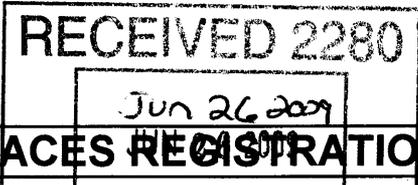


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NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in "Guidelines for Completing National Register Forms" (National Register Bulletin 16). Complete each item by marking "X" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Donaldson-Bannister House and Cemetery
other names/site number Chesnut House

2. Location

street & number 4831 Chamblee-Dunwoody Road
city, town Dunwoody (X) **vicinity of**
county DeKalb **code** GA 089
state Georgia **code** GA **zip code** 30356

() not for publication

3. Classification

Ownership of Property:

- () private
- (X) public-local
- () public-state
- () public-federal

Category of Property:

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

Number of Resources within Property:

Contributing

Noncontributing

buildings	6	1
sites	1	0
structures	1	2
objects	0	0
total	8	3

Contributing resources previously listed in the National Register: N/A
Name of previous listing: N/A
Name of related multiple property listing: N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination 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 the National Register criteria. () See continuation sheet.

Richard Claver
Signature of certifying official

06-15-09
Date

W. Ray Luce
Historic Preservation Division Director
Deputy State Historic Preservation Officer

In my opinion, the property () meets () does not meet the National Register criteria. () See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency or bureau

5. 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:

see continuation sheet

Spideline
Keeper of the National Register

8/9/09
Date

6. Function or Use

Historic Functions:

DOMESTIC: single dwelling

Current Functions:

RECREATION AND CULTURE: museum

7. Description

Architectural Classification:

LATE 19TH AND 20TH CENTURY REVIVALS: Colonial Revival

Materials:

foundation	STONE
walls	WOOD: Weatherboard
roof	ASPHALT
other	N/A

Description of present and historic physical appearance:

The Donaldson-Bannister House and Cemetery is located on the corner of Chamblee-Dunwoody and Vermack roads in a residential area southeast of Dunwoody in DeKalb County adjacent to the city of Atlanta. DeKalb County is near the center of the Atlanta metropolitan region. Largely rural until the middle of the 20th century, DeKalb County underwent rapid and extensive suburban development starting in the 1950s, and virtually all of the county today is suburban or urban. The house, constructed c.1870 for William J. Donaldson, is a two-story, central hall, modified Plantation Plain-type building with a rear ell added in the 1880s that underwent significant changes in 1935 when then-owner Lois Patillo Bannister renovated the house. She hired architect Francis Palmer Smith to design a series of alterations consistent with the popular 20th-century Colonial Revival style. Changes to the exterior façade of the original building include the replacement of the one-story, full-length front porch with a square-columned portico and the addition of three wall dormers. Examples of Bannister's interior alterations include the addition of pedimented door surrounds, paneled cabinets, and elaborate moldings. The house's floor plan was expanded to 11 rooms and included the addition of new family living spaces, bedrooms, closets, and bathrooms. The 2.8-acre property also contains five contributing outbuildings built and/or altered during her ownership: barn, guesthouse, blacksmith shop, commissary, and washhouse. The cemetery's 27 plots contain the remains of three generations of Donaldson family members who died between 1883 and 1931 including the gravesites of William J. and Milly A. Donaldson who built and lived in the house in the 1870s.

The Donaldson-Bannister House is a two-story, 11-room, modified Plantation Plain-type, Colonial Revival-style building with a central hall floor plan. The façade has a narrow columned portico and three wall dormers. The front of the house is clad in lapped pine siding and has a symmetrical appearance. The front entry door has an overhead transom light and two sidelights. There are five

National Register of Historic Places **Continuation Sheet**

Section 7--Description

six-over-six sash windows on the front of the house. Prior to 1935, the façade had a one-story, full-length, porch and lacked wall dormers (Attachments 1-2). In 1998, then-owners Linda and David Chesnut replaced the wrought iron columns on the narrow portico with new wood columns after the porch suffered storm damage (Photographs 1-6, 8).

In 1998, a tornado severely damaged the house. The storm destroyed the front portico and the stone and brick masonry chimney located on the east side of the house. The tornado also damaged the lapped pine siding and several windows located on the northeast corner of the house (Photograph 9). Then owners Linda and David Chesnut restored the home to its 1935 external appearance (Attachment 3).

The east side of the house has a stone and brick masonry chimney and four six-over-six sash windows. The side gabled roof extends to the rear over an enclosed interior room that during the 19th century was a one-story rear porch. The enclosure of the one-story rear porch was completed during the late 19th century when the Donaldson family still owned the house. Lois Patillo Bannister added a one-story stone exterior room to the rear of the enclosed rear porch in 1935. The one-story addition has two nine-over-nine sash windows and a door with plain side pilasters and a pediment. The one-story room that was added in 1935 replaced a rear porch that was built by the Donaldson family c.1870. The south end of the one-story room has a stone and brick masonry chimney and two six-over-six sash windows (Photographs 9-11). In 1935, Lois Patillo Bannister added an enclosed breezeway that connected the house to a newly constructed garage. The garage has a hipped roof and is clad in lapped pine siding. The west side of the garage has two six-pane window encasements. A rear ell extends along the west side of the house. William Donaldson added the rear ell to the house during the 1880s. The rear ell has a side-gabled roof. Lois Patillo Bannister added the three wall dormers to the rear ell in 1935. The west side of the house also has a stone and brick masonry chimney (Photographs 7, 12).

Lois Patillo Bannister altered the interior in 1935. She changed the house's type and style. Prior to 1935 the two-story building was a Plantation Plain-type house with a central-hall plan and rear ell. In 1935, Bannister replaced all doors and windows, expanded the rear ell adding a breakfast area and utility closet, replaced the shed porch with a one-story family room with an attached porch, installed new moldings and pediments, reworked existing mantels, and added Colonial Revival-style cabinets in the dining room, kitchen, and family room. Bannister also replaced the house's wooden walls with plaster. Bannister's alterations were influenced by work done at Colonial Williamsburg in Virginia.

During the 1970s and late 1990s owners Linda and David Chesnut made a number of alterations to the home. The walls and ceilings that had been plastered in 1935 were covered with sheetrock during a 1970s renovation. During the 1970s a full bathroom and a walk-in closet were added to the second floor. The Chesnuts also renovated the downstairs bathroom at that time. The 1998 tornado damaged the interior and destroyed a portion of the roof. Water damaged the sheetrock walls and wood flooring in rooms located along the east side of the house.

National Register of Historic Places **Continuation Sheet**

Section 7--Description

The front portico opens into a long central hallway. The pine flooring that exists throughout most of the house was installed c.1870 by William Donaldson. The floors were refinished following the 1998 tornado. In 1935, Lois Patillo Bannister installed the extant baseboards and crown molding that can be found in every first floor room except for the kitchen. Bannister also installed a chair rail in the hallway and dining room, and applied Colonial Revival-style pediments and door surrounds on doorways located along the central hallway (Photograph 26).

The first room located to the right off the central hallway was historically used as a bedroom. Lois Patillo Bannister installed the fireplace mantel and marble surrounds in 1935. This room suffered severe water damage during the 1998 tornado (Photograph 19, 21). A parlor room is located across the hall from the bedroom. The parlor and the bedroom are the same size and have the same baseboards, crown molding, windows, and mantels. Triangular pediments adorn the entrances to both rooms (Photographs 20-22). The dining room is located to the left off the central hallway. This room was built c.1870 by William Donaldson. Lois Patillo Bannister renovated the room in 1935 adding the chair rail, two wood paneled cabinets, crown molding, and baseboards (Photograph 23). During the 1970s, former owners Linda and David Chesnut turned a room located across the hallway from the dining room into a bathroom and powder room. In 1935, Lois Patillo Bannister removed the c.1870 shed porch that was located along the rear of the house and replaced it with a significantly larger family room with an attached porch. The family room's wood paneled wall covering was installed in 1935. The variation of the Colonial Revival style inspired by Colonial Williamsburg helped popularize wood paneled wall coverings (Photograph 25). A door leads into the kitchen located in the rear ell. In 1975, the Chesnut family renovated the kitchen installing new cabinets and appliances. The renovations also altered the 1935 brick fireplace (Photograph 24).

In 1935, Lois Patillo Bannister added a breakfast room, utility room, and garage onto the existing rear ell. The breakfast room has a cast-iron, wood-burning stove and maple wood flooring. The utility room's historic materials were replaced in 1975 during a renovation. The one-story garage has a hipped roof and interior space for two automobiles (Photographs 10-11, 17-18).

A staircase is located in the central hallway. The staircase faces away from the house's main front entrance (Photograph 26). A central hallway once extended from the second floor landing. Owners Linda and David Chesnut subdivided the hallway in 1975 to create an upstairs bathroom. In addition to the 1975 bathroom, two rooms flank the second floor landing (Photograph 27). On the left is an upstairs bedroom. This room was severely damaged during the 1998 tornado. Most of the room's historic materials were damaged during the storm. The pine floors and some of the wallboards were salvaged and restored by owners Linda and David Chesnut. The closet leads to attic storage space (Photograph 30). A doorway located to the left of the second floor landing leads into a hallway. At one end of the hallway there is a study. On the other end of the hallway there is a master bedroom. Donaldson family descendants recall that this area was once a large open space used as sleeping quarters for the children and for dances. During Lois Bannister's ownership this space remained unchanged from its appearance during the Donaldson family's tenure. The Chesnut family subdivided the space into a master bedroom, bathroom, closet, and study during the 1970s (Photographs 28-29).

National Register of Historic Places **Continuation Sheet**

Section 7--Description

The Donaldson-Bannister House was part of a working farm between c.1870 and 1931. William Donaldson once owned more than 1,000 acres in the area. He grew a variety of crops including corn and cotton and raised livestock on the property. Donaldson built three of the extant historic outbuildings located on the property. The washhouse was built during the 1870s and is located behind the rear of the house. The washhouse is a rectangular-shaped, side-gabled building clad in weatherboard siding (Photograph 14). Donaldson also built a commissary building during the 1870s. This building likely sold goods to tenants and/or sharecroppers that farmed on Donaldson's property. The commissary is a rectangular-shaped, front-gabled building clad in weatherboard siding with a covered front stoop. The building has a basement that was used for storage. The commissary is located a few hundred yards behind the house (Photographs 15-16, 38). The blacksmith shop is located next to the commissary. The shop is a rectangular-shaped, side-gabled building clad in weatherboard siding. Lois Bannister likely enclosed an open portion of the shop during the 1930s (Photographs 15-16, 38). Donaldson also dug a well and built a well house located in front of the house. The well house has been significantly altered and no longer resembles its historic appearance. The well, however, is a contributing historic structure (Photograph 39).

Lois Bannister built a guesthouse and a barn on the property in 1935. Bannister used the building to quarter her domestic servants. The small "L-shaped" guesthouse is located to the rear of the house. This side-gabled building has an enclosed porch. The guesthouse once had three rooms: two bedrooms and a bathroom. In 1975, the two bedrooms were consolidated into a single room to be used as meeting space (Photographs 13-14). Bannister built a side-gabled, three-stall barn in 1935. The barn's roof has a small cupola with a decorative wrought iron weather vane (Photographs 31-38).

There is a small cemetery on the property. The cemetery is located to the west of the house. A chain link fence surrounds the cemetery. The cemetery's 27 plots contain the remains of three generations of Donaldson family members who died between 1883 and 1931 including the gravesites of William J. and Milly A. Donaldson (Photographs 43-44).

The Donaldson-Bannister House was once part of a 1,000-acre farm. Most of the farmland associated with this house was sold off during the early 20th century. In 1935, Lois Bannister hired a landscape architect to transform the remaining farmland into lawns with a formal garden and brick herringbone walks (Photograph 12). A semi-circular wall, a fountain, and a gazebo were added to the property during Bannister's ownership. Today, the property is surrounded by a number of late-20th century residential developments (Photographs 40-41).

There are several noncontributing buildings and structures on the property. A barn was recently built directly behind the historic stable. The barn is a front-gabled one-and-a-half story building clad in weatherboard siding (Photograph 37). There is a noncontributing swimming pool located between the house and cemetery. The pool was added to the property during the 1970s (Photograph 42). The well house located in front of the house was rebuilt after the original structure was destroyed by a tornado in 1998 (Photograph 39).

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria:

A B C D

Criteria Considerations (Exceptions): N/A

A B C D E F G

Areas of Significance (enter categories from instructions):

ARCHITECTURE
LANDSCAPE ARCHITECTURE

Period of Significance:

c.1870-1942

Significant Dates:

c.1870-Date of construction
1935-Lois Bannister purchases house
1942-Lois Bannister sells house

Significant Person(s):

N/A

Cultural Affiliation:

N/A

Architect(s)/Builder(s):

Smith, Francis Palmer—architect

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

Statement of significance (areas of significance)

SIGNIFICANCE SUMMARY:

The Donaldson-Bannister House and Cemetery is located on the corner of Chamblee-Dunwoody and Vermack roads in a residential area southeast of Dunwoody in DeKalb County. The house is a two-story, central hall, modified Plantation Plain-type building with a rear ell constructed c.1870 for William J. Donaldson that underwent significant changes in 1935 when then owner Lois Patillo Bannister renovated the house. She hired architect Francis Palmer Smith to design a series of alterations consistent with the popular 20th-century Colonial Revival style. Changes to the exterior façade of the original building include the replacement of the one-story, partial-length, front porch with a narrow columned portico and the addition of three wall dormers. Examples of Bannister's interior alterations include the addition of pedimented door surrounds, paneled cabinets, and elaborate moldings. The house's floor plan was expanded to 11 rooms and included the addition of new family living spaces, bedrooms, closets, and bathrooms. The property also contains five contributing outbuildings built and/or altered during her ownership: barn, guesthouse, blacksmith shop, commissary, and washhouse. The cemetery's 27 plots contain the remains of three generations of Donaldson family members who died between 1883 and 1931 including the gravesites of William J. and Milly A. Donaldson. The Donaldson-Bannister House is significant in the area of architecture at the local level as an excellent example of the work of Francis Palmer Smith based on a renewed public enthusiasm for colonial precedents coinciding with the restoration of Colonial Williamsburg. It represents the work of a skilled architect who applied Colonial Revival-style elements to an existing Plantation Plain-type house. Additions and alterations of this kind demonstrate the popularity of the "Williamsburg" Colonial Revival design. The Colonial Revival re-design of this older house is an especially good example. The cemetery is significant locally in the area of landscape architecture because this family cemetery is an excellent example of a type of funerary landscape associated with rural agricultural homesteads in Georgia prior to the mid-20th century. The cemetery's grave markers are also good examples of common marker types found in turn-of-the-20th century Georgia.

DETAILED SIGNIFICANCE STATEMENT:

In the area of architecture, the significance of the Donaldson-Bannister House is twofold—both as an excellent example of the popular 20th-century Colonial Revival style applied to a 19th-century Plantation Plain-type house and as the work of a master, Francis Palmer Smith. William and Martha Donaldson built a Plantation Plain-type house c.1870. As documented in *Georgia's Living Places: Historic Houses in Their Landscaped Settings*, the Plantation Plain is "one of the earliest house types in Georgia" and "most of the few surviving examples were built between about 1820 and 1850 in the Piedmont and Coastal Plain regions." The Donaldson-Bannister House is a good and late example of a Plantation Plain-type house because of its two-story block at the front, with a central hallway plan.

In 1935, elements of the Colonial Revival style were applied to the Plantation Plain-type house. A new interest in America's colonial heritage grew out of the Centennial International Exhibition held in

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

Philadelphia in 1876. The exhibition celebrated the 100th anniversary of the signing of the *Declaration of Independence*. By the early 20th century, colonial buildings were being carefully studied for correct proportions and details. In some cases this resulted in the construction of new houses that were almost exact copies, while many architects applied this popular style to existing houses during renovations. The 1926 commencement of the re-creation and restoration of Colonial Williamsburg, funded by John D. Rockefeller, Jr., under the supervision of landscape architect Arthur Shurcliff and the architectural firm of Parry, Shaw, & Hepburn also contributed to the mass popularization of the Colonial Revival style. As documented in *Georgia's Living Places* the:

Colonial Revival was very popular in Georgia for a long period, from the 1890s through the 1940s and beyond. It was often found in suburban neighborhoods next to many other revivals popular at the same time. During the 1930s and 1940s the style was sometimes referred to as Williamsburg.

The Donaldson-Bannister House reflects the Colonial Revival style through its massing, symmetry, simple classical details, and the design of windows and doors.

By the time Lois Bannister retained Francis Palmer Smith (1886-1971), the architect was already well established in his career. According to Robert M. Craig in *The New Georgia Encyclopedia*:

Francis Palmer Smith . . . was an academic architect in the prevailing tradition of early-twentieth-century eclecticism. His breadth of interests and range of practice were as extensive as those of any architect of his period in Georgia. He began his career as an architectural educator and ended his long practice as an architect with a reputation as the most accomplished of his generation in Atlanta. In between, he built collegiate buildings for the Georgia Institute of Technology . . . whose department of architecture he directed from 1909 to 1922; designed traditional homes for conservative clients who preferred neoclassical and medieval vernacular styles for their domestic environments; pioneered a new popular modernism in Atlanta through two major skyscrapers in the city in the art deco style; and specialized in his late work in church design, preferring the Gothic style as precedent for most of his ecclesiastical projects.

Prior to remodeling the Donaldson-Bannister House, Smith had designed homes for Samuel J. Pattillo, Bannister's father, and John Ray Pattillo, her uncle. During the Great Depression, Smith also completed several Beaux Arts-style homes in Chattanooga, Tennessee, for Coca-Cola Bottling Company executives as well as a number of retreats located along the Georgia coast.

The Donaldson-Bannister House cemetery is significant in the area of landscape architecture as an excellent example of a family cemetery—a type of funerary landscape associated with rural agricultural homesteads in Georgia prior to the mid-20th century. Settlement patterns in the American South from the colonial era through the mid-20th century gave rise to the development of small cemeteries on family-owned property. Most cemeteries are segregated according to factors such as race, class, kinship, ethnicity, and religion. Family cemeteries are a physical manifestation of kinship

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

that often extends across multiple generations. There are countless cemeteries of this type in Georgia today because of the state's long agrarian history. The cemetery's grave markers are also good examples of common marker types found in turn-of-the-20th century Georgia.

National Register Criteria

The Donaldson-Bannister House meets National Register Criterion "C" at the local level of significance in the area of architecture as an excellent example of the thorough application of Colonial Revival-style elements in an early 20th-century residential renovation project in Georgia.

The Donaldson-Bannister House meets National Register Criterion "C" at the local level of significance in the area of landscape architecture as an excellent example of a family cemetery—a type of funerary landscape associated with rural agricultural homesteads in Georgia prior to the mid-20th century.

Criteria Considerations (if applicable)

N/A

Period of significance (justification)

The period of significance is c.1870-1942. William Donaldson built the house c.1870. The period of significance ends when Lois Bannister sells the house in 1942.

Contributing/Noncontributing Resources (explanation, if necessary)

House—contributing building
Guest House—contributing building
Wash House—contributing building
Barn—contributing building
Commissary—contributing building
Shop—contributing building
Cemetery—contributing site
Well—contributing structure

Well House—noncontributing structure
Swimming Pool—noncontributing structure
Barn—noncontributing building

Developmental history/historic context (if appropriate)

The Donaldson-Bannister House is located in DeKalb County, Georgia. DeKalb County was created

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

in 1822 from portions of Henry, Gwinnett, and Fayette counties. DeKalb is located in north Georgia. Creek and Cherokee Indians inhabited the area until their removal following the 1821 signing of the Treaty of Indian Springs. William Hensley (Henslee) owned the property where the extant Donaldson-Bannister House is located between 1830 and 1844. According to local historians, Hensley received title to the 202.5-acre tract of land via a land grant. Hensley sold the property in 1844 to a relative, Maxwell Hensley. Maxwell Hensley then sold the property to Josiah Powers three weeks after his initial purchase. Powers was the father of Sarah Ann Powers Donaldson (1840-1866)—William J. Donaldson's second wife. Josiah Powers sold the property on November 7, 1858 to S.P. Wright who two weeks later resold the property to A.H. Adams. Adams was the father of Martha "Milly" Adaline Adams Donaldson—William J. Donaldson's third wife.

William J. Donaldson was born on October 12, 1826. Donaldson married three times and fathered 14 children. He married Nettie Lucretia Reeves on November 20, 1851. During his first marriage, Donaldson lived in the Cross Keys District of DeKalb County and likely lived in his father-in-law's (James W. Reeves) household. Sometime during the 1850s, William J. Donaldson purchased a farm worth \$2,500 near the town of Calhoun located in Gordon County, Georgia (northwest Georgia). Nettie Donaldson died sometime between 1857 and 1860. Donaldson married Sarah Ann Powers on March 10, 1861. During the Civil War, Donaldson served as a private in Co. F, 36th Georgia Infantry Regiment, Confederate States of America. His knee was severely injured during an unspecified battle. Sarah Ann Powers Donaldson died during the winter of 1865-1866. William Donaldson married Martha Adaline Adams on February 1, 1866. Donaldson returned to DeKalb County and began farming on land owned by his father-in-law Jesse H. Adams. About 1870 Donaldson built a two-story Plantation Plain-type house on the Adams' family property. On December 6, 1875, William Donaldson purchased the 400-acre tract of land where his house was located from Jesse Adams. As his family expanded, Donaldson added a rear ell onto his house during the 1880s. During the last quarter of the 19th century, Donaldson accumulated more than 1,000 acres of property in De Kalb County. Donaldson died on November 1, 1900 (Attachment two).

Following William J. Donaldson's death, his widow, Martha Donaldson, managed the farm with the help of her children until her death on February 5, 1931. Under her management, conditions at the farm deteriorated due to declining crop yields and rising costs associated with farming. Upon her death the property was subdivided into 25-acre tracts and sold during an estate sale.

Lois Pattillo Bannister purchased the 25-acre tract that included the Donaldson house at an estate sale held on August 6, 1935. Lois Pattillo was born in September of 1892 in the city of Buford, Gwinnett County, Georgia. Her father, Samuel Jackson Pattillo (1864-1940), owned the Pattillo Lumber Company whose sales office was located in the Healey Building in downtown Atlanta. The family also owned a lucrative construction company. The Pattillo family moved to the Inman Park neighborhood in Atlanta during Lois' childhood. Her family socialized with many of the city of Atlanta's wealthiest families. Lois Pattillo was a member of the Inman Park Girls' Club—a prestigious socialite organization. Between 1910 and 1911 she attended Agnes Scott College in Decatur, Georgia, part-time where she enrolled in a variety of music and English literature courses. Pattillo did not graduate from Agnes Scott College.

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

Lois Pattillo was married three times. Jesse Joe Neer, her first husband, was a native of Ohio. He died on August 27, 1921, less than one year after his marriage to Lois Pattillo. John Hill, Lois' second husband, was a prominent architect and engineer. They were married on March 14, 1925. Hill was a native of Columbus, Georgia, and a graduate of the Cornell University School of Architecture. He made a fortune designing, manufacturing, and selling machinery to textile mills. His prior marriage to Stacey Earnest of Atlanta ended in divorce. Their marriage ended after six years upon his death on November 28, 1931. Lois Pattillo Hill inherited her husband's small fortune following his death. Between her second and third marriages Lois Pattillo Hill purchased the Donaldson House and hired architect Francis Palmer Smith to transform the c.1870 Plantation Plain-type house into a Colonial Revival-style vacation home. Smith had designed homes for Lois' father and several of her family members prior to redesigning the Donaldson House. From 1909 until 1922, Smith was the chair of the department of architecture at the Georgia School of Technology (now Georgia Institute of Technology). According to architectural historian Robert M. Craig, Smith "designed traditional homes for conservative clients who preferred neoclassical and medieval vernacular styles for their domestic environments; pioneered a new popular modernism in Atlanta through two major skyscrapers in the city in the art deco style; and specialized in his late work in church design, preferring the Gothic style as precedent for most of his ecclesiastical projects."

In 1937, Lois Pattillo Hill married Leland Bannister. Bannister was an officer in the United States Marine Corps. The couple temporarily used the Donaldson House as a retreat. Bannister sold the house on October 19, 1942, while her husband was serving as an officer in the Pacific Theater during World War II. After the end of World War II, the couple lived in New Mexico and California. Leland Bannister died on January 31, 1955. Following his death, Lois Bannister returned to Atlanta where she died on March 16, 1956.

Following Lois Bannister's sale of the property, the house changed owners six times between 1942 and 2005. Prominent Buckhead landscape architect Frank A. Smith owned the property between 1956 and 1973. In 1975, J. David Chesnut purchased the property. The Chesnut family added a pool and an additional barn to the property and renovated the house's interior during the late 1970s. In 1998, a tornado severely damaged portions of the house (Attachment 3). The Chesnut family restored the house to its pre-tornado appearance prior to selling the property in 2005 to DeKalb County.

9. Major Bibliographic References

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Craig, Robert M. *Atlanta Architecture: Art Deco to Modern Classic, 1929-1959*. (Gretna, La.: Pelican Press, 1995).

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_____. Office of the Clerk, Superior Court. *Deed Book Volume(s) 418, 459, 573, 640, 1093, 2983, 3095, 3351*.

Georgia Department of Natural Resources, Historic Preservation Division, *Georgia's Living Places: Historic Houses in Their Landscaped Settings*. Atlanta, 1991.

"Lois Pattillo Bannister." Obituary. March 17, 1956. *Atlanta Journal and Constitution*.

Previous documentation on file (NPS): (X) N/A

- preliminary determination of individual listing (36 CFR 67) has been requested**
- preliminary determination of individual listing (36 CFR 67) has been issued**
date issued:
- 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 #**

Primary location of additional data:

- State historic preservation office**
- Other State Agency**
- Federal agency**
- Local government**
- University**
- Other, Specify Repository:**

Georgia Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property 2.8 acres

UTM References

A) Zone 16 Easting 747969 Northing 3757941

Verbal Boundary Description

The Donaldson-Bannister House is bounded to the southwest by Chamblee-Dunwoody Road and to the east by Vermack Road. Late 20th-century residential housing bounds the property to the north and the west. The boundary includes the cemetery located to the west of the Donaldson-Bannister House as well as the historic outbuildings located to the east and northeast of the house.

Boundary Justification

The 2.8-acre boundary represents the last vestige of the property associated with the c.1870 Donaldson family farm and the 1942 Bannister retreat.

11. Form Prepared By

State Historic Preservation Office

name/title Keith S. Hébert/ Historian
organization Historic Preservation Division, Georgia Department of Natural Resources
mailing address 34 Peachtree Street, Suite 1600
city or town Atlanta **state** Georgia **zip code** 30303
telephone (404) 651-5568 **date** 3-25-2009
e-mail Keith.Hebert@dnr.state.ga.us

Consulting Services/Technical Assistance (if applicable) () not applicable

name/title Lynne B. Byrd
organization The Dunwoody Preservation Trust, Inc.
mailing address 5455 Chamblee Dunwoody Road
city or town Dunwoody **state** GA **zip code** 30338
telephone 770-451-0230
e-mail lynnebyrd@mindspring.com

- () **property owner**
(X) **consultant**
() **regional development center preservation planner**
() **other:**

Property Owner or Contact Information

name (property owner or contact person) Marvin Billups
organization (if applicable) Parks Department, DeKalb County
mailing address 1300 Commerce Drive
city or town Decatur **state** GA **zip code** 30030
e-mail (optional) N/A

National Register of Historic Places **Continuation Sheet**

Photographs

Name of Property: Donaldson-Bannister House
City or Vicinity: Dunwoody
County: DeKalb
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: September 2008

Description of Photograph(s):

Number of photographs: 44

1. Landscape; photographer facing northwest.
2. Façade; photographer facing northeast.
3. Façade; photographer facing northwest.
4. Façade; photographer facing north.
5. Façade; photographer facing north.
6. Façade; photographer facing northeast.
7. West Side of House; photographer facing northeast.
8. Façade; photographer facing north.
9. East Side of House; photographer facing west.
10. East Side of House; photographer facing west.
11. Garage; photographer facing southwest.
12. East Side of House; photographer facing south.
13. Guest House; photographer facing north.
14. Guest House and Wash House; photographer facing south.
15. Commissary and Shop; photographer facing west.
16. Commissary and Shop; photographer facing southwest.
17. Garage Interior; photographer facing northwest.
18. Garage Interior; photographer facing northwest.
19. First Floor Bedroom; photographer facing southeast.
20. First Floor Interior; photographer facing west.
21. First Floor Interior; photographer facing east.
22. Living Room/ Parlor; photographer facing southwest.
23. Dining Room; photographer facing southeast.
24. Kitchen; photographer facing northwest.
25. Family Room; photographer facing north.
26. Central Hallway; photographer facing west.
27. Second Floor Landing; photographer facing south.
28. Master Bedroom; photographer facing north.
29. Master Bedroom; photographer facing south.
30. Second Floor Bedroom; photographer facing northwest.
31. Barn; photographer facing northeast.

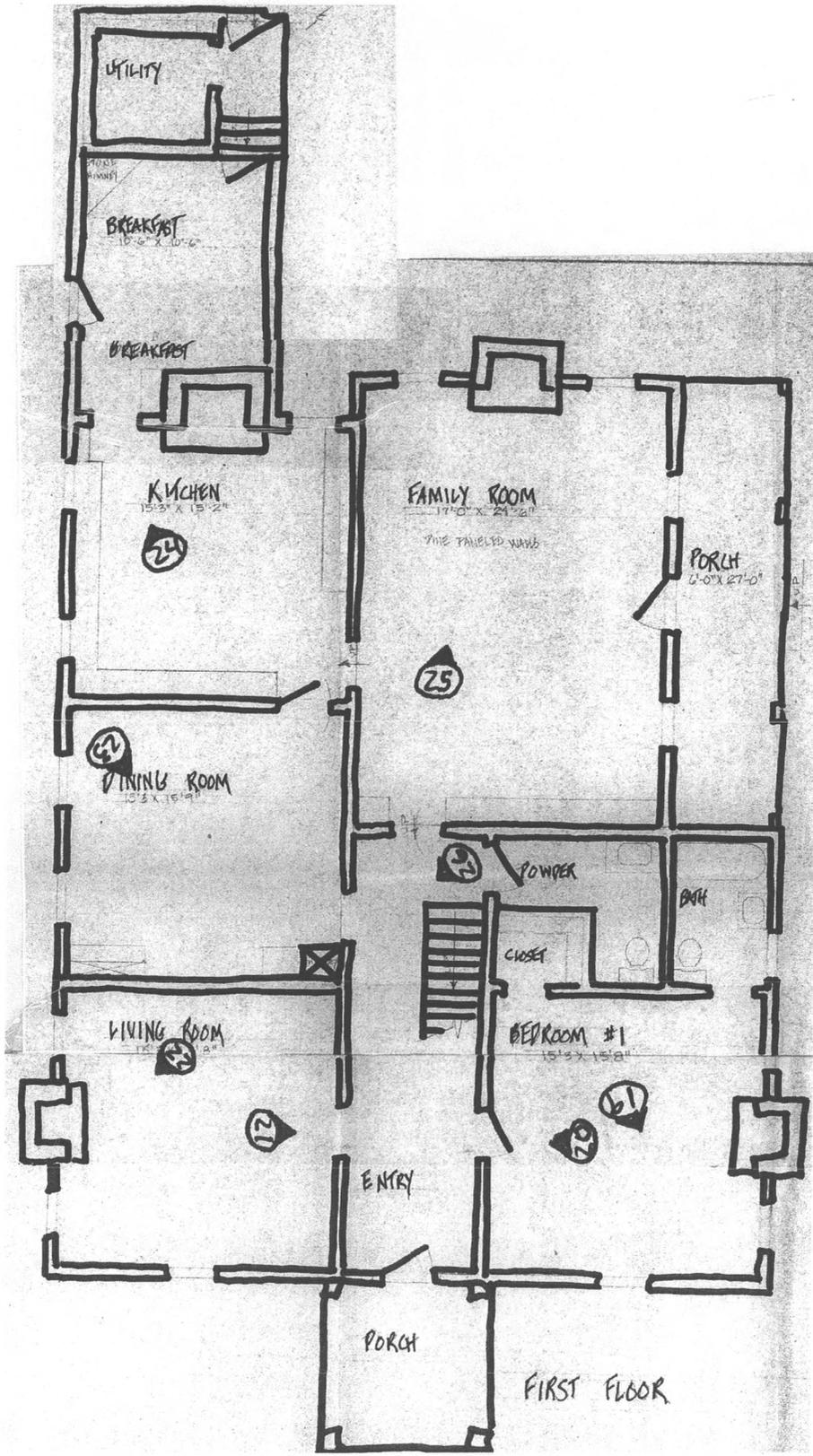
National Register of Historic Places **Continuation Sheet**

Photographs

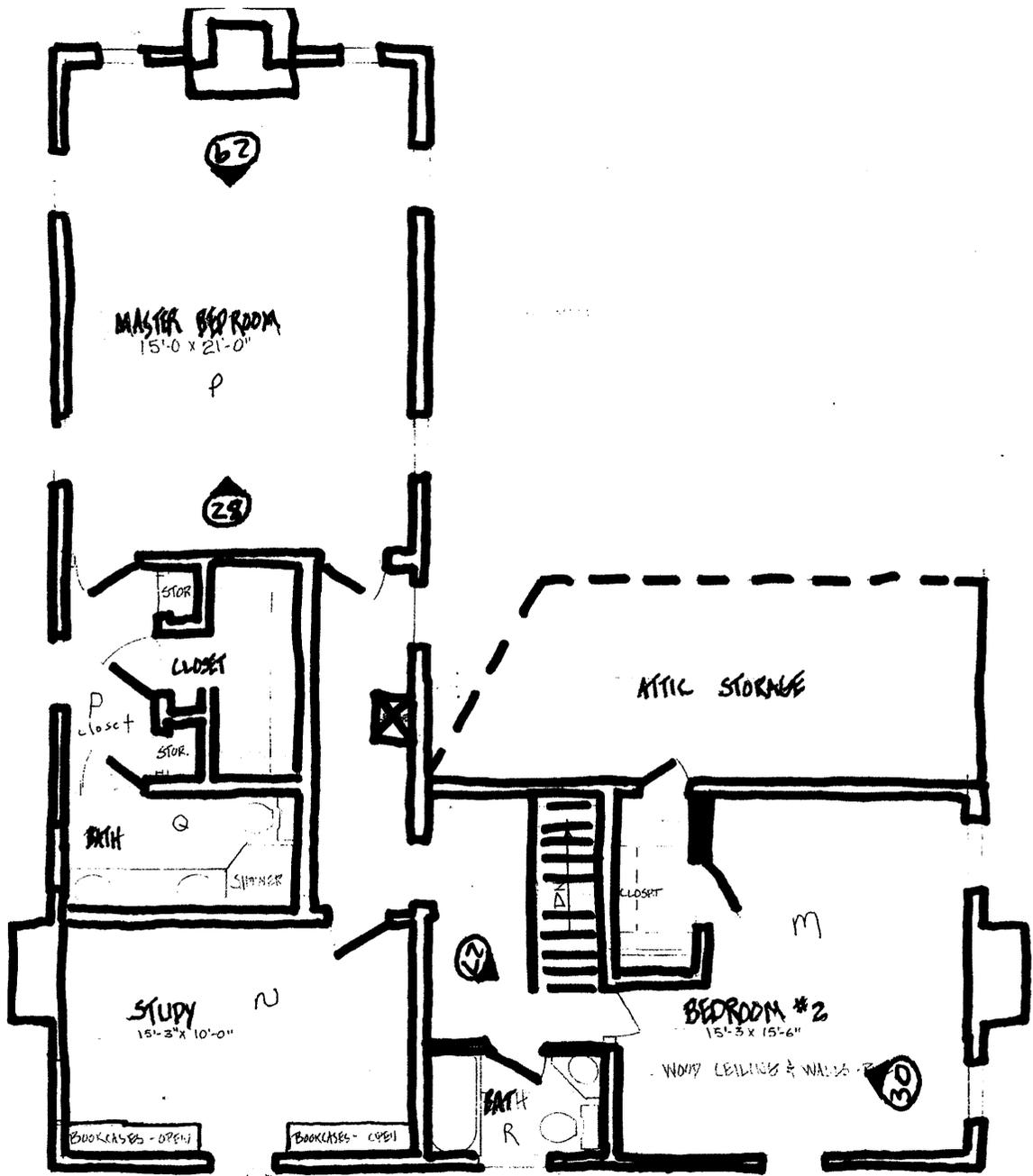
32. Barn; photographer facing east.
33. Barn; photographer facing south.
34. Barn; photographer facing east.
35. Barn; photographer facing east.
36. Barn; photographer facing west.
37. Noncontributing Barn; photographer facing west.
38. Landscape; photographer facing southwest.
39. Well House; photographer facing southwest.
40. Landscape; photographer facing northwest.
41. Landscape; photographer facing northwest.
42. Pool; photographer facing northwest.
43. Cemetery; photographer facing northwest.
44. Cemetery; photographer facing northwest.

(HPD WORD form version 11-03-01)

DONALDSON-BANNISTER HOUSE AND CEMETERY
DEKALB COUNTY, GEORGIA
FIRST FLOOR PLAN
SCALE: 1" = 9.5'
DIRECTION OF PHOTOGRAPH: 
NORTH: 

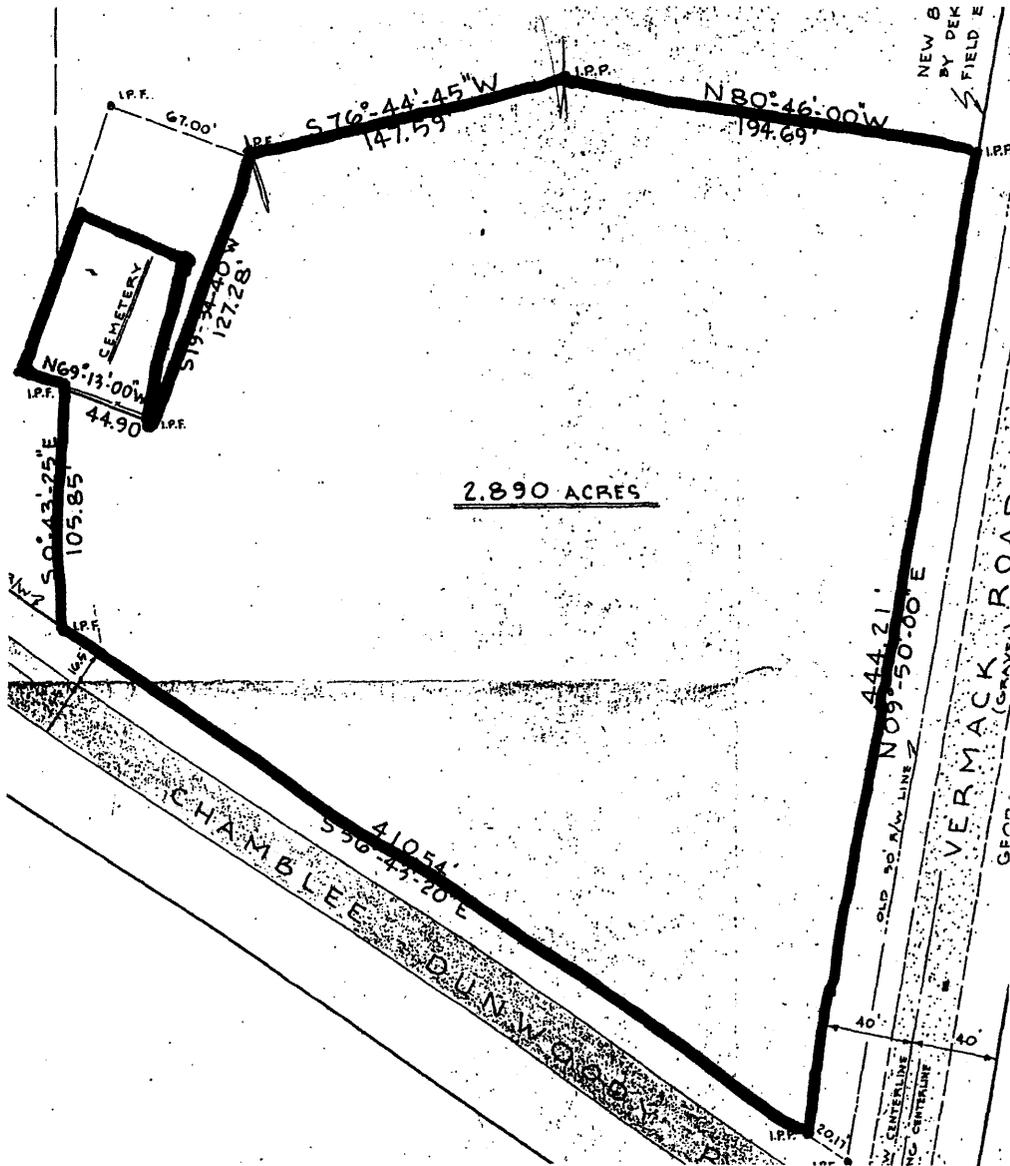


DONALDSON-BANNISTER HOUSE AND CEMETERY
DEKALB COUNTY, GEORGIA
SECOND FLOOR PLAN
SCALE: 1" = 7.4'
DIRECTION OF PHOTOGRAPH: 
NORTH: 



SECOND FLOOR

DONALDSON-BANNISTER HOUSE AND CEMETERY
DEKALB COUNTY, GEORGIA
NATIONAL REGISTER BOUNDARY: [REDACTED]
SCALE: 1" = 87'
NORTH: ↑



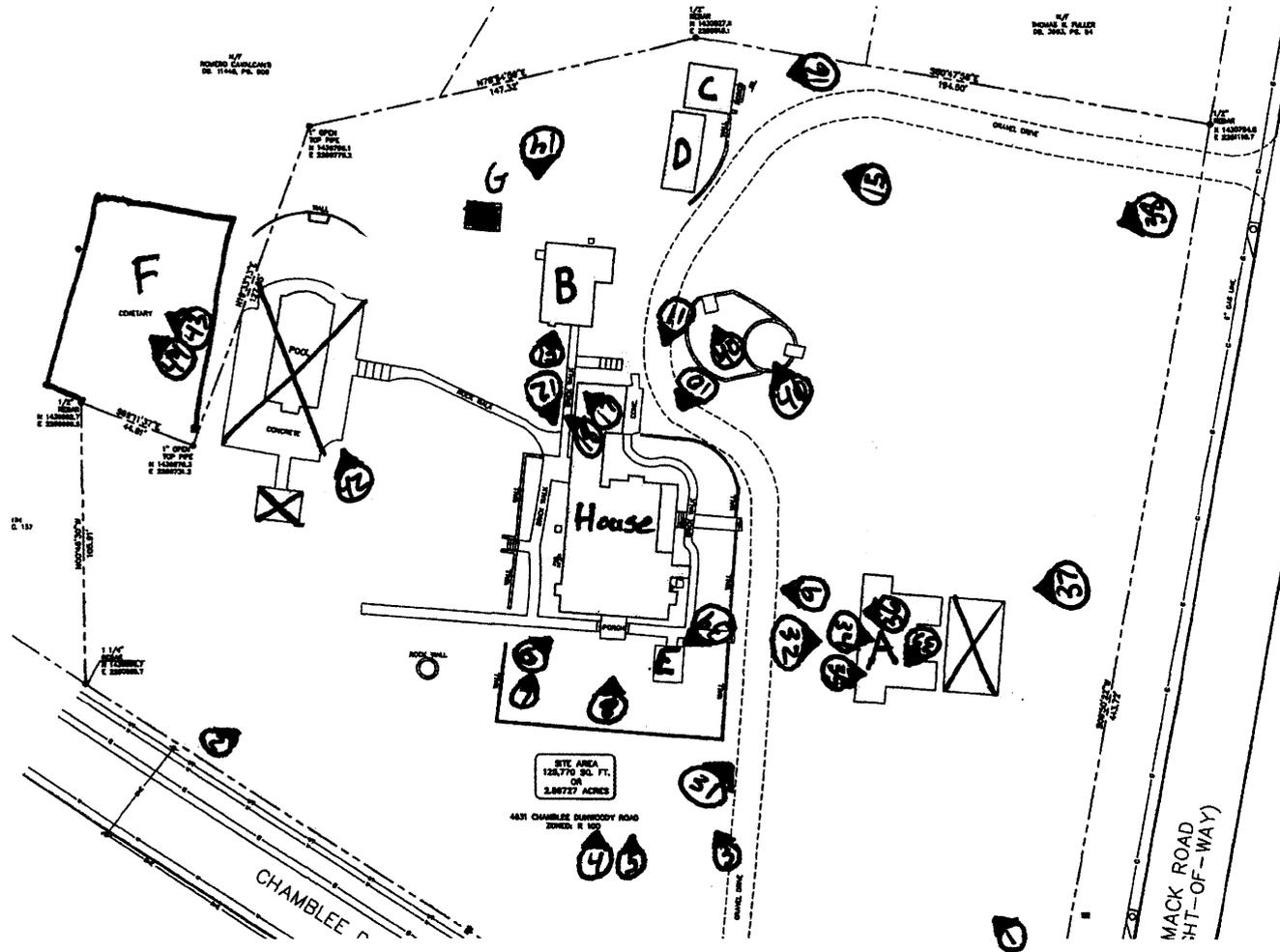
DONALDSON-BANNISTER HOUSE AND CEMETERY
DEKALB COUNTY, GEORGIA

SITE MAP

SCALE: 1" = 70'

DIRECTION OF PHOTOGRAPH: ↻

NORTH: ↑



Contributing Resources

- A - Barn
- B - Guest House
- C - Commissary
- D - Shop
- E - Well
- F - Cemetery
- G - Wash House

**DONALDSON-BANNISTER HOUSE AND CEMETERY
DEKALB COUNTY, GEORGIA**

ATTACHMENT ONE: Sketch of Donaldson-Bannister House drawn by descendant of William J. Donaldson.



**DONALDSON-BANNISTER HOUSE AND CEMETERY
DEKALB COUNTY, GEORGIA**

ATTACHMENT TWO: Photograph of Donaldson family c. 1895.



The Original Donaldson Home, Chamblee-Dunwoody Road. 1st Row, left to right: James Donaldson, (wife) Adaline Adams, Amanda Keith, Mrs. Young Donaldson, Baby Albert. Standing: Alec, William A., Mattie Donaldson Cobb, Carrie Donaldson King. Name of dog unknown!

**DONALDSON-BANNISTER HOUSE AND CEMETERY
DEKALB COUNTY, GEORGIA**

ATTACHMENT THREE: Photograph of Donaldson-Bannister House following the 1998 tornado.

