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United States Department of the Interior
National Park Service

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MAY 29 2015

National Register of Historic Places Registration Form

Nat. Register of Historic Places
National Park Service

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 Lindridge-Martin Manor Historic District

other names/site number Martin Development; Lindridge Subdivision

2. Location

street & number Approximately bounded by Lindridge Dr. NE, Melante Dr. NE, Cardova Dr. NE, Armand Ct. NE, and Armand Rd. NE

not for publication

city or town Atlanta vicinity

state Georgia code GA county Fulton code 121 zip code 30324

3. State/Federal Agency Certification

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

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

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

national statewide local

W R H Signature of certifying official / Title: William R. Hover Date 2015.05.27
Dr. David C. Crass/Historic Preservation Division Director/Deputy SHPO

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

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

Signature of commenting official _____ Date _____

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

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register determined eligible for the National Register

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

other (explain:)

John Edson H. Beall Signature of the Keeper Date of Action 7.14.15

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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	
224	68	buildings
0	5	sites
0	0	structures
0	0	objects
224	73	Total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

DOMESTIC: single dwelling

Current Functions
 (Enter categories from instructions.)

DOMESTIC: single dwelling

EDUCATION: school

7. Description

Architectural Classification
 (Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS:
Colonial Revival
OTHER: English cottage
OTHER: American Small House
OTHER: Ranch house
MODERN MOVEMENT: International Style

Materials
 (Enter categories from instructions.)

foundation: BRICK
 walls: BRICK
WOOD: weatherboard, shingles
SYNTHETICS: vinyl
 roof: ASPHALT
 other: BRICK (chimneys)

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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 Lindridge-Martin Manor Historic District consists of four contiguous and historically related residential subdivisions constructed primarily between the late 1940s and the early 1960s in what were then the outer suburbs of Atlanta, about six miles north of downtown. The layout is somewhat irregular, with mostly rectilinear streets, but it also includes curving streets and three cul-de-sacs. Lots and setbacks tend to be uniform within their subdivisions, except on some corner lots and cul-de-sacs. The ranch house is the most prevalent house type, usually exhibiting either no style (the plain ranch) or elements of the Colonial Revival or the Contemporary style. Several of the latter are clustered on the Melante Drive cul-de-sac at the southern end of the district. Most houses are modest in size and design, with almost half of them fitting the definition of the compact ranch type, as identified in *The Ranch House in Georgia: Guidelines for Evaluation* (2011). Brick veneer, sometimes with wood upper sections, is the most common exterior material. Overall integrity is good, but noncontributing buildings include a number of houses with extensive alterations and a few infill houses that are less than 50 years old. The landscape is rolling hills with mature trees and no sidewalks, except on Lindbergh Drive. While the district is single-family residential, the surrounding area has higher density development along major arteries and highways that support shopping centers, restaurants, apartment complexes, and light industrial uses. Northern portions of the district are in the shadow of a new elevated ramp connecting Interstate 85 with Georgia Highway 400.

Narrative Description

Note: Most of the following section is taken from the Historic District Information Form written by Brian W. LaBrie, entitled "Lindridge / Martin Manor Neighborhood," dated October 26, 2012, with updates submitted April 1, 2013. It was edited for length and content by staff of Georgia Historic Preservation Division (HPD). The original document is on file at HPD, Stockbridge, Georgia.

(In the following narrative the "NE" has been dropped from all street names.)

The Lindridge-Martin Manor Historic District is comprised of four historically related subdivisions, which were platted as follows: Martin Development (1946-1954), Lindridge Subdivision (1948), Fletcher Magbee Subdivision (1953), and Armand Heights (1958). The boundaries of each subdivision are described fully in later paragraphs below. Overall, the streets and lots are laid out in an irregular (though mostly linear) grid south of Lindbergh Drive, and on a curvilinear plan north of Lindbergh Drive. There are three cul-de-sacs on the south side. The district has 297 resources. All buildings are residential, except for one house (1036 Lindbergh Drive) that was converted to a pre-school. There are no commercial, industrial, or agricultural properties. The development did not historically include any plan for parks. Most buildings are modest single-family ranch houses. Of the 297 resources, 224 buildings are considered to be contributing to the district, and 68 are noncontributing. There are five noncontributing sites, consisting of lots where houses have been demolished (marked VX on the map). There are also three vacant lots that were not counted in either category. (These were presumably unbuildable lots, though it was not always possible to determine if the lots were historically vacant.) Almost all buildings in the district were constructed prior to 1960, with two houses dating to the 1930s, approximately 91 dating from 1940 to 1949, and approximately 191 dating from 1950 to 1959. Three houses were constructed in the early 1960s, and five were constructed between 1993 and 2012.

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Only one contributing resource (2168 Melante Drive, Fletcher Magbee Subdivision, photograph 20) was built after 1962, and it is a Contemporary-style ranch house constructed in 1964.

The district has a relatively flat landscape with gradual hills, and does not contain any steep slopes. Peachtree Creek flows on the western side of the district. An intermittent stream, a branch of Peachtree Creek, extends along the northern edge of the district. The south fork of Peachtree Creek bounds the southern edge of the district. Though most of the land had been used for farming prior to subdivision, some stands of then-existing trees appear to have been integrated into the landscape during house construction, based on historic aerials from 1940 and 1955. Numerous additional trees were also planted. A key characteristic of the neighborhood includes retention of mature pine trees and a variety of oaks, creating a park-like feeling.

While most front yards have an open quality with a few clusters of trees and understory plantings, back yards often remain heavily wooded with a mixture of large native trees and other dense vegetation (photograph 17). Groupings of trees include pines, oaks, maples, hickories, and magnolias. Many are arranged together to allow a degree of light to penetrate the ground. Curvilinear islands of ivy and/or pine straw often delineate the bases of tall clustered trees from lawn areas. Dogwoods are common understory plantings in the district and occur in groupings along the street or as single specimens against houses. Most houses have foundation plantings, which emphasize lawn areas. Several lots exhibit landscape designs that post-date the houses. These newer designs reduce the amount of open suburban lawn by integrating curvilinear garden spaces filled with shrubs and perennial flowers that are often outlined by low stone walls. While most front yards flow easily from one lot to the next, some backyards are enclosed by fences, which range in type from painted wood to chain link.

Stone curbing exists along the majority of streets in the Martin Development and the Lindridge Subdivision, while other areas feature concrete curbs. Some residences use *Liriope* to define the edges along the main street and their driveways. Driveways frequently are straight and extend from the right-of-way to the side of the house on one side of the lot. While long driveways often provide space for parking, some residences have additional parking spaces that extend into the front yard. Pathways or sidewalks typically extend along the front of the house and provide pedestrian circulation from driveway to the front door. Few streets have sidewalks, except for Lindbergh Drive, which is a major through-street (photograph 11).

The district retains good integrity, and looks very much like it did during the period of significance. The predominant historic materials are brick veneer and wood siding, sometimes in combination (photograph 4, left). After 1980, replacement vinyl siding was applied to some of the resources in the district. Around half of the houses feature a masonry chimney found along the exterior edge of the roof or along ridgelines, typically constructed of brick. Approximately 35 percent of the residences in the district have a carport or garage attached to the dwelling (photograph 7), and in some cases these have been altered to varying degrees. There are a few detached garages in the district, but none appear to be historic. (Garages and other outbuildings were not included in the resource count.) Windows on most houses are historic, with the dominant window pattern of 2/2 and 6/6 double-hung sash windows, as well as diamond-patterned casement windows and large plate-glass windows. Most front doors are historic, and are typically made of wood, featuring either fixed lights in the upper portion or no windows. The most common type of entry is a formal stoop (photograph 15, right). Most roofs are gabled or hipped; very few are complex. Roofing is typically asphalt shingles that have been replaced in-kind as needed.

Lindridge-Martin Manor is a residential oasis in a much more densely developed area. The district is currently adjacent to two major transportation routes – Cheshire Bridge Road to the east and Interstate 85 (I-85, the Northeast Expressway) to the west. A recently constructed “fly-over” highway ramp between I-85 and Georgia Highway 400 (GA-400) is also near the district on the northwest side, and is visible from some houses (photographs 13, 14, and 16). Another major road, Buford Highway, was once connected to Cheshire Bridge

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on the east side of the expressway, but a portion of it was re-routed in the 1980s. Lindbergh Drive traverses the middle of Lindridge-Martin Manor in a generally northwest-southeast direction.

According to local sources, Lindbergh Drive began as "a dirt trail" that connected what were then the Cheshire and Plaster farms. It is now the only street that crosses through Lindridge-Martin Manor in both directions. When the area was farmland, Cheshire Bridge Road was used by the Cheshire family to traverse their farm (established in 1838) and to interact with farms north and south of them, as well as what became the city of Atlanta. This road is also seen on the March 1900 "Plat of the Cheshire Property," as well as the 1946 plat for Martin Manor. Cheshire Bridge Road is now the closest commercial "strip" to Lindridge-Martin Manor, with businesses such as restaurants, retail centers, and movie theaters. This commercial area appears to have developed independently of Lindridge-Martin Manor. Another major transportation route, Buford Highway was once more closely connected to Cheshire Bridge Road. In 1938 the section of Buford Highway next to Cheshire Bridge Road was expanded from two lanes to four lanes. Construction of I-85 began nearby in 1951. In the early 1980s, as part of the rebuilding and connecting of I-85 with GA-400, Buford Highway was moved from its proximity to Cheshire Bridge Road to a portion of the old alignment of I-85. These transportation routes are easily identified on historic aerials.

House Types and Styles in the District

As documented in *Georgia's Living Places: Historic Houses in Their Landscaped Settings* (1991), a house "type" refers to the overall form (the outline or "envelope") of the main or original part of the house and the general layout of the interior rooms. This includes the floor plan and the height. In contrast, a "style" relates primarily to the external ornament or decoration of a house and also to the aesthetic qualities of its overall form. Houses belonging to the same type may exhibit different styles, and the same architectural style may appear on different house types. Many houses in Georgia have little or no architectural style and are characterized only by their type. The predominant house type of the Lindridge-Martin Manor Historic District is the ranch house; here they have an unpretentious appearance and are close to the ground with a low-sloping roof and horizontal massing.

The Lindridge-Martin Manor Historic District contains many houses that exemplify typical characteristics of ranch houses in Georgia, particularly the long, low form; multiple roof types; overhanging eaves; a variety of exterior finishes (typically brick with weatherboard); a variety of window types; and a carport or garage, incorporated into the main roof of the house. (Note that all of these characteristics are not required in order to be considered a ranch house.) Other defining characteristics of ranch houses include siting patterns. They usually have a ground-hugging form that presents a long front elevation to the street (reflected in most cases in this district). Only a few residences present anomalies to this and all but one are found in the Martin Development. These are situated transversely with the shortest elevation facing the street. The other exception to the ground-hugging form of a ranch is when a lower level may be exposed due to topography with a raised basement, usually in the back. There are only a few examples of this in the district, and all of these are located in the Martin Development. There are many subtypes to ranch houses, as identified in *The Ranch House in Georgia: Guidelines for Evaluation* (2011). The following are those found in Lindridge-Martin Manor.

Compact ranch houses are characterized as being compactly massed, almost square, and small, with the longest side facing the street. The advantage was affordability, but such an advantage was often outweighed by the house being too small to raise a family – typically about 1000 square feet of living space. Most of the earliest buildings in the district are of this subtype. This is also the overall predominant type in the district, with approximately 144 examples. Usually designed in either the Contemporary style or plain style in Georgia, most compact ranches in the district are in the plain style. The use of horizontal bands of brick courses may have been an attempt to enhance visual interest of a typically simple looking house type.

Bungalow ranch houses typically have square plans and large hipped roofs. There are around 23 examples in the district.

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Linear ranch houses are characterized as being clearly rectangular and simply massed, with no large projections. The longest side is facing the street. Occasionally an alcove for a porch or a slight projection helps bring interest by segmenting the flat facade. The most common surface covering for this type house is red brick, sometimes extending only halfway up the facade. The Contemporary style of the linear ranch often employs tall, Eichleresque windows, and roofs with exposed beams. There are approximately 33 linear ranch houses in the district.

Linear ranch houses with clusters appear as linear ranches with a slight projection on one end which is typically a bedroom wing, identified by narrow windows, extending back and projecting slightly forward. The appearance is similar to the half courtyard subtype, but with almost no forward projection for the wing (photograph 19, left). There are about 39 examples in the district.

Courtyard ranch houses have at least two wings that embrace a courtyard, typically in the front. Many of these wings are only slight appendages. There are approximately 11 examples in the district.

The half-courtyard ranch house subtype is a linear ranch house intersected at a right angle by an adjoining section of nearly equal size. There are approximately 17 examples in the district.

The alphabet ranch house is a catch-all category for houses with shapes that conform to letters of the alphabet such as T, Y, and V. They are easiest to discern from the air. There appear to be only three examples in Lindridge-Martin Manor.

Rambling ranch houses tend to "ramble" all over their lots with several setbacks and/or offsets. They have complex roof systems. There are around 11 examples in the district.

Three of the seven major architectural styles associated with the ranch house are found throughout the district - Colonial Revival, Contemporary, and Plain (no style). A style that is not associated with ranch houses, the English Vernacular Revival, was found in the district on two resources in the Martin Development, 2274 Melante Drive and 2287 Armand Road. (These are English cottages, not ranch houses.) There is also a two-story International-style house in the Martin Development. *The Ranch House in Georgia* defines three of the major ranch house styles as:

Colonial Revival: According to *The Ranch House in Georgia*, this style combines "traditional accents with the new house type, and features details such as "entry porticos, shutters, cornice moldings, and columns." At least 34 residences have elements of this style, representing over 12 percent of the district. Of these, 31 are in the Martin Development, three in the Lindridge Subdivision, and none in the Fletcher Magbee and Armand Heights Subdivisions.

Contemporary: According to *The Ranch House in Georgia*, this style generally has "clean lines, abstracted, geometric planes and surfaces, exposed post and roof beams, and lack of applied ornamentation. Stone and wood are used to add warmth but form and structure are paramount." Eighteen residences of this style are in the district (photograph 9), representing six percent of the district. Of these eight are in the Martin Development, none in the Lindridge Subdivision, nine in the Fletcher Magbee Subdivision, and one in Armand Heights.

Plain (No Style): According to *The Ranch House in Georgia*, this "is the signature Ranch House style in Georgia. It is typically represented by the red brick Ranch House that visually emphasizes the fundamentals of form, roofline, and window openings." Some of the plain ranch houses in the district may have "hints" of Colonial Revival elements, and could arguably be placed in either category (photograph 6, left). There are approximately 231 ranch houses in the plain style (no style) in the district, which is around 82 percent of the

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district. Of these, 140 are located in the Martin Development, 71 are in the Lindridge Subdivision, eight are in the Fletcher Magbee Subdivision, and 12 are in Armand Heights.

There are only five houses in the district that are not ranch houses. Two are English cottages in the English Vernacular Revival style. *Georgia's Living Places: Historic Houses in Their Landscaped Settings* (1991) defines this style as "a common early twentieth-century style in Georgia's suburban neighborhoods." This style was based on English country and vernacular houses, and typically has a steeply pitched gabled roof with dominant front-facing gable. Often a variety of materials are used, such as brick walls with stone trim, wood half-timbering, and stuccoed gables. Massive masonry chimneys are common along with tall and narrow, multi-paned windows that are typically casements. There is also one International-style house (photograph 5) and two American Small House types (one is noncontributing) with no major stylistic elements. American Small Houses are small, plain, low-cost homes built mostly between the mid-1930s and 1950s (also called minimal traditional houses).

Martin Development

The Martin Development (also known as Martin Manor) was platted initially in 1946, and the plat was revised in 1954. It is the largest of the four subdivisions. The subdivision is roughly bounded by Lindbergh Drive on the north, Buford Highway on the west, Cardova Drive on the south, and Cheshire Bridge Road on the east. It includes the lots on the south side of Cardova Drive. The subdivision has nine trapezoidal blocks that together form a linear layout. Cross-streets are not perpendicular, but meet at irregular angles. Four streets run northeast/southwest through the subdivision: Armand Road, Strathmore Drive, Pembroke Place, and Melante Drive. Five streets run northwest/southeast through the subdivision: Armand Road, Cardova Drive, Alco Street, Northrope Drive, and Lindbergh Drive. Streets are paved in asphalt, and most have stone curbing.

Due to the layout of streets, most lots on the west side of the subdivision are not as deep as those on the east and south. Lot sizes range from 0.26 acre to 0.49 acre. They are rectangular in form, except on corners. Setbacks vary by street, averaging 41 to 55 feet, except on Lindbergh Drive where they average 67 feet. The overall pattern of narrow and uniform lots gives the neighborhood a dense and tight-knit feeling. The Martin Development also has the most varied topography of the four platted subdivisions, including gradual slopes and ridgelines. A 1940 aerial view shows areas of terraced farmland, which have since been graded to a more uniform slope. Peachtree Creek bounds the back edges of about half the lots on Armand Road.

All resources within the Martin subdivision are residential in character and use, except for two noncontributing sites where houses were demolished. There are around 190 houses in the subdivision. Over 75 percent are considered contributing. The vast majority of buildings were constructed in the decades of the 1940s (around 45 percent) and 1950s (around 51 percent). One house was built in the 1930s; one was built in the 1960s; and five houses were constructed after 1969. More than 80 percent of the residences in this area are ranch houses. Others include an extended American Small House (photograph 2), two English cottages, and several non-historic residences (constructed after 1964). There is also one unusual house constructed in the International Style in 1949 (860 Cardova Drive).

Approximately 50 percent of the ranch houses are compact ranches (photograph 8, left), with the remainder identified as alphabet ranches, bungalow ranches, courtyard ranches, half-courtyard ranches, linear ranches, linear ranches with clusters, and rambling ranches, as defined in *The Ranch House in Georgia: Guidelines for Evaluation* (2011). Of the ranch houses, approximately 140 are plain (no style); 31 have elements of the Colonial Revival style; and 8 have Contemporary elements (photograph 3). Typical construction is concrete slab-on-grade, or concrete block foundations with platform framing. Like most ranch houses in Georgia, exteriors are primarily brick veneer, usually in shades of red. Historic exterior materials also include wood weatherboard, wood board-and-batten, and vertical board, or a combination of materials. Accents include stone or cast concrete.

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Lindridge Subdivision

The Lindridge Subdivision (platted in 1948) is located north of the Martin Development and Lindbergh Drive in the crook of Buford Highway and Interstate 85. It includes the lots on the north side of Lindbergh Drive (photograph 12). The subdivision has three large blocks that are organized in roughly a crescent shape or a curvilinear "A"-shape. The outside of the crescent is Lindridge Drive, while Lindridge Way runs through the middle in a northwest/southeast direction, connecting the two halves of the crescent shape. Streets are paved in asphalt, and most have stone curbing. The majority of the land is gently sloping, and rears of lots are defined by streams (some intermittent) on the northern, eastern, and western sides. Lot sizes range from averages of 0.30 acre on Lindbergh Drive to 0.46 acre on Lindridge Drive. Front and rear property widths average 65 feet, while depths are generally two to three times that length. Setbacks vary by street, averaging 44 to 48 feet, except on Lindbergh Drive where they average 86 feet. The rear of most lots on Lindridge Drive border on Peachtree Creek or its tributary. Interstate 85 and Buford Highway are parallel to the west side of Lindridge Drive (above the creek in some areas).

All resources within the subdivision are residential in character and use, except for a pre-school in a converted ranch house at 1036 Lindbergh Drive. There is also one noncontributing site where a house was demolished. The majority of buildings (around 88 percent) were constructed in the 1950s. One noncontributing house (an altered American Small House located at 928 Lindbergh Drive) was constructed in 1935. Seven houses date from the 1940s and one (1005 Lindridge Drive) was constructed in 1960. Around 95 percent of the buildings are ranch houses. Sub-types of ranch houses include nine bungalow ranches, 30 compact ranches, two courtyard ranches, one half-courtyard ranch, six linear ranches, 22 linear-with-clusters ranches, and one rambling ranch. Almost all the ranch houses are plain (no style), except for a handful with Colonial Revival elements. Typical construction is concrete slab-on-grade, or concrete-block foundations with platform framing. Historic exterior materials include brick veneer, wood board-and-batten, vertical board, wood weatherboard, or a combination of these materials with accents of stone or cast concrete. Brick exteriors are extremely common, often in shades of red, grey, yellow, or buff.

Fletcher Magbee Subdivision

The Fletcher Magbee Subdivision was platted in 1953. This small subdivision is shaped like an "L" and is located along the southernmost section of Melante Drive, beginning at the lots at 2210 and 2211 Melante Drive and terminating in a cul-de-sac. The only vacant lot in the subdivision was historically vacant due to its location in the flood plain along the south fork of Peachtree Creek, and was therefore considered unbuildable. There is also an intermittent stream along the southern edge of the development. Lots average 70 feet wide, and more than twice as deep. Most average around 0.40 acre in size. Setbacks range from 33 to 39 feet. Lots around the cul-de-sac are the most level, but the least regular in size and shape.

This subdivision has a more "private" feel than the first two subdivisions, due to its cul-de-sac layout and the presence of more front-yard trees and other vegetation. There are 19 lots; all resources within the subdivision are residential in character and use, except for the one vacant lot. All buildings are contributing ranch houses. With one exception, these were constructed in the 1950s. The house at 2168 Melante Drive dates to 1964. There are one alphabet ranch, nine compact ranches, one half-courtyard ranch, four linear ranches, and two rambling ranches. Nine of the ranches are in the Contemporary style (photographs 1, 20, and 21), and eight are plain (no style). Typical construction is concrete slab-on-grade, or concrete block foundations with platform framing. A variety of historic materials are used, primarily brick and vertical wood board. The use of flashed brick creates a wide color range.

Armand Heights

Armand Heights was platted in 1958. This small subdivision is on the southernmost portion of Armand Road (beginning at 2225 Armand Road), and along the entire length of Armand Court. Both streets terminate in cul-

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de-sacs (photograph 18). Lots vary in size and form due to these cul-de-sacs, but average 0.43 acres. This area appears to be more secluded and private than the two largest subdivisions. Front yards typically have vegetative buffers. House setbacks range from 40 to 60 feet. Despite the subdivision name, the backs of several lots that abut the south fork of Peachtree Creek consist of low-lying land. Cedar Chase Condominiums is located along the western edge of the subdivision at 2001 Armand Road. Cedar Chase was constructed in 1982 and is excluded from the district.

All resources within the subdivision are residential in character - either a residential lot with a house or one residential lot where a house was demolished (a noncontributing site). All are ranch houses, except the vacant lot. These include five compact ranches, six linear ranches, and two linear-with-clusters ranches. Each of the 13 buildings was constructed in the same year (1959), and all are contributing except for one substantially altered house. Twelve of the houses are plain (no style) and one has elements of the Contemporary style. Typical construction is concrete slab-on-grade, or concrete block foundations with platform framing. Brick veneer is the dominant exterior material in a wide variety of colors. Other materials include wood board-and-batten, wood weatherboard, and vertical board. Perhaps due to its small size and simultaneous construction dates, Armand Heights has the most homogeneous appearance of the four subdivisions.

Noncontributing Properties

Noncontributing resources are marked with an "x" on the National Register map. (Each unmarked lot on the map is counted as one contributing property.) There are 68 noncontributing buildings and five noncontributing sites, consisting of lots where houses were demolished. The majority of noncontributing buildings are houses with extensive alterations that affected their integrity of materials, workmanship, and/or design. Common alterations include enclosed carports, enclosed porches, replacement siding materials (often vinyl), and replacement windows and doors. One of these alterations alone may not make a property noncontributing, but cumulative changes could impact the integrity. Less common alterations include changed rooflines, second-floor additions, and additions on the side, front, or back. There are also several new houses in the district, mostly constructed after the late 1990s. These tend to be much larger than the historic houses they replaced, often with multiple stories that are not in character with the low scale of the neighborhood (photograph 10, left).

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

c.1936-1964

Significant Dates

1946- Martin Development platted
1948- Lindridge Subdivision platted
1953- Fletcher Magbee Subdivision platted
1958- Armand Heights Subdivision platted

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Cherry, John Wesley (architect)
Martin, B. A. (developer)
Bush, Harold L. (engineer)
Carey, J. B. (engineer)
Smith and Hobbs (engineers)
Watts & Browning (engineers)

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Period of Significance (justification)

The period of significance for the district begins c. 1936 with the construction of the earliest contributing house (still extant), prior to the layout of most of the subdivision streets and subsequent landscaping. It ends in 1964 in order to include the neighborhood's last major phase of historic development. Only a few houses were constructed between 1964 and the late 1990s.

Criteria Considerations (explanation, if necessary)

N/A

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

The Lindridge-Martin Manor Historic District is significant under Criteria A and C at the local level because it is a good and intact example of a mid-20th-century subdivision developed at a time of rapid population growth in Atlanta and Fulton County in the years following World War II. The area had been farmland until developer B.A. Martin began the first major phase of construction based on a plat that he published in 1946. This middle-class automobile suburb was designed to provide well-built, affordable housing for returning veterans and their families, as well as workers in nearby industries. The neighborhood was incorporated into the city limits of Atlanta in 1952. The district is significant in the area of community planning and development as a platted suburb based on the new mobility provided by the automobile and the growing network of arterial streets, such as nearby Cheshire Bridge Road, Lindbergh Drive, Piedmont Road, and Buford Highway. The platted areas were the Martin Development (1946 plat, revised 1954), the Lindridge Subdivision (1948 plat), the Fletcher Magbee Subdivision (1953 plat), and the Armand Heights Subdivision (1958 plat). Together they are known as Lindridge-Martin Manor. There are also two houses (built in 1935 and 1936) that pre-date the plats; these were the beginnings of suburbanization of the area's farmland, and they were fully incorporated into the residential street patterns that followed. The district is also significant in the area of architecture for its good intact collection of mid-20th-century houses that follow the predominant national trends. Residential architecture includes a couple of examples of the American Small House and the English cottage, but the vast majority reflects the various styles and sub-types of ranch houses as identified in *Guidelines for Evaluation: The Ranch House in Georgia* (2011). The only identified architect was John Wesley Cherry (1918-1981), who worked with B.A. Martin to design several floor plans with a variety of facades for the Martin Development.

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

Significance in Community Planning and Development

The Lindridge-Martin Manor Historic District is significant at the local level under Criterion A in the area of community planning and development because it is a good example of a planned, post-World-War-II subdivision designed for the expanding middle class in the Atlanta metropolitan area. After World War II, the Federal Housing Administration (FHA) began to move away from supporting developments that followed a strict street-grid pattern. In the case of Lindridge-Martin Manor, developer B. A. Martin incorporated a slightly irregular grid with few right angles, along with some curvilinear streets and cul-de-sacs, into the plans for the subdivision. The design also focused on creating a picturesque park-like atmosphere with few sidewalks, regular setbacks for evenly spaced houses, minimally defined front lawns with shrubbery close to the house, native and ornamental tree plantings, and efficiently constructed modest residences. These elements are still

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evident and contribute to the unified feel of the district's character today. According to oral history, the houses were initially built for white families. Though no racially restrictive covenants have been identified, protective covenants did relate to house size and cost in some of the subdivisions. Much of the initial community design for the development of Lindridge-Martin Manor neighborhood not only remains intact, but still contributes to the functionality of the neighborhood today.

Lindridge-Martin Manor, including its four platted subdivisions, was considered one of several progressive communities of its era, during a time when Fulton County and the metro Atlanta suburbs were growing at an unprecedented rate. Other important post-war communities include Northwoods in DeKalb County (listed in the National Register in 2014), Embury Hills and Longview-Huntley Hills in Chamblee (DeKalb County), and the neighborhoods of Northcrest, Sexton Woods, and Brook Valley (all in metro Atlanta). Former farmland, including several dairy farms, was being rapidly converted to subdivisions, particularly in an arc north of Atlanta. Lindridge-Martin Manor was incorporated into the city limits in 1952 as part of Atlanta Mayor William B. Hartsfield's "Plan of Improvement" for annexing suburban land. Atlanta tripled in size from 37 to 128 square miles, with an estimated population increase of around 100,000.

The main developer of the district, B. A. Martin, was a World War I Army Air Corps veteran, and a graduate of the Georgia Institute of Technology. He died on June 13, 1980 at the age of 87. He developed the largest portion of the district, known as the Martin Development, on a speculative basis. According to the Fulton County tax records, historic houses in this subdivision were primarily constructed by B.A. Martin from 1940 to 1958. According to Fulton County deed records, Hallman Brothers Construction Company constructed 21 houses in the Lindridge Subdivision, primarily from 1941 to 1955, with the last house constructed in 1960. No information was found regarding Fletcher Magbee. It is unclear exactly how the subdivision bearing his name was associated with him, but he was a previous owner and possibly the developer of this subdivision. The historic houses in the Fletcher Magbee Subdivision were built primarily from 1953 to 1955, with the last house constructed in 1964. Cates Development Company was the developer of the Armand Heights section of the district, as the name is found on the plat for this area. The Cates Construction Company was in existence from 1959 to 2005. In 1996 this company constructed Lenox Pointe (office condominiums) and a hotel near the intersection of Lenox Road and Buford Highway. The historic houses in Armand Heights were all constructed in 1959.

There were also several engineers identified on plats and other documents. The streets and their lot layouts exist today as they did when constructed, as important features of the Lindridge-Martin Manor Historic District. Watts & Browning Engineers platted the extension of Melante Drive and its adjacent lots in the Fletcher Magbee Subdivision, as well as the extension of Armand Road and Armand Court in the Armand Heights Subdivision. Harold L. Bush, along with Smith and Hobbs Engineers, platted the following streets and adjacent lots in the Martin Development: Cardova Drive, Northrope Drive, Alco Street, Armand Road, Strathmore Drive, Pembroke Place, and Melante Drive. J. B. Carey was the engineer who platted the streets and lots of the Lindridge Subdivision, including Lindridge Drive and Lindridge Way.

Post-World War II Suburban Design

After 1940 Federal Housing Administration (FHA) guidelines influenced the form of most subdivision development in the United States. The FHA had been established in 1937 to provide avenues for American families to become homeowners. Through the FHA, 30-year mortgages were provided to families along with low down payments in the 5-to-20-percent range. Previous to this agency's founding, a loan could be one to five years in length and require 40 to 50 percent for a down payment. Understandably, the FHA loan program grew in popularity in the 1940s and 1950s. The FHA also had leverage because the agency provided mortgage insurance that made homes affordable for even moderate-income Americans. *Successful Subdivisions* (1940) was the FHA's first land-planning bulletin. This publication encouraged the use of long

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blocks set on curvilinear streets that fit the contours of the land, the preservation of "natural" features, and the design of an internal street system that discouraged through-traffic. This resulted in loop roads and cul-de-sacs that connected to nearby arterial streets at limited locations. The agency also required a professional plan that suggested streets of a certain width, uniform lots with driveways, and protective covenants to ensure conformity to established building standards. The inward focus and the diminished connectivity to existing communities was a major change in neighborhood design. Most of the new suburbs were on the outskirts of cities that were served by highways and arterial roads designed to carry heavy traffic.

New ranch houses also tended to require wider lots, and this affected community design. Streets without sidewalks became more common, as did wide driveways leading to carports or garages. Mass-construction techniques allowed entire subdivisions to be built using only a few variations on the same house plans. Since the FHA would only insure a maximum loan amount, most late 1940s and early 1950s suburbs tended to have smaller homes than the later subdivisions from the 1950s and 1960s.

Mid-20th-Century Suburbs in Georgia

Note: *The following analysis was written by Richard Cloues on 02-18-2009 as part of the Georgia Historic Preservation Division's initiative on ranch houses and mid-20th century subdivisions in Georgia. It has been adopted with minimal editing for this nomination.*

Mid-20th-century suburban residential development in Georgia is dominated by subdivisions of single-family houses. These subdivisions generally conform to prevailing national conventions but with distinctive characteristics expressive of Georgia's physical environment and housing market.

Subdivisions are generally located on the fringes of established communities. They are usually interconnected with the older, contiguous residential development, but sometimes in an awkward arrangement of street alignments. Occasionally a mid-century subdivision is developed along a simple extension of a community's gridiron street plan. Subdivisions range in size from small (just a handful of house lots) to fairly large (a few hundred houses); most are on the smaller end of the scale. They generally feature a curvilinear or irregular street layout, often with cul-de-sacs, sometimes fitted into the natural terrain, sometimes not. Straight streets are sometimes incorporated into an otherwise irregularly planned subdivision, and sometimes streets are laid out in a seemingly arbitrary winding or curving pattern. Occasionally a mid-century subdivision will be laid out entirely with straight streets in a traditional gridiron pattern. Entrance streets often are wider or have landscaped medians; major intersections are sometimes augmented with landscaped traffic islands or sweeping turns. Most subdivisions are situated off major roads and have no major thoroughfares within their boundaries, although some larger subdivisions may have a single "main street" with curvilinear or cul-de-sac streets branching off.

In Georgia, subdivisions tend to be relatively small, containing from a few to a hundred or so houses. Larger residential suburbs usually consist of multiple small subdivisions, sometimes by the same developer and sometimes by different developers acting independently in the same area, and usually pieced together over time, often with odd or awkward interrelationships of streets and lots at their boundaries. Individual subdivisions generally have similarly sized building lots and similar houses, but because of the relatively small size of these subdivisions, the larger suburb of which they are a part may have a wide variety of lot sizes, house sizes, and house types. Distinctly different subdivisions are often separated from one another by main highways, but it is also common to have subdivisions of different scales and sizes interconnected, even if awkwardly, through their street plans.

Subdivision house lots are generally irregularly shaped, resulting from the curvilinear streets and cul-de-sacs, although lots tend to be uniformly sized. Lots along straighter streets are generally rectangular in shape.

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Building lines or setbacks tend to be uniform, especially in subdivisions with smaller lots; subdivisions with larger lots may allow for customized, non-uniform siting of houses. Subdivisions with gridiron street plans often have their street intersections "softened" with broad curves and corner-lot houses set on the diagonal.

Landscaping in mid-20th-century subdivisions usually is shaped by the natural terrain, the layout of the subdivision streets, and prevailing ideas about residential landscape design. Overall, subdivision landscaping tends to be informal, somewhat naturalistic in appearance, with deliberate design treatments in the immediate yards of houses and with large backyard expanses of natural landscape. Some early mid-20th-century subdivisions may feature traditional street trees. But generally the landscaping of mid-20th-century subdivisions is more casual, accentuated by topography, curvilinear street layouts, and irregularly shaped lots. Open front lawns blending together from one yard to the next are a dominant landscape feature. Many lawns have a scattering of trees, either hardwood or pine, sometimes both. Pine trees dominate many subdivisions because they were the first trees to grow back on abandoned farmland being converted to residential use. Dogwood trees were often planted in front yards for aesthetic effect. Irregularly shaped planting beds covered with pine straw and planted with azaleas commonly surround the trees. Foundation plantings around the fronts and sides of houses are almost ubiquitous; some are closely clipped, others are in a more natural state, depending on the types of shrubs and the owners' aesthetic preferences. Front entry terraces, patios, and planters are common and are commonly planted with a variety of shrubbery. Ornamental or specimen plants are frequently found around mailboxes or in planting beds at the street ends of driveways; occasionally a planting bed is located in the middle of a front lawn. Some mailboxes are supported by elaborate brick "posts" made of the same bricks as the houses they are associated with; others are supported on ornamental metal posts similar to the faux-vine metal porch posts found on many houses. There are very few front-yard fences of any kind in mid-20th-century subdivisions. Front and side property lines are often not clearly defined; in other cases, property lines are delineated by low hedges or retaining walls or distinct changes in topography. Backyards are relatively large and often contain large trees, which create a dense wooded effect, and they are often fenced for privacy and security; in many subdivisions, chain-link fencing was the preferred type.

Concrete or occasionally granite curbs line the streets and define the front edges of yards; in a few subdivisions there are no curbs. As a general rule, sidewalks are not present except along major subdivision streets. Some early mid-20th-century subdivisions did not have paved streets, especially if they were beyond corporate limits and jurisdiction of city building and subdivision codes, although by the mid-1950s most subdivision streets were paved. Driveways and many front walks are generally of concrete, sometimes curbed, usually not. A few driveways have low brick or concrete retaining walls along one side, an accommodation to the steeply sloping lots in some parts of the district. Most driveways are full-width, although in some early subdivisions the driveways may consist of paved tire tracks only.

This type of subdivision landscaping is widespread throughout Georgia's mid-century suburbs and was popularized through numerous promotional features and "how-to" articles in *Southern Living* and other lifestyle magazines. Much of it results from the combined efforts of "do-it-yourself" home gardeners. Some subdivision yards, generally around the larger houses, have extensively landscaped grounds expressive of what has been called the "California Style" of landscaping loosely based on the work of the California landscape architect Thomas Church and publicized through feature articles in *Sunset* magazine (the same magazine that also promoted the new mid-century ranch houses that filled many of these subdivisions).

Most Georgia subdivisions are exclusively residential, as is the case with Lindridge-Martin Manor. Some may contain a small community "clubhouse," a swimming pool, or tennis courts. Other kinds of suburban development generally took place on their periphery or nearby at major highway intersections or in "strips" along major highways outside the subdivision. This development included churches, schools, stores, offices, restaurants and other places of entertainment and recreation, and cultural facilities such as libraries. In most cases, this development took place independently of the residential subdivision development, although

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sometimes the same developers were involved. Few subdivisions were located close to industrial plants with the exception of those which provided employee housing, and even those tended to be located some distance from the industrial facility.

There are no mega-suburbs on the scale of a Levittown in the state; the state's largest home builders tended to develop a series of smaller subdivisions rather than single larger ones. Northwoods in DeKalb County was the first large-scale "master-planned" mid-20th-century suburb that has been identified in Georgia. It was developed starting in the late 1940s to provide housing for employees at the new nearby General Motors Assembly Plant. At the time of initial planning, it included more than 750 houses of several sizes, types, and styles, a strip shopping center along a contiguous highway, a professional office building, two churches, a school, and public parkland.

Subdivisions in Georgia were developed by combinations of real estate companies, land developers, contractors and builders, and homebuyers. One combination involved a real estate company that would acquire the land, have it subdivided, build the infrastructure, and then sell individual lots to builders or prospective homebuyers. The builders would then either build on speculation or under contract; the prospective homebuyers would hire their own builders to build their houses. Another combination involved a land developer who would acquire the land, subdivide it, build the infrastructure, and then contract with one or more builders to build houses either on speculation or under contract with homebuyers. In a variation of this model, the land developer would also serve as the general contractor. Given the large numbers of small subdivisions throughout the state, almost any combination of land acquisition, subdivision development, and house construction can be found. In any combination, house designs could come from plan books, newspaper articles, architect-builders, or architects, and they could be supplied through the land developer, the general contractor, or the prospective homebuyer.

Significance in Architecture

Under Criterion C in the area of architecture, the Lindridge-Martin Manor Historic District is locally significant because it is a good intact collection of mid-20th-century residential architecture in Atlanta. Primarily comprised of houses constructed before 1964, the district includes varied examples of ranch type houses. The ranch house became the most popular housing type as many Americans moved to the suburbs in the late 1940s and 1950s. Lindridge-Martin Manor is a good example of this trend in the Atlanta metropolitan area. Across Georgia the ranch house was also the most prolific house type built during the mid-20th century. Easily constructed and adaptable, the ranch house became popular as the need for housing grew exponentially during this period. Only a handful of houses in the district are not ranch houses. These include representative examples of English cottages, American Small houses, and one two-story International-style house.

The ranch house type is characterized by its horizontality and low-pitched or flat roof. *The Ranch House in Georgia: Guidelines for Evaluation* (2011) is the basis for classification generally used in Georgia. There are many good examples of subtypes found in the Lindridge-Martin Manor Historic District, including the compact ranch, bungalow ranch, linear ranch, linear ranch with clusters, alphabet ranch, rambling ranch, and the half-courtyard or "L"-shaped ranch. The earliest houses in the district are plain-style ranches or ranches with Colonial Revival elements; however, by the late 1950s, several Contemporary-style ranch houses were also constructed.

John Wesley Cherry is the only known architect associated with this district. He worked with B.A. Martin to develop a handful of residential floor plans with a variety of facades that are present in the Martin Development. Cherry was born on February 14, 1918 in Atlanta, Georgia, and died on October 31, 1981. He attended Boys High School in Atlanta and received his Bachelor of Architecture from Georgia School of

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Technology in 1940 (today's Georgia Institute of Technology). On July 28, 1941, he married Rebecca S. Wight, and they had four sons. Prior to being admitted into the American Institute of Architects (AIA) on August 15, 1944, he worked in Augusta, Georgia, for Merry & Parson Architects in 1940; in Atlanta for James C. Wise Architect in 1941; in Atlanta for Robert & Company in 1941; and in Atlanta for Burge & Stevens from 1941 to 1945. He continued in private practice from 1945 until at least 1976. The focus of his practice was educational facilities. Cherry was the secretary of the Georgia Chapter of the AIA in 1954, director from 1955 to 1956, vice president from 1958 to 1959, and president from 1959 to 1960. He was also the director of the Architecture and Engineering Institute from 1957 to 1959, and secretary from 1958 to 1959. Cherry was on the Board of Directors for the Chi Phi Fraternity, Board of Stewards of St. Mark Methodist Church, and a member of the Buckhead Lions Club. Reputedly, he had "many houses published" in *Good Housekeeping Magazine*. In 1959 Cherry listed the following principal commissions in Atlanta: Radioisotopes Laboratory Building at Georgia School of Technology; the offices of Muses and Peck & Peck; Irvindale Milk and Ice Cream Processing Plant; the McClatchey School; the Sarah Smith School; Fulton County Board of Education Services Building; Educational Building at St. Mark Methodist Church; and the Hilltop Apartments. He also listed the Yancey Brother's Tractor Building in both Atlanta and Macon.

The Ranch House

Note: *The following analysis was written by Richard Cloues in 2009 as part of the Georgia Historic Preservation Division's initiative on ranch houses and mid-20th century subdivisions in Georgia. It has been adopted with minimal editing for this nomination.*

The mid-20th-century ranch house had its beginnings in California during the early 20th century as a regional reincarnation of the traditional 19th-century Southwestern adobe ranch house. Its chief characteristics are its long, low, sometimes sprawling form, its variety of exterior building materials, its variety of window sizes and shapes, and its zoned interior with open-space plans for family living areas (living, dining, kitchen, and recreation areas) and closed-space plans for bedrooms, bathrooms, and sometimes a study or den. Ranch houses also employed picture windows, sliding-glass doors, porches, and patios to integrate the interior spaces of the house with the surrounding yard. After an initial phase of development as a generally high-end custom-designed house in the 1930s, the ranch house quickly morphed into a new standard middle-class suburban house. California merchant-builders were constructing thousands of new ranch houses in newly developing suburban communities by the early 1940s. Their efforts were cut short by World War II, but only temporarily. Following the war, the ranch house regained its popularity in California and spread across the country, fueled by unprecedented demand for new single-family houses and a mass-media frenzy over this new type of single-family house. During the 1950s, the ranch house was the predominant type of house being built almost everywhere, accounting for as much as 70% of all new houses in some parts of the country.

In Georgia, the ranch house first appeared, somewhat anomalously, in a mid-1930s house in the small central-Georgia town of Fort Valley built for a couple recently returned from a trip to California. A few architect-designed ranch houses were built in Atlanta in the early 1940s. Following the end of World War II, in Georgia as in the rest of the country, the ranch house appeared in a wide variety of sizes and forms and in dramatically increasing numbers. The earliest documented postwar ranch houses in Georgia were built starting around 1947; they included custom-designed houses in larger cities like Macon and Atlanta and the first middle-class ranch-house subdivisions in the Atlanta area. By about 1950, the ranch house was becoming the norm for new single-family houses across the state. The early 1950s were a period of experimentation with ranch-house forms and styles; houses built during these years included simple, plain versions, Colonial Revival-styled versions, and elaborate and sometimes unconventional Contemporary-style versions with unusual massing and roof forms. By the late 1950s, ranch-house designs began to coalesce into three major forms -- a simple, plain form; a Colonial Revival-style form; and a somewhat conservative Contemporary-style form --

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and these forms persisted well into the 1960s. By the late 1950s, ranch houses generally had become much larger, reflecting increasing prosperity and rising expectations.

Across the state, ranch houses accounted for between two-thirds and three-quarters of all the new houses built during the 1950s and into the 1960s. Although conforming to national norms in most respects, ranch houses in Georgia have several distinctive if not unique regional characteristics. Chief among them is the use of red brick as an exterior building material; indeed, from 1947 on, the "red-brick ranch house" is the "signature" Georgia ranch house. Other distinctive characteristics include screened porches, integral carports and garages, picture windows with or flanked by operable sash for ventilation during warm weather, and jalousie or awning windows also for ventilation during warm weather and frequent summer thunderstorms. Most ranch houses in Georgia were built in subdivisions; the earliest ranch-house subdivisions date from 1947, but most were developed in the 1950s. Unlike the mega-subdivisions with hundreds and thousands of houses being developed in California and the Northeast, most of Georgia's subdivisions were smaller in scale and more scattered throughout emerging suburban areas; but like those larger developments elsewhere, Georgia's ranch-house subdivisions were usually isolated from major thoroughfares and almost always employed the new curvilinear street layout. In smaller cities and towns, however, the new ranch-house developments were sometimes built on a simple extension of an earlier gridiron street plan. Ranch houses in Georgia also appeared as infill housing in established communities, in small pockets on the outskirts of established communities, and in isolated rural areas where they often served as farmhouses.

Developmental history/additional historic context information (if appropriate)

Note: *The following narrative history of the district was written by Brian LaBrie, based on "A Short History of Lindridge/Martin Manor," compiled in 1996 by Bob Scott, on file with the Lindridge/Martin Manor Neighborhood Association, and available at their website www.lmmna.org/history.htm unless otherwise noted. Revisions and additional information have been incorporated into this original narrative.*

The Cheshire Property: Before Suburbanization

The property that would later become Lindridge-Martin Manor was settled around 1838 by Captain Hezekiah Cheshire and his bride, Sarah. Cheshire built their home on a hilltop just south of the present district. From there he could overlook Peachtree Creek to the north and his vast farm/estate stretching to the west. The bridge over Peachtree Creek (South Fork) was Cheshire's Bridge and, hence, the name of the road that crossed it. Captain Cheshire's large farm extended from his home, along Peachtree Creek towards what is now Piedmont Road. Adjoining land to the west was owned by Benjamin Plaster. Cheshire's father-in-law owned all of the land to the north of his farm. What is now Lindbergh Drive began as a dirt trail that connected the Cheshire Farm and the Plaster Farm between Cheshire Bridge Road and Peachtree Road. At the age of 69, Hezekiah Cheshire decided to move "in town" with his wife and younger children to a house he built at 1186 North Highland Avenue in Atlanta. His decedents continued to live and manage the old home place. Captain Cheshire's son, Napoleon, lived in the hilltop house on Cheshire Bridge Road after he fought in the Civil War. He and his family continued to manage the farm into the late 1800s. Napoleon's two daughters lived in the house into the 1930s.

By the late 1800s, Cheshire Bridge Road was a residential road with the homes of many of Atlanta's prominent families. Reputedly, "towns" people would come to hunt and fish in Peachtree Creek. In the early 1870s, the Atlanta to Charlotte Railroad Line was completed (now the Southern Railway line) nearby. This began the commercial development of the area from Rock Springs north along Peachtree Creek, including the Piedmont

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Road area and the Cheshire Bridge Road area. The triangle of Piedmont/Cheshire Bridge/Lindbergh roads began to change from large farms into smaller residential lots with commercial activity occurring on the major roads. Residential and farmland was pushed to the north and Cheshire Bridge Road became the path out of town into the countryside.

A plat from March 1900 by B.M. Grant & Co. advertised eight tracts of the Cheshire property for sale. Review of this plat seems to indicate that Tracts 2 through 4 were later subdivided to create the district as it exists today. The narrative on the plat further describes the property as:

we know of no property better located, or adapted, for such purposes [chicken raising, dairying and truck gardening], being only two miles from the richest residence section of the city, where all kinds of produce sells at fancy prices; and being located in direct line of development of the most fashionable residence section of the City, we know of no property where the prospects for rapid enhancement are more assured.¹

Additional narrative on this plat further states that the property is:

best located and most desirable property in Fulton county, being 5 ½ miles from the business center of the city, 2 miles northeast of Piedmont Park, and 1 ½ miles east of Buckhead, fronting the Cheshire Bridge Road (extension of Piedmont Ave.), Paces Ferry Road and public road to Buckhead. . . with daily accommodation trains; neighborhood thickly settled by some of the very best people in the county; excellent nine months' public school in mile; Presbyterian, Methodist and Baptist churches in one to two miles; watered by Peachtree creek and several never failing springs and branches. Cleared land is all in good state of cultivation and now tenanted.

Tracts 2 to 4 of the Cheshire property are further described as having oak, hickory, walnut, pine, chestnut, and poplar timber. All three tracts are stated to be under cultivation for either cotton or corn.²

In the 1930s life began to change even more dramatically for the future Lindridge-Martin Manor area when Buford Highway was developed nearby. This new artery opened Cheshire Bridge Road to the north and accelerated the commercial and industrial development along the road. In 1938 final construction was completed to widen Cheshire Bridge Road from two lanes to four lanes and to connect with Buford Highway. After Buford Highway's construction, Cheshire Bridge Road became a through street to the north and changed from fashionably residential to commercial.

1940s

In the late 1940s, B. A. Martin, an Army Air Corp veteran of World War I, began the development of the Martin Development (later this area was referred to as Martin Manor). His goal was to provide well-built, affordable housing suitable for young families. In the late 1940s, the land along Lindbergh Drive, where the first houses were built, was over-farmed pastureland with a few trees and rolling terrain. In 1946 Martin laid out the streets in an off-set rectangular grid formed by Armand Road to Cardova; Cardova to Melante and Melante to Lindbergh and Lindbergh extending to Armand. Interior streets within the grid included Strathmore Drive, Pembroke Place and Northrope Drive. The streets were initially tar and gravel with utility systems in place. John Cherry was the architect of many of the homes constructed in Martin Development, which had a variety of facades with one or two basic floor plans. This was an efficient way to build quality homes, while giving the appearance of a diversity of home styles.

¹ B.M. Grant & Co., "Plat of the Cheshire property," March 1900. On file at the Atlanta History Center, Atlanta, Georgia.

² Ibid.

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The first houses in Martin Manor were located along Lindbergh Drive. Homes on Melante, Strathmore, Northrope, Pembroke and Cardova followed quickly. Armand Road was the last side of the rectangle to develop with construction starting in 1951. These homes were one-story ranch houses with two and three bedrooms and one bath. Exteriors were typically brick or weatherboard. There are 11 flat-roofed houses in the vicinity of the intersection of Cardova and Melante drives.

However, the first house built in Martin Manor (excluding the early farm houses mentioned in the Cheshire Plat that apparently no longer existed when the Martin Development began) was built in 1936. It was part of a large farm with a private driveway directly from Cheshire Bridge Road. The house is now part of the neighborhood at 2274 Melante Drive and has a distinctive look (English Vernacular Revival style) in contrast to the more modern one-story houses built by Martin. The driveway for this house is reputed to be the precursor to Alco Street, laid out by Smith & Hobbs when Martin Development was platted in 1946.³

B.A. Martin was said to be particular about who he sold his houses to and reputedly had a special affinity for veterans returning from World War II. Martin Manor appealed to the returning veterans, as well as the upwardly mobile young families who wanted to not only live "in the country," but also be able to commute to work in Atlanta. It was reputedly a wonderful place to raise children with the large yards and newly planted trees. The neighborhood's Pinelands and Evergreens garden clubs were very popular with residents, and the two clubs had a friendly competition to enhance the neighborhood with greenery. These garden clubs were very aggressive in landscaping the entire neighborhood and many of the pine trees, dogwoods and shrubs that exist today are a product of their efforts.

Martin's fondness for veterans may have been due to his status as a veteran of World War I, but another reason may have been financial. The Veterans' Mortgage Guarantee program of 1944, also known as the GI Bill of Rights and administered by the FHA, allowed veterans to borrow the entire appraised value of a home without a down payment. The Serviceman's Readjustment Act of that same year further provided for a veteran to receive a 30-year mortgage with no down payment at a typical rate of four percent.⁴

The FHA had many regulations that made it almost impossible for loans to be used for anything except new, single family home construction/purchase. The FHA also "red-lined" existing and developing areas of cities where the African-American population was centered, which meant that they would not provide mortgages for new, single family homes in those areas. Furthermore, policies of the FHA encouraged segregation to avoid racial violence, which reputedly led to declining property values.⁵ In an interview on August 1, 2012, William Reed, resident of the Lindridge Subdivision, stated that he was sure that his subdivision once had restrictions prohibiting African-Americans from living in it. Research into the deeds for both the Lindridge Subdivision and the Martin Manor development did not confirm the existence of such covenants.

Martin took a lot of interest in the new development and would award prizes to the best-decorated houses during Christmas and best costumes at Halloween. He would stop and admire the landscaping efforts of the garden clubs. Martin never lived in his subdivision; his home was in the 1100 block of Highland Avenue in the Virginia-Highland area of Atlanta. His sales manager, John Phelps, did live in Martin Development at 2264 Armand Road and used his own home as the "model" home. At about the same time that B. A. Martin was

³ 1940 Aerial Photograph and 1946, 1948, 1949, and 1950 plats.

⁴ Georgia State University, Heritage Preservation Program. "Atlanta Housing 1944 To 1965."

⁵ Ibid., 6-7.

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developing the south side of Lindbergh Drive into Martin Development/Martin Manor, William Hallman of Hallman Brothers Construction was building similar homes on the north side of Lindbergh Drive in the area known as Lindridge Subdivision. The combined subdivisions were soon to be known as Lindridge-Martin Manor.

1950s

The neighborhood was impacted by the construction of Interstate 85 in 1951. Reputedly, houses along Armand Road and Lindridge Drive suffered cracks in their foundations, driveways, and window glass from the dynamite blasts used to build the interstate. In 1952 Lindridge-Martin Manor was incorporated into the city limits of Atlanta under Mayor William B. Hartsfield's "Plan of Improvement".⁶

The last farmer to live in the area was a Mr. Mansfield, whose property reputedly occupied land that is today's Cedar Chase Condominiums. Mansfield would sell his corn and other vegetables to the residents from the back of his truck until he moved away in 1952. He was the last resident from the time when B.M. Grant & Company began promoting the area as farmland in 1900.⁷ Portions of this land were laid out in 1958 for the Armand Heights Subdivision. Of the former farmland, all that is left is the overgrown unbuildable area located along Peachtree Creek.⁸

The early 1950s also saw Hastings Nursery, LaVista Hardware⁹ and Happy Herman's¹⁰ open near the neighborhood in commercial areas such as Cheshire Bridge Road. Residents and members of the two garden clubs would often walk to Hastings Nursery to seek advice. Happy Herman's was one of three liquor stores at the intersection of Lindbergh Road and Cheshire Bridge Road. At the time, much of northern Georgia was "dry" and these three stores were the first available places for alcohol purchases for people living to the north and east in Gainesville and Athens. Due to its close proximity to the district, many residents frequented this store for food items, as well as alcoholic beverages.¹¹ The opening of Buford Highway and the widening of Cheshire Bridge Road also provided easy access to downtown for those who lived here.

In 1957 the Cates brothers purchased the low-lying land at the end of Armand Road and began building houses that fit the aesthetic previously established in the Martin Development and the Lindridge Subdivision. The original protective covenants were signed on January 13, 1959 as part of the "Armand Heights Subdivision" which covered Armand Road and Armand Court. These houses were designed to be affordable but well-made and with room to expand. Initially, no house could be sold for less than \$14,000 and no fewer than 1,200 square feet for a one-story dwelling. The covenants continue to control construction in Armand Heights today.

⁶ City of Atlanta, Georgia. Department of Planning and Community Development's Annexation Database, "Annexation Case ID ANX-1952-005." http://gis.atlantaga.gov/gishome/index.php?option=com_content&task=view&id=50&Itemid=104 (accessed October 24, 2012).

⁷ B.M. Grant & Co., "Plat of the Cheshire property," March 1900. On file at the Atlanta History Center, Atlanta, Georgia.

⁸ Observation by The Jaeger Company. See also the historic aerials dated 1940, 1955, 1960, and 1972.

⁹ LaVista ACE Hardware is still extant and located at 2301 Cheshire Bridge Rd NE, Atlanta.

¹⁰ Happy Herman's, a specialty food store offering beer, wine and liquor opened in 1953 and closed in 2008. It was located at 2299 Cheshire Bridge Rd.

¹¹ Ibid.

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1960s to Present

The land that is now Cedar Chase was the last vestige of farmland left in the neighborhood into the late 1970s. The Mansfield farmhouse stood on the property until construction of the Cedar Chase Condominiums in 1982.¹² Part of the property was a flood plain, requiring reinforcement to facilitate construction. There was some consternation within the neighborhood by residents when the condominiums were announced and many residents attempted to stop the construction but to no avail.

Zell Miller, a young Democrat, lived in the neighborhood at the corner of Armand and Cardova in the late 1960s and for several years prior to his entrance into politics. Miller later became governor of Georgia from 1991 to 1999.¹³

From around 1964 to 1974 the Lindridge/Martin Manor Neighborhood Association (LMMNA), along with other concerned citizens, fought the construction of proposed Interstate 485, which would have run from Interstate 85 near Lindbergh Drive to the Carter Center near downtown Atlanta. During this time, some houses along the west side of Armand Road and the west side of Lindridge Drive, and the western end of Cardova Drive were purchased for this project. Many homeowners rented their homes until the issue was resolved. Others moved away and sold their houses. Some homeowners could not sell, and in response they boarded up their houses, leaving them vacant. After the interstate was stopped in 1974, the boarded homes were reopened.¹⁴

The LMMNA played a key role in discouraging a strip shopping center from being constructed near the bridge on Cheshire Road just south of 2170 Cheshire Bridge Road in 1979. A developer, Morris Elkin petitioned the City Zoning Commission to extend Woodland Avenue across Cheshire Bridge Road to connect it with Melante Drive near 2211 Melante Drive. At the June 21, 1979 City Zoning Commission meeting, Elkin's petition was denied. If the petition had succeeded, the street system laid out in the 1946 to 1950 plats of Martin Development and 1953 plat for the Fletcher Magbee Subdivision would have been altered.¹⁵

In 1987 the Lindbergh Drive bridge west of the district over Peachtree Creek was rebuilt, funneling four lanes of traffic to the portion of Lindbergh Drive separating the Martin Development from Lindridge Subdivision. In 1988, after urging from the neighborhood association, the markings on Lindbergh Drive near Armand Road were re-stripped, which reputedly helped curb the number of accidents at this intersection in the district.¹⁶

After the resolution of the Lindbergh Drive bridge, the district's neighborhood association became "dormant" until the early 1990s. With approximately 20 burglaries between Thanksgiving and Christmas of 1992, the association became active again. These break-ins formed a catalyst for the four subdivisions of the neighborhood to work together again to form a cohesive neighborhood watch program. Along with this program the association worked at finding new ways to introduce residents of the district to each other. Another accomplishment of the association was in 1994 when they were able to get the City of Atlanta to reduce Alco Street to a one-way street west as part of the neighborhood's plan to reduce "cruising" of the district by "potential bad guys."¹⁷

¹² Cedar Chase Condominiums were constructed in 1982 according to the Fulton County Tax Assessors records.

¹³ Chris Grant, New Georgia Encyclopedia, "Zell Miller." <http://www.georgiaencyclopedia.org> (accessed October 24, 2012).

¹⁴ Scott, 8.

¹⁵ Ibid.

¹⁶ Scott, 9.

¹⁷ Ibid.

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The most recent accomplishment of the LMMNA occurred when the association became involved in the Section 106 process for Georgia Department of Transportation (GDOT) Project NH-0085-02(153), Fulton County. This project proposed providing ramp access from Interstate 85 to northbound Georgia Highway 400. Construction for this project threatened to create indirect effects on the district, and in drafting the Memorandum of Agreement, one of the measures to be undertaken by GDOT to mitigate the project was to prepare a National Register of Historic Places Nomination for the Lindridge-Martin Manor Historic District.¹⁸ Mitigation will also result in the creation of new public open space in the undeveloped lands between the neighborhood and new road improvements to the north and northwest of the district.

¹⁸ Sharman Southall (GDOT Historian), interview by Brian W. LaBrie, 26 January 2012.

Lindridge-Martin Manor Historic District
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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

10. Geographical Data

Acreage of Property Approximately 101 _____
(Do not include previously listed resource acreage.)

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

- | | |
|------------------------|-----------------------|
| 1. Latitude: 33.822611 | Longitude: -84.353762 |
| 2. Latitude: 33.818725 | Longitude: -84.352893 |
| 3. Latitude: 33.814705 | Longitude: -84.354696 |
| 4. Latitude: 33.813871 | Longitude: -84.360100 |
| 5. Latitude: 33.816051 | Longitude: -84.361734 |

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

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

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the four contiguous, historically related residential subdivisions comprising Lindridge-Martin Manor (first platted in 1946, 1948, 1953, and 1958). One adjacent subdivision (Cedar Chase Condominiums) is excluded because it was built in 1982, outside the period of significance. Other surrounding development is primarily commercial and multi-family residential, also dating from after the period of significance. A natural boundary is formed by Peachtree Creek on the northwest side of the district, and by the south fork of Peachtree Creek on the south.

11. Form Prepared By

name/title Denise P. Messick, Historian
organization Historic Preservation Division, GA Dept. of Natural Resources date May 2015
street & number 2610 GA Hwy. 155 SW telephone (770) 389-7844
city or town Stockbridge state GA zip code 30281
e-mail denise.messick@dnr.ga.gov

Additional Documentation

Submit the following items with the completed form:

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

Lindridge-Martin Manor Historic District
Name of Property

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County and State

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: Lindridge-Martin Manor Historic District

City or Vicinity: Atlanta

County: Fulton State: Georgia

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

Date Photographed: November 2013

Description of Photograph(s) and number:

- 1 of 21. 2182 Melante Drive NE. Photographer facing northwest.
- 2 of 21. 2220 Melante Drive NE. Photographer facing west.
- 3 of 21. 1010 Cardova Drive NE. Photographer facing northwest.
- 4 of 21. 820 Cardova Drive NE. Photographer facing east.
- 5 of 21. 860 Cardova Drive NE. Photographer facing north.
- 6 of 21. 2292-2304 Strathmore Drive NE. Photographer facing northwest.
- 7 of 21. 2272 Pembroke Place NE. Photographer facing northwest.
- 8 of 21. 2300-2310 Melante Drive NE. Photographer facing north.
- 9 of 21. 2262 Melante Drive NE. Photographer facing southwest.
- 10 of 21. 2304-2312 Armand Drive NE. Photographer facing southwest.
- 11 of 21. 964 Lindbergh Drive NE. Photographer facing west/northwest.
- 12 of 21. 1014-1020 Lindbergh Drive NE. Photographer facing north/northeast.
- 13 of 21. 1008-1016 Lindridge Drive NE. Photographer facing west.
- 14 of 21. 1040-1044 Lindridge Drive NE. Photographer facing north/northwest.
- 15 of 21. 994 Lindridge Way NE. Photographer facing west/northwest.
- 16 of 21. 990-996 Lindridge Drive NE. Photographer facing north.
- 17 of 21. 1076-1082 Lindridge Drive NE. Photographer facing north/northwest.
- 18 of 21. 872 Armand Court NE. Photographer facing north/northeast.
- 19 of 21. 942 Cardova Drive NE. Photographer facing northeast.

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Name of Property

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20 of 21. 2168 Melante Drive NE. Photographer facing north.

21 of 21. 2163 Melante Drive NE. Photographer facing east.

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.

LEGEND:

- Parcel Line (off white)
- ### Address
- Peachtree Creek
- Intermittent Stream

LINDRIDGE-MARTIN MANOR HISTORIC DISTRICT
ATLANTA, FULTON COUNTY, GEORGIA
NATIONAL REGISTER MAP

NATIONAL REGISTER BOUNDARY: —

NORTH: ➔

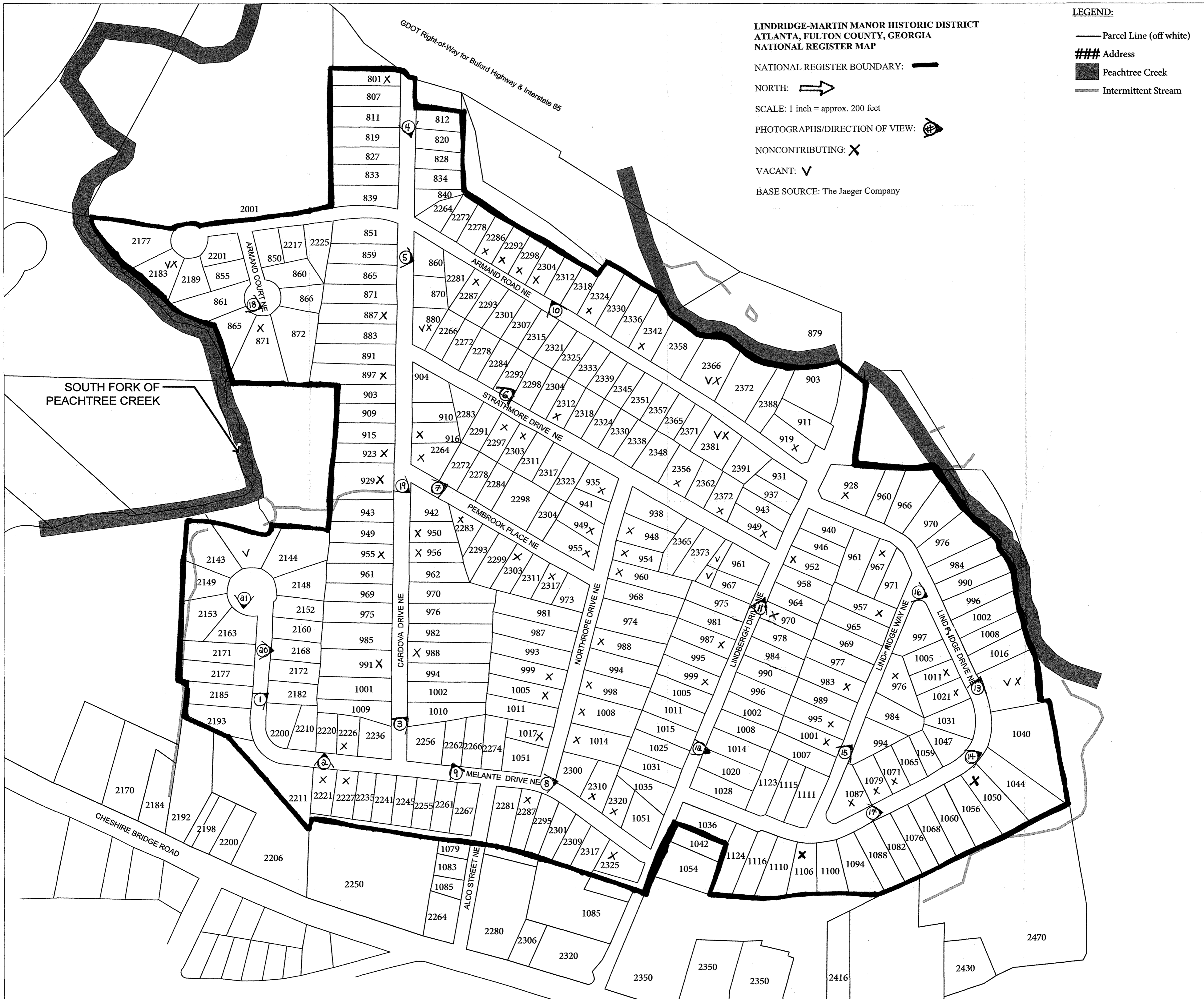
SCALE: 1 inch = approx. 200 feet

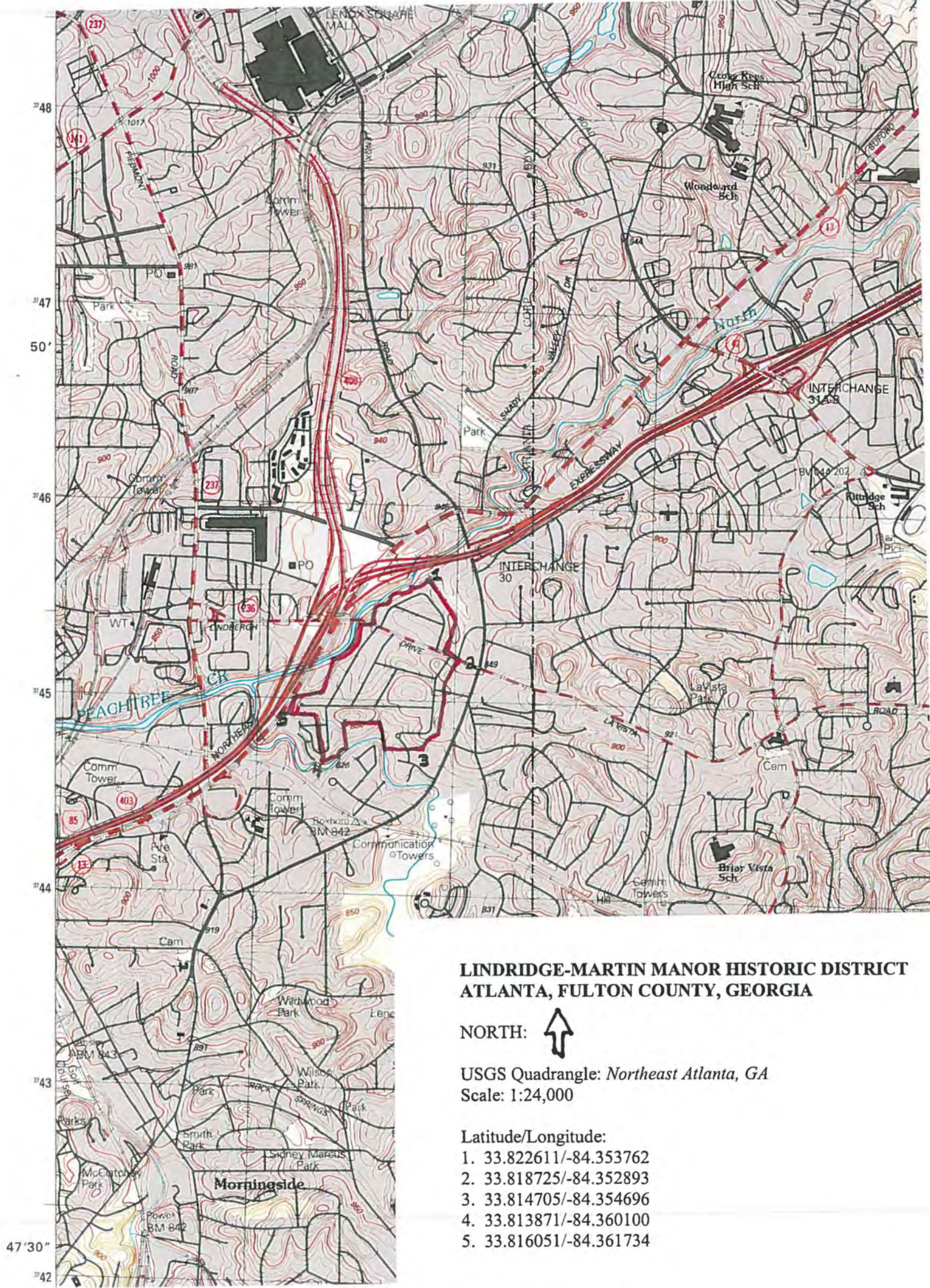
PHOTOGRAPHS/DIRECTION OF VIEW: 📷

NONCONTRIBUTING: ✕


VACANT: √

BASE SOURCE: The Jaeger Company





**LINDRIDGE-MARTIN MANOR HISTORIC DISTRICT
ATLANTA, FULTON COUNTY, GEORGIA**

NORTH: 

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

- Latitude/Longitude:
1. 33.822611/-84.353762
 2. 33.818725/-84.352893
 3. 33.814705/-84.354696
 4. 33.813871/-84.360100
 5. 33.816051/-84.361734

47°30"
42







ADT
SECURITY SYSTEMS
307-6230





























SPEED
LIMIT
25









UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Lindridge--Martin Manor Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: GEORGIA, Fulton

DATE RECEIVED: 5/29/15 DATE OF PENDING LIST: 7/01/15
DATE OF 16TH DAY: 7/16/15 DATE OF 45TH DAY: 7/14/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000412

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 7.14.15 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

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

HISTORIC PRESERVATION DIVISION

MARK WILLIAMS
COMMISSIONER

DR. DAVID CRASS
DIVISION DIRECTOR

May 28, 2015

RECEIVED 2280

MAY 29 2015

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

Nat. Register of Historic Places
National Park Service

Dear Mr. Loether:


The enclosed disks contain the true and correct copies of the nominations for **Lindridge-Martin Manor 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:

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 Speng
National Register Specialist

Enclosures