</sup> Capitol View Baptist Church (no longer extant) was later built on this lot. Plans to build this park adjacent to a white neighborhood may have failed due to the 1906 Atlanta race riot and heightened racial tensions throughout the city. Washington Park was later constructed in another area of Atlanta.

Two major religious congregations began in Capitol View after the turn of the 20<sup>th</sup> century. Capitol View Baptist Church (eventually re-located to 1332 Metropolitan Parkway, recently demolished) was organized June 28, 1908. It began as a series of gospel meetings in a tent at the corner of Genessee and Beatie avenues.<sup>30</sup> The first building was constructed on a 90-by-120-foot lot donated by the Capitol View Land Company in 1908. The Young Men's Society of the Second Baptist Church oversaw the construction. The 400-seat frame building contained stained glass windows. It was furnace heated, electrically wired, and cost \$5,000 when completed.<sup>31</sup> In 1913 Capitol View Baptist was considered one of the larger Baptist churches in the Atlanta area. Membership was 176 worshipers with a building worth \$5,000.

Capitol View Methodist Church was organized on November 11, 1911. The small congregation held services in the members' homes until January of 1912 when members organized the Sunday School and began to hold meetings in a tent at the corner of Athens Avenue and Deckner Avenue. The meeting site was later moved to the corner of Dill and Stewart avenues. In May 1912, the congregation purchased a lot from John Shannon, presumably at its present location at 661 Dill Avenue, and laid the foundation of their new church the following

<sup>28</sup> *The Atlanta Constitution (1881-2001)*; Aug 21, 1904; ProQuest Historical Newspapers Atlanta Constitution (1868 - 1942), A8.

<sup>29</sup> "To Begin Work on Negro Park," *The Atlanta Constitution (1881-2001)*, March 20, 1905, ProQuest Historical Newspapers Atlanta Constitution (1868-1945), 7.

<sup>30</sup> *Inventory of the Church Archives of Georgia, Atlanta Association of Baptist Churches*. Affiliated with Georgia Baptist Convention, The Georgia Historical Records Survey, Division of Community Service Programs and Works Progress Administration.

<sup>31</sup> "To Dedicate New Church in Capitol View Sunday." No Author. *The Atlanta Georgian and News*, November 14, 1908.

Capitol View Historic District

Name of Property

Fulton County, GA

County and State

year. From 1913 through 1923 the congregation worshipped in the basement, under the direction of Rev. W. T. Watkins.

A Sanborn Fire Insurance Map from 1911 depicts development southwest of the Stewart Avenue and Dill Avenue intersection. A single brick building stood at the corner of Stewart and Dill avenues, presumably a commercial development (no longer extant). The remainder of the map depicts regularly arranged residential lots south of Dill Avenue and west of Stewart Avenue (now Metropolitan Parkway), along South Elm Street (now Beatie), Poplar Street (now Belmont), and South Oak (now Athens) Street (from west to east). All the houses were of wood frame construction. The lots were generally rectilinear with a few larger square lots, mostly at street intersections. Development at this time appeared to be infilling the neighborhood from the northeast with almost all lots fronting Stewart Avenue (now Metropolitan Parkway) built upon. There was a higher rate of vacancy on the interior of the block. The 1911 Sanborn map also depicts an alley running parallel to Dill and Stewart avenues behind lots facing the main thoroughfares, portions of which are visible today.

A 1920s city map shows the Stewart-Dill trolley line (operated by the Georgia Railway & Electric Company) and the city limits that encompassed the Capitol View neighborhood. There are few physical remnants of the historic trolley line, but the presence of several commercial buildings at street corners along Dill Avenue reflect probable historic streetcar stops, notably at Allene Avenue and Hartford Avenue. A three-bay brick commercial building at the northeast corner of Allene Avenue and Dill Avenue (755-759 Dill Avenue, c.1914<sup>32</sup>) represents an early commercial endeavor on the trolley line. Likewise, a commercial building was constructed at 643 Dill Avenue c.1920,<sup>33</sup> just west of the Dill Avenue/Stewart Avenue (now Metropolitan Parkway) intersection. The Sylvan Road/Dill Avenue intersection, which would have been the terminus of the Stewart-Dill trolley line, also began to attract business pursuits and at least two small commercial buildings were constructed c.1920 at 900 and 902 Dill Avenue.<sup>34</sup>

### 1921-1940

The 1920s saw increased development in Capitol View. The community continued to attract residents and businesses. Multiple new commercial buildings were constructed c.1925 along Dill Avenue. The Sylvan Road intersection continued to prosper as a commercial node tied closely to the trolley line's terminus. Buildings were completed at 891 and 895 Dill Avenue, just west of the Dill Avenue/ Hartford Avenue intersection. Despite changes in operators during this period, the streetcar line continued to provide an attractive amenity to promote neighborhood development. Four major community landmark buildings - Capitol View Baptist Church (no longer extant), Capitol View Methodist Church, Capitol View Elementary School, and the Capitol View Masonic Lodge- were completed in the 1920s. (Since Capitol View Baptist Church was recently demolished, it was drawn out of the district boundary.) Development continued to spread southwest from the Stewart Avenue (now Metropolitan Parkway) and Dill Avenue intersection.

A couple of plat maps on file at Fulton County Clerk of Superior Court depict some of the developments, distribution of lots, and patterns of subdivision in Capitol View dating to the pre-World War II period. In general, development continued to move west along Dill Avenue. A 1921 plat map describes the "Hathcock Addition to Capitol View" including 12 lots north of Dill Avenue near Fairbanks Street. The plat depicts the addition of two "drives" at the east and west extent of the development and Alamo Street paralleling Dill

<sup>32</sup> Fulton County Tax Assessor Property Records on-line at [www.fultonassessor.org](http://www.fultonassessor.org)

<sup>33</sup> Ibid.

<sup>34</sup> Ibid.



Capitol View Historic District

Fulton County, GA

Name of Property

County and State

Avenue to the north. The map also shows the "Stewart Avenue car line" on Dill Avenue. A slightly later plat (late 1920s to early 1930s) depicts the property of C.H. Glass & T.O. Hathcock, north of Dill Avenue, west of Fairbanks Street (previously "drive"), and bound by a 10-foot alley to the east. This later plat depicts 11 lots owned by T.O. Hathcock northeast of the Dill Avenue/Fairbanks Street intersection. "Price" and "Cooper" own abutting lots which front on both Dill Avenue and Alamo Street. C.H. Glass owns three lots south of Alamo Street and another 22 lots north of Alamo Street and south of Beechwood Avenue. According to this plat, only a single "residence" stands north of the Dill Avenue/Fairbanks Street intersection and the remainder of lots are waiting to be developed. At a time (c.1925) when nearby Capitol View Manor and Sylvan Hills were being laid out on curvilinear, suburban-type street networks, new development within Capitol View observed the grid pattern established in the preceding decade.

According to the 1922 Atlanta City Directory, the residents of Capitol View remained a mix of blue-collar and white-collar workers who found employment as machinists, drivers, welders, foremen, carpenters, switchmen for the railroad, clerks, retail salesmen, and policemen. One individual ran his own real estate and business brokerage firm in downtown Atlanta. Residents continued to find work nearby and in downtown Atlanta. By 1925, Stewart Avenue was linked to the long-distance Dixie Highway, elevating the regional road's importance. Stretching from Miami, Florida to Sault Sainte Marie, Michigan, the Dixie Highway served as a commercial strip through many parts of Atlanta. The placement of Capitol View's grand institutional buildings, including the Masonic Lodge and the Baptist Church, along this well-traveled corridor elevated the neighborhood's status and encouraged development.<sup>35</sup>

The Capitol View Masonic Lodge, organized in 1914, completed their building in 1922. The four-story, Commercial-style, brick building was designed by Robert Smith Pringle and occupies a place of prominence atop a small promontory that once commanded a view of the state capitol building. The lodge was also placed at an important intersection within the district. At the northwest corner of Stewart Avenue (Metropolitan Parkway) and Dill Avenue (1310 Metropolitan Parkway), the building would have provided a grand introduction to visitors and residents of Capitol View. At the time of construction, Lodge #640 was home to 550 masons.

Typically, Masonic lodges became community focal points, and Lodge #640 served in this capacity for Capitol View. The lodge would extend invitations to community members as a place to hold civic activities. As it settled into the community, the lodge assumed a more active role in community affairs. In the 1930s, ads often appeared in Atlanta newspapers inviting Capitol View residents to visit lodge open houses. In fact, the lodge served as a processing station for "citizenship" activities. A 25 May 1937 ad in *The Atlanta Constitution* announced that Capitol View Masonic Temple would sponsor a "citizenship meeting" with "interesting speakers and a two-reel talking picture, 'Frontiers of Progress.'" The meeting was entirely public.<sup>36</sup> Ostensibly, Lodge #640 leadership sought an active role in addressing community needs. The Masonic building has retail space and throughout its history the first floor has housed small retail shops. The lodge's presence stimulated the completion of the two-bay brick commercial building at 639 Dill Avenue, on the adjacent lot to the west, in 1925<sup>37</sup>. The lodge is no longer active, but the building remains one of the most recognizable on the block, and is currently seeking new uses.

In February 1922, Capitol View Baptist Church purchased a lot at what is now 1332 Metropolitan Avenue (across from the Masonic Lodge) for construction of a new building to accommodate a growing congregation. The building was completed and the first services were held on February 6, 1927. The main elevation

<sup>35</sup> *The Atlanta Constitution*, September 5 & 6, 1921; *A Field Guide to American Houses*, Virginia and Lee McAlester (1984).

<sup>36</sup> Classified Ad 6. *The Atlanta Constitution*, May 25, 1937.

<sup>37</sup> Fulton County Tax Assessor Public Records on-line at [www.fultonassessor.org](http://www.fultonassessor.org)

Capitol View Historic District

Name of Property

Fulton County, GA

County and State

contained stained-glass windows. Sunday school rooms were located in the basement. (This building was recently demolished.) Shortly thereafter, Capitol View Methodist Church completed construction of its new building (presently at 661 Dill Avenue SW) in March of 1928.

In April 1922, the Tenth Ward Improvement Club held a meeting to discuss a recent bond issue that had raised money for a school for the growing Capitol View neighborhood. The school-aged students of the neighborhood had outgrown their older building and had been attending classes in a nearby church. During the meeting, the group noted that "every effort should be made to have the bond commission or the school board provide for the erection of the school."<sup>38</sup> Competition between nearby Sylvan Hills, which offered property in their subdivision, and Capitol View commenced. In time Capitol View was awarded a replacement for the Stewart Avenue School. In March 1926, the commissioned architects, A. Ten Eyck Brown and Alfredo Barili, unveiled the specifications and plans for the new school building at what is now 1442 Metropolitan Parkway. Construction began in April at a cost of \$160,000. The school opened in the fall of 1927.

Stewart Avenue (now Metropolitan Parkway) has been an important automobile route since the beginning of the 20th century. In 1925 a Mohawk-Hobbs Guide to the Dixie Highway describes the section of the national highway between Atlanta and Macon. From Five Points, at the intersection of Peachtree and Marietta Streets in Atlanta, the guide says, travel 1.4 miles south and "turn left with trolley track off Whitehall St. onto Stewart Ave." The guide describes a "first-class paved" road surface (i.e. concrete) through the Capitol View and Capitol View Manor neighborhoods. This designation is significant since the Dixie Highway represents one of the earliest coordinated interstate automobile routes in the country.<sup>39</sup>

In 1928 the Perkerson tract was purchased by the city for \$410,000 and renamed "Ragsdale Park" in honor of the mayor of Atlanta, I. N. Ragsdale.<sup>40</sup> A 1928 cadastral map depicts the city's new acquisition in Land Lot 103 and Land Lot 104 south of Deckner Avenue, the Capitol View neighborhood, and the Atlanta city limits. Plans to develop the park in the summer of 1928 were complicated by a political scandal in which several councilmen were accused of unethical financial transactions.<sup>41</sup> By April 1930 the city of Atlanta took the first steps to surrender Ragsdale Park. Though it is unclear what exactly the city did with the land at this point, by the early 1940s the city was again involved with development of "Ragsdale Park," likely selling the majority of it for subdivision while retaining 50 acres for development of a city park which would be renamed Perkerson Park after its original owner.

The Sylvan Theater was opened in 1939 and was an important means of entertainment for Capitol View residents. The theater (no longer operating) is located at 898 Dill Avenue SW near its intersection with Sylvan Road. The theater housed a single screen and had seating for 400 patrons. The theater's opening caused great excitement according to former resident Bruce Bailey's personal account. The first movie to play at Sylvan Theater was "Treasure Island". The theater also featured children's movies on Saturdays which became a traditional outing for Capitol View children. A weekly advertisement was sent to residents featuring upcoming features for the week. This grew to be an entire page advertising the movies featured for the entire month. Sylvan Theater now stands empty but retains a few of the features that distinguish it as a theater, such as the prominent upper façade where the marquee would have been.

<sup>38</sup> *The Atlanta Constitution*, April 18, 1922.

<sup>39</sup> "Historical Road Maps & Guides; 1925 Mohawk-Hobbs Guide to the Dixie Highway Part 2 (Southern) of 2," pg. 18, Atlanta to Macon, GA available on-line at <http://historicalroadmaps.com/MultistatePage/HobbsDixiePart2Page/>

<sup>40</sup> "Perkerson Park Income Expected To Pay Cost." *The Atlanta Constitution*, August 24, 1928: 8.

<sup>41</sup> "Early start seen on Ragsdale Park." *The Atlanta Constitution*, June 29, 1928: 9; "Eleven members are implicated by Sam Cronheim." *The Atlanta Constitution*, August 19, 1928: 1.

Capitol View Historic District  
Name of Property

Fulton County, GA  
County and State

### 1941-1961

During the 1940s, the Masonic lodge strengthened its community service presence. Rising fears over potential juvenile delinquency in Capitol View led to a movement in the autumn of 1944 to develop a community response. Led by Ernest Brewer, Atlanta Mayor Hartsfield's Executive Secretary, the Fourth Ward Civic League, and Capitol View youths and adults, the Capitol View Youth Center was formed. Hailed as the first of its kind in Atlanta and the South, the Youth Center held meetings every Saturday night at the Capitol View Masonic Lodge from 7:30pm to 11:30pm.<sup>42</sup> To join the group, members had to be a resident of Capitol View and pay yearly dues of one dollar. Activities included checkers, ping-pong, dances, and a snack bar, which the members ran themselves. Officers of the group included the pastor of the Capitol View Baptist Church. Lodge leadership granted the youth group temporary use of the building's club room as a headquarters until a permanent site could be secured.

In December 1944, the Capitol View Youth Center was granted legal incorporation by the Fulton County Clerk.<sup>43</sup> Also in December, the Youth Center began a successful \$3,500 fundraising drive to purchase a bungalow at 647 Dill Avenue.<sup>44</sup> In June 1945, the Capitol View Youth Center opened its \$8,000 clubhouse and recreation center at the building; thus moving out of the Capitol View Masonic Lodge.<sup>45</sup> The community-operated youth recreation center was the first of its kind in the city of Atlanta.<sup>46</sup> The building no longer exists; a community garden is at the site now.

In 1945, Capitol View Baptist Church hosted the Atlanta Association of Baptist Churches' 37<sup>th</sup> Annual Session. Over two days in October, the association met on church grounds to discuss administrative matters, missionary activity, "Russian kits" (post-war aid packets for Russian citizens), and to participate in fellowship and singing.<sup>47</sup> According to Franklin Garrett in *Atlanta and Environs*, Capitol View Baptist Church had a membership total near 2000 by 1950.<sup>48</sup> In 1950, Gilbert Bears was contracted to add two stories to the existing one-story Sunday school building at an estimated cost of \$60,000.<sup>49</sup> In 1954, the Mion Construction Company was contracted to add a third story to the building at an estimated cost of \$125,000.<sup>50</sup> It is not clear if this addition was executed. At an estimated cost of \$137,000, Carter Construction Company (who completed work on Capitol View Elementary School in 1974) built an addition to Capitol View Baptist Church in 1968.<sup>51</sup> However, the prosperity would soon end. According to the Association Annual Session minutes from the 1940s to the 1950s, Capitol View Baptist had growing numbers on the "remembrance" lists. From the mid-1950s to early 1960s, the neighborhood experienced change. Nearby Capitol View Methodist Church likewise peaked and began a slow decline. Membership numbered 1100 in 1950. By the 1960s, urban renewal and "white flight" were draining the resident population and would soon bring about the congregations' demise. The

<sup>42</sup> "Capitol View's New Youth Center Solution to Juvenile Delinquency." Herman Hancock, *The Atlanta Constitution*, October 15, 1944. p. 10 A.

<sup>43</sup> "Youth Center Petitions for Legal Incorporation." Herman Hancock, *The Atlanta Constitution*, December 17, 1944. p. 11A.

<sup>44</sup> "Youth Center Home Object of Fund Drive." No Author, *The Atlanta Constitution*, December 20, 1944. P. 2.

<sup>45</sup> "Youth Center Has Formal Bow Friday." No Author, *The Atlanta Constitution*, June 10, 1945. p. 1B.

<sup>46</sup> "Youth Center Has Formal Bow Friday," *The Atlanta Constitution* (1881-2001), ProQuest Historical Newspapers Atlanta Constitution (1865-1945), 1B.

<sup>47</sup> *Minutes of the Thirty Seventh Annual Session of the Atlanta Baptist Association* (1945).

<sup>48</sup> Franklin Garrett, *Atlanta and Environs, Volume II*.

<sup>49</sup> City of Atlanta Application for Building Permit, April 21, 1950.

<sup>50</sup> City of Atlanta Application for Building Permit, December 29, 1954.

<sup>51</sup> City of Atlanta Application for Building Permit, October 15, 1968.



Capitol View Historic District

Name of Property

Fulton County, GA

County and State

Capitol View Baptist Church has recently been demolished to construct a new library on the site (outside the district boundaries).

During the 1940s and 1950s, war workers' housing and post-WWII housing was developed in an area known as "Fairmont Park" or "Fairmont Forest" at the southern end of Beatie Avenue, Belmont Avenue, and Athens Avenue. In 1942, the Fairmont Park Company began to develop housing on 35 acres of the former "Ragsdale Park" property. The building contractor William Russell Jordan hired an architect to design houses where no two exteriors were alike. The real estate firm Haas & Dodd was the exclusive sales agent for the subdivision which gave initial preference to war workers.<sup>52</sup> An announcement in a 1942 *Atlanta Journal* article states that Haas and Dodd were offering 24 homes built "under government authorization."<sup>53</sup> The article further defines a defense worker as "a member of the armed forces, a person engaged in a plant producing war materials . . . or an employee of a branch of the United States government engaged in war activity." The proximity to the Fort McPherson military base to the west and the Chrysler plant in the northwest of the district meant the location was ideal for defense workers. The initial homes were built before U.S. direct involvement in WWII and were likely part of a new directive that provided government funding for speculative building near defense areas. By January 1942, over 200 defense housing projects had been completed nationally and nearly as many more were authorized under the newly created National Housing Agency (NHA).<sup>54</sup> The lots in this "Fairmont" development were wider than the original platted lots in Capitol View and the streets were laid without sidewalks. This area was annexed into the city of Atlanta in 1949 and eventually became associated with Capitol View neighborhood.<sup>55</sup> Also, a few modern commercial buildings were built, such as the Colonial Stores grocery building at 883 Dill Avenue and the beauty shop at 646 Dill Avenue, which was a 1958 addition to an existing house.<sup>56</sup>

The development of Perkerson Park was likely undertaken by the city at the same time "Fairmont Park" was being developed by Haas & Dodd, but whether these were connected in any significant way could not be discerned. The city parceled off 50 acres south of Deckner Avenue and centered on Allene Avenue and began developing the land as a city park around 1944. The city of Atlanta Office of Parks was unable to provide construction dates or the development history of the park, but a 1949 aerial photograph of the historic district shows that the roads, tennis courts, and ball fields were already in place. Given the extent of development by 1949, it is believed that the majority of park features and buildings were constructed in the historic period prior to 1965.

Population rose 48.5% in census tract 65 where Capitol View is located between 1940 and 1950. Similarly housing grew 52% in the same census tract from 1940 to 1950.<sup>57</sup> The population rose 37% from 1950 to 1960 resulting in the construction of additions to some church buildings and an addition to the Capitol View Elementary School in 1957.<sup>58</sup> The 1960 census revealed that 45% of males, or nearly half of the residents, were blue-collar workers.<sup>59</sup> Cars and buses replaced the streetcar that previously transported workers to and

<sup>52</sup> "Fairmont Park Subdivision is Growing Fast," *The Atlanta Constitution* (1881-2001), November 8, 1942, ProQuest Historical Newspapers Atlanta Constitution (1868-1945), 7D.

<sup>53</sup> "To Build 50 Home in New Subdivision for War Workers." *The Atlanta Constitution*. July 26, 1942. 8D.

<sup>54</sup> Bauman, John F. "From Tenements to the Taylor Homes: In Search of an Urban Housing Policy in Twentieth Century America." Pennsylvania State University Press, University Park, PA. 2000, 129.

<sup>55</sup> City of Atlanta Annexation Map.

<sup>56</sup> Fulton County Tax Assessor Property Records on-line at [www.fultonassessor.org](http://www.fultonassessor.org)

<sup>57</sup> Population Housing 1950-55, Atlanta Regional Metropolitan Planning Commission, 12, 17.

<sup>58</sup> Population Housing 1961, Atlanta Regional Metropolitan Planning Commission, 21.

<sup>59</sup> Atlanta's People: A Study of Selected Demographic Characteristics of the Population in the Atlanta Metropolitan Area by Census Tracts, 1960, City Council of the Atlanta Area, 1963, 65.

Capitol View Historic District  
 Name of Property

Fulton County, GA  
 County and State

from downtown. In 1960, the census revealed that while a small percentage of the population was non-white in the census tract, Capitol View remained virtually an all-white neighborhood in housing units.<sup>60</sup>

*Capitol View Population and Housing by Decade*

Year	Acres	Total Pop.	White	Black	Housing	White	Black	Vacant
1940	***	3524	***	***	1053	***	***	***
1950	***	5,232	5087	166	1600	***	***	***
1960	***	5,625	5,622	3	1926	1857	0	69
1970	781.3	4,819	4,779	36	1,901	1,828	7	66
1980	808.3	4,636	1,823	2,813	1,822	847	782	193
1990	811	4,936	727	4,209	1,832	***	***	215
2000	***	4,801	716	4,085	1,808	***	***	200

\*\*\* Some data was unavailable for various years

Source: *Population and Housing, Atlanta Metropolitan Planning Commission, 1940-2000.*

1962-Present

According to Catherine Winters, a resident of nearby Capitol View Manor since 1968, African Americans began to move into the Capitol View neighborhood around 1974 after being displaced from neighborhoods east of downtown Atlanta by construction of the controversial Interstate 485, now Freedom Parkway.<sup>61</sup> Though I-485 was never fully realized due to lengthy legal battles, several areas were cleared and the Carter Presidential Library and Freedom Park were constructed. During this period there was a shortage in housing for African Americans due to several factors including urban renewal, population increase, and growth of the middle class. By the 1970s, Capitol View would have been an older neighborhood attractive for its stock of affordable housing. In 1970, Congress passed the Uniform Relocation Assistance and Real Property Acquisition Act providing a maximum of \$4,000 in relocation benefits.<sup>62</sup> Attorney Archer D. Smith III filed an administrative complaint in 1972 against the city of Atlanta, the Atlanta Housing Authority, and the federal Department of Housing and Urban Development when Sugar Hill residents were forced to relocate without compensation. In 1974, the *Great Speckled Bird*, a local Atlanta alternative newspaper, featured a story on this litigation and mentioned that Atlanta began to improve its response for displaced residents under Maynard Jackson's administration. Jackson was elected as the first African-American mayor of Atlanta in 1974.

During the 1960s and 1970s, realtors engaged in fear tactics known as "block busting" in which one or more African Americans would move into a neighborhood and realtors convinced existing residents to sell their homes, leading to "white flight." This tactic was used to persuade whites to sell their homes to African Americans at a lower cost and relocate to all-white neighborhoods. Ms. Winters recalls that once African Americans began to move into the Capitol View neighborhood many white residents relocated to the Cascade area. Once black residents then moved to Cascade, white residents relocated elsewhere. The percentage of African Americans in Cascade changed dramatically from eight percent in 1970 to 60.7% percent in 1980.<sup>63</sup>

<sup>60</sup> Population Housing 1961, Atlanta Regional Metropolitan Planning Commission, 27, 35.

<sup>61</sup> Catherine Winters, February 26, 2011.

<sup>62</sup> Bill Cutler, "Model Cities Pays a Little Back," *Great Speckled Bird*, vol.4 no. 6, September 9, 1974.

<sup>63</sup> Stephen Grilli, "The Composition of the City of Atlanta, 1970-1980: Population, Households, Housing," Atlanta Department of Community Development Bureau of Planning, 1982.

Capitol View Historic District  
Name of Property

Fulton County, GA  
County and State

In 1990, Lynn Brazen published a thesis on the analysis of the relationship between housing conditions and household characteristics in Capitol View and the adjacent Capitol View Manor neighborhoods. The purpose of the study was to assist the Capitol View Development Inc. in effective community revitalization. Residents described the neighborhood as “the last undiscovered in-town neighborhood.” Many white residents remained in Capitol View and Capitol View Manor compared to other neighborhoods during the “white flight” and “block busting” of the 1970s. At the time of the study in 1990, 80 percent of the respondents were African Americans.<sup>64</sup>

During his administration, Atlanta Mayor Bill Campbell signed a document at 1362 Belmont Avenue in Capitol View to create a foundation for affordable housing in inner-city Atlanta that would increase home ownership. This event was meant to spur the renovation of 25 to 50 homes in Atlanta through five Community Development Housing Organizations (CDHO) in preparation for the 1996 Olympic Games. The purpose of the CDHO was to renovate housing within a four-block area in a given neighborhood. The CDHO would purchase the house and find low-income residents for rent or purchase of the property. 1362 Belmont Avenue was at least one property affected by the development, but the overall impact on Capitol View is unknown.

The Capitol View neighborhood borders the proposed Atlanta Beltline corridor to the north. The Beltline is a 22-mile loop of historic railroad lines encircling Atlanta’s urban core that is currently being redeveloped into trails and possible future transit.<sup>65</sup>

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<sup>64</sup> Lynn Brazen, “A New View: An Analysis of the Relationship Between Housing Conditions and Household Characteristics in the Capitol View and Capitol View Manor Neighborhoods,” M.S. Thesis (Atlanta: College of Public and Urban Affairs, Georgia State University, 1990), 1-2.

<sup>65</sup> The Beltline Project Overview Map.



Capitol View Historic District  
Name of Property

Fulton County, GA  
County and State

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Name of Property

Fulton County, GA  
County and State

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Capitol View Historic District  
Name of Property

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County and State

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County and State

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Name of Property

Fulton County, GA  
County and State

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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): N/A

Capitol View Historic District  
Name of Property

Fulton County, GA  
County and State

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## 10. Geographical Data

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**Acreage of Property** approximately 270  
acres  
(Do not include previously listed resource acreage.)

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

- |                        |                       |
|------------------------|-----------------------|
| 1. Latitude: 33.721699 | Longitude: -84.416816 |
| 2. Latitude: 33.720506 | Longitude: -84.407074 |
| 3. Latitude: 33.709565 | Longitude: -84.407975 |
| 4. Latitude: 33.709565 | Longitude: -84.415120 |
| 5. Latitude: 33.714334 | Longitude: -84.418055 |
| 6. Latitude: 33.718947 | Longitude: -84.421786 |

**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 boundaries contain the intact residential and commercial properties historically associated with the Capitol View neighborhood and its platted subdivisions, including Perkerson Park and a small section of Metropolitan Parkway. To the north is the railroad line, industrial development, and the Adair Park Historic District (National Register-listed). To the south and southwest is the Sylvan Hills community. To the east and southeast are Atlanta Technical College and Atlanta Metropolitan College. To the east is the National Register-listed Capitol View Manor Historic District, which was developed several years after Capitol View.

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## 11. Form Prepared By

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name/title Denise P. Messick, historian  
organization Historic Preservation Division, GA Dept. of Natural Resources date March 2016  
street & number 2610 Highway 155 SW telephone (770) 389-7844  
city or town Stockbridge state GA zip code 30281  
e-mail denise.messick@dnr.ga.gov



Capitol View Historic District  
Name of Property

Fulton County, GA  
County and State

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**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.)

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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: Capitol View Historic District

City or Vicinity: Atlanta

County: Fulton

State: Georgia

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

Date Photographed: June 2012

Description of Photograph(s) and number:

*(Note: All the following street addresses are in the SW quadrant of Atlanta.)*

- 1 of 64. Railroad bridge over Metropolitan Parkway. Photographer facing south/southeast.
- 2 of 64. Former Capitol View Masonic Lodge at 1331 Metropolitan Parkway. Photographer facing northwest.
- 3 of 64. 1429-1439 Metropolitan Parkway. Photographer facing southwest.
- 4 of 64. 1581-1597 Metropolitan Parkway. Photographer facing southwest.
- 5 of 64. 1583-1591 Athens Avenue. Photographer facing northwest.
- 6 of 64. 1419-1429 Athens Avenue. Photographer facing north/northwest.
- 7 of 64. 1381-1391 Athens Avenue. Photographer facing north/northwest.
- 8 of 64. 643 Dill Avenue. Photographer facing northeast.
- 9 of 64. Corner of Dill Avenue and Athens Avenue. Photographer facing northwest.
- 10 of 64. 661 Dill Avenue. Photographer facing north.
- 11 of 64. 1419-1427 Belmont Avenue. Photographer facing southwest.

Capitol View Historic District

Fulton County, GA

Name of Property

County and State

- 12 of 64. Belmont Avenue at Genessee Avenue. Photographer facing south/southwest.
- 13 of 64. 1423-1424 Belmont Avenue. Photographer facing south.
- 14 of 64. 1525 Belmont Avenue. Photographer facing north/northwest.
- 15 of 64. 1645 Belmont Avenue. Photographer facing north/northwest.
- 16 of 64. Perkerson Park from Beatie Avenue. Photographer facing northwest.
- 17 of 64. Beatie Avenue, just south of Deckner Avenue. Photographer facing north.
- 18 of 64. 1469 Beatie Avenue. Photographer facing northwest.
- 19 of 64. 1375-1371 Beatie Avenue. Photographer facing northwest.
- 20 of 64. 1375 Beatie Avenue. Photographer facing west.
- 21 of 64. 1396-1402 Desoto Avenue. Photographer facing southeast.
- 22 of 64. 1449-1453 Allene Avenue. Photographer facing northwest.
- 23 of 64. 755 Dill Avenue. Photographer facing northeast.
- 24 of 64. 1434-1440 Everhart Street. Photographer facing northeast.
- 25 of 64. 1454-1460 Everhart Street. Photographer facing southeast.
- 26 of 64. 1459-1469 Fairbanks Street. Photographer facing northwest.
- 27 of 64. 1396-1402 Fairbanks Street. Photographer facing northeast.
- 28 of 64. 1391-1392 Fairbanks Street. Photographer facing north.
- 29 of 64. 823 Dill Avenue. Photographer facing north.
- 30 of 64. 1361-1362 Graham Street. Photographer facing south.
- 31 of 64. 1420-1430 Graham Street. Photographer facing southeast.
- 32 of 64. 1439-1443 Hartford Avenue. Photographer facing northwest.
- 33 of 64. 1444 Hartford Avenue. Photographer facing east.
- 34 of 64. 1392-1396 Hartford Avenue. Photographer facing south/southeast.
- 35 of 64. 883 Dill Avenue. Photographer facing west/northwest.
- 36 of 64. 908-918 Dill Avenue. Photographer facing southeast.
- 37 of 64. 999-1009 Dill Avenue. Photographer facing north.
- 38 of 64. 1009-1019 Arden Avenue. Photographer facing northeast.
- 39 of 64. 1290-1300 Sylvan Road. Photographer facing northeast.

Capitol View Historic District

Name of Property

Fulton County, GA

County and State

- 40 of 64. 1470-1480 Sylvan Road. Photographer facing east/northeast.
- 41 of 64. 836-844 Deckner Avenue. Photographer facing south/southeast.
- 42 of 64. 1442 Metropolitan Parkway (former Capitol View School). Photographer facing northeast.
- 43 of 64. 1460 Metropolitan Parkway (center house). Photographer facing east.
- 44 of 64. 1474 Metropolitan Parkway. Photographer facing east.
- 45 of 64. 1474 Metropolitan Parkway. Photographer facing east/southeast.
- 46 of 64. 1460 Metropolitan Parkway. Photographer facing east.
- 47 of 64. 1488 Metropolitan Parkway (front of lot). Photographer facing east/southeast.
- 48 of 64. 1488 Metropolitan Parkway (rear of lot). Photographer facing south/southwest.
- 49 of 64. 638-642 Dill Avenue. Photographer facing south.
- 50 of 64. Community/recreation building in Perkerson Park. Photographer facing southwest.
- 51 of 64. Sign and sculpture in Perkerson Park. Photographer facing southwest.
- 52 of 64. Entrance to Perkerson Park. Photographer facing south.
- 53 of 64. Restrooms and playground in Perkerson Park. Photographer facing southwest.
- 54 of 64. Bridge in Perkerson Park. Photographer facing east/southeast.
- 55 of 64. Stonework-lined stream bed in Perkerson Park. Photographer facing southeast.
- 56 of 64. Stream bed in Perkerson Park. Photographer facing northwest.
- 57 of 64. Picnic pavilion at Perkerson Park. Photographer facing north.
- 58 of 64. Stone grill at Perkerson Park. Photographer facing south.
- 59 of 64. Sports fields at Perkerson Park. Photographer facing south/southwest.
- 60 of 64. 1289-1293 Hartford Avenue. Photographer facing northwest.
- 61 of 64. 800-808 Hartford Place. Photographer facing southwest.
- 62 of 64. 1280-1290 Allene Avenue. Photographer facing southeast.
- 63 of 64. 820-824 Erin Avenue. Photographer facing southeast.
- 64 of 64. 702-708 Erin Avenue. Photographer facing southwest.

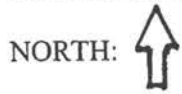
**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to 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.



CAPITOL VIEW HISTORIC DISTRICT  
ATLANTA, FULTON COUNTY, GEORGIA

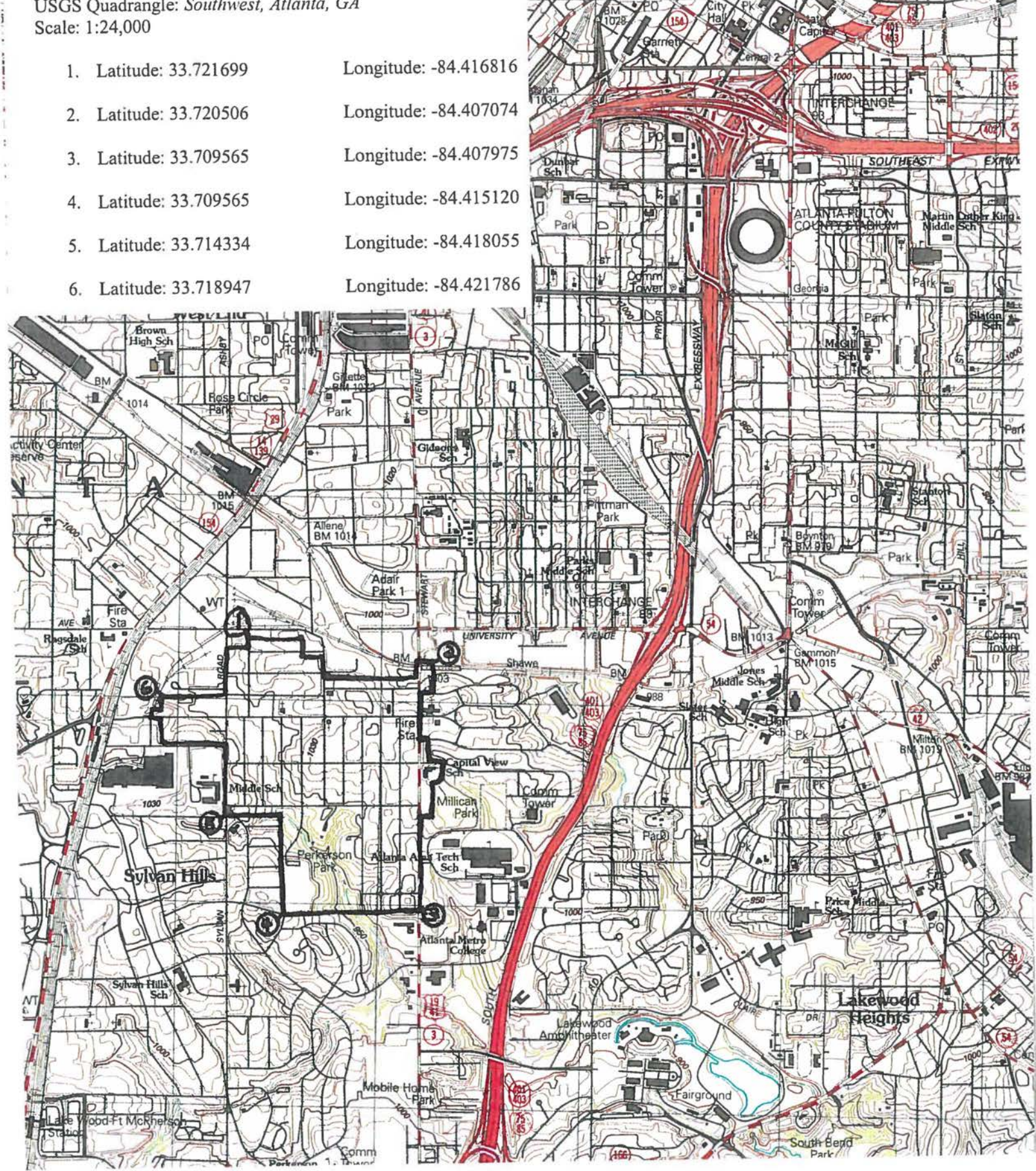
SOUTHWEST ATLANTA QUADRANGLE  
GEORGIA  
7.5-MINUTE SERIES (TOPOGRAPHIC)



USGS Quadrangle: *Southwest, Atlanta, GA*  
Scale: 1:24,000

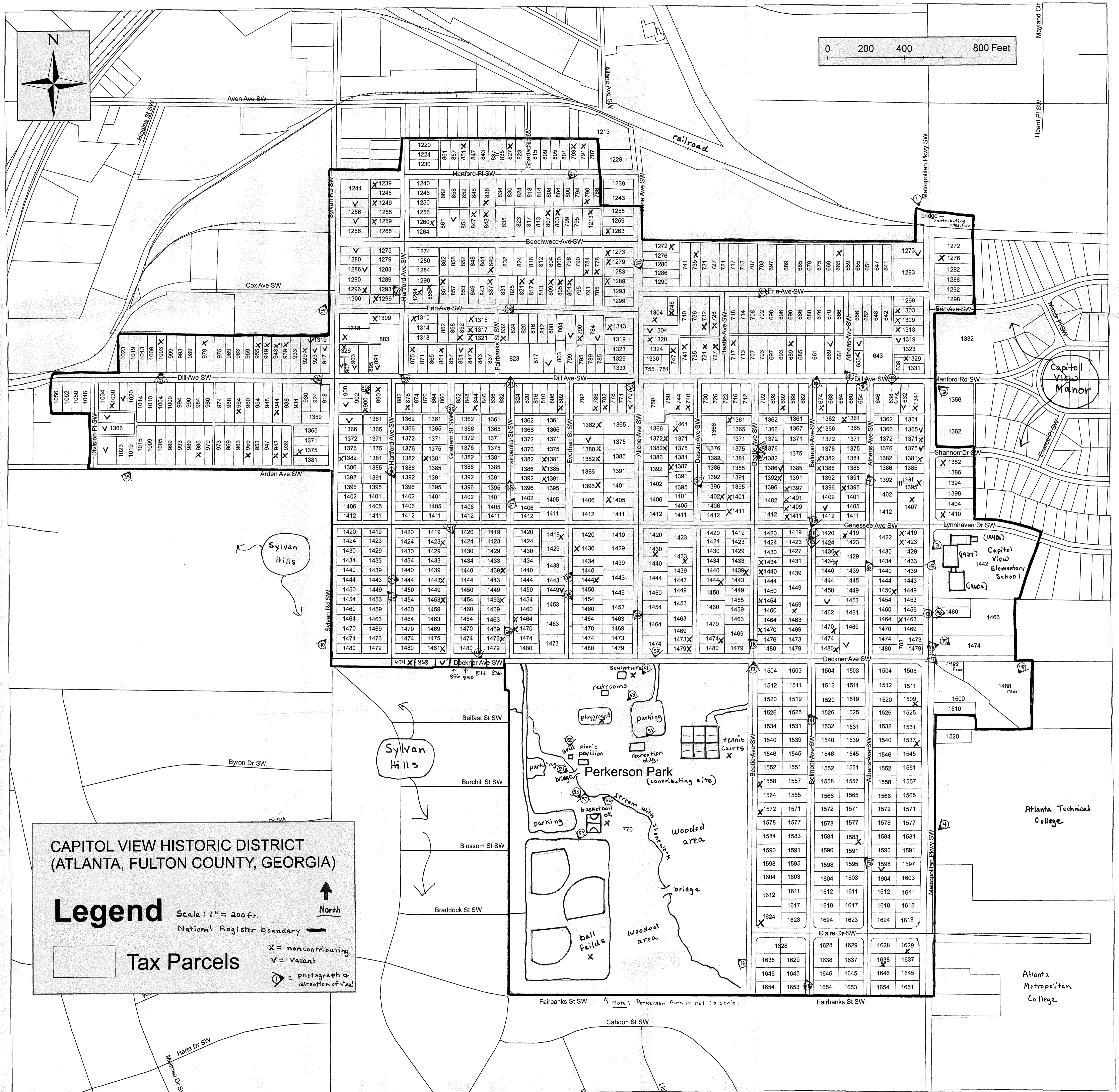
- |                        |                       |
|------------------------|-----------------------|
| 1. Latitude: 33.721699 | Longitude: -84.416816 |
| 2. Latitude: 33.720506 | Longitude: -84.407074 |
| 3. Latitude: 33.709565 | Longitude: -84.407975 |
| 4. Latitude: 33.709565 | Longitude: -84.415120 |
| 5. Latitude: 33.714334 | Longitude: -84.418055 |
| 6. Latitude: 33.718947 | Longitude: -84.421786 |

41 42 2 230 000 FEET 84°





# Capitol View Historic District Map



**CAPITOL VIEW HISTORIC DISTRICT**  
(ATLANTA, FULTON COUNTY, GEORGIA)

**Legend**      Scale: 1" = 200 ft.      ↑ North

— National Register boundary

□ Tax Parcels

X = noncontributing  
V = vacant  
Ⓛ = photograph & direction of view

















Atlanta Metropolitan College ←

Metropolitan Py SW 1580 ←

















PARKING  
staff ONLY

THE SULLIVAN  
CENTER





A large, two-story brick building with a classical pediment and arched windows. The building features a prominent entrance with a white door and a set of green stairs. The street is paved, and there are trees and utility poles visible in the background.

Athens

PS







ALL GAVE SOME  
SOME GAVE ALL  
WELCOME 11:00AM

MEMORIAL SERVICE FOR  
Pastor Talbot and Pastor K...  
at 11:00 AM on Sunday, June 10, 2024





SPEED  
LIMIT  
25

CAUTION  
WATCH FOR  
CHILDREN

12345





SPEED  
LIMIT  
25

CAUTION  
XX  
NIGHT VISION





SPEED  
LIMIT  
25

CAUTION  
WATCH FOR  
CHILDREN

















Decatur

STOP

NO LOITERING

FOR SALE









1375

















BIG DADDY'S  
Hotel Meat Market

BIG TRAIL STEAKS  
1000 N. W. Highway  
704-544-3101

CLEANERS  
DRY CLEANING



25

































SPEED  
LIMIT  
25

















FOR LEASE  
678-860-3179

B & DVE  
Automobiles  
678-555-7000

Criminals  
Rewards  
\$2,000!





FISH  
 HOT WINGS  
 BURGERS  
 SOME OF THE BEST EATS  
 NOW OPEN

Homeport  
 \$ 429













FOR  
SALE







































LOYA & ESQUIRE  
INSURANCE  
We Merge!  
You Save!  
\$37  
\$52  
CALL NOW 800-850-0000









CITY OF ATLANTA



# Perkerson Park

PARK CLOSED 11PM - 6AM







CITY OF ATLANTA  
Perkerson Park  
PARK CLOSED 11PM - 6AM





















































&a20CUNITED STATES DEPARTMENT OF THE INTERIOR  
&a30CNATIONAL PARK SERVICE

&a22CNATIONAL REGISTER OF HISTORIC PLACES  
&a29CEVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Capitol View Historic District  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: GEORGIA, Fulton

DATE RECEIVED: 3/11/16 &pw DATE OF PENDING LIST: 4/06/16  
DATE OF 16TH DAY: 4/21/16 &pw DATE OF 45TH DAY: 4/26/16  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000195

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 4/22/16 DATE

ABSTRACT/SUMMARY COMMENTS:

*Community planning + dev.  
architecture*

&a4L

RECOM./CRITERIA A.C.  
REVIEWER Handline DISCIPLINE Historic  
TELEPHONE \_\_\_\_\_ DATE 4/22/16

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.



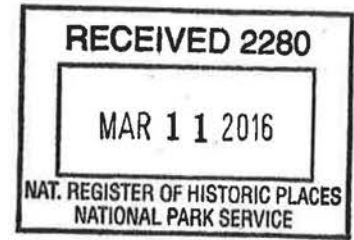
HISTORIC PRESERVATION DIVISION

MARK WILLIAMS  
COMMISSIONER

DR. DAVID CRASS  
DIVISION DIRECTOR

March 7, 2016

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 **Capitol View Historic District in Fulton 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