





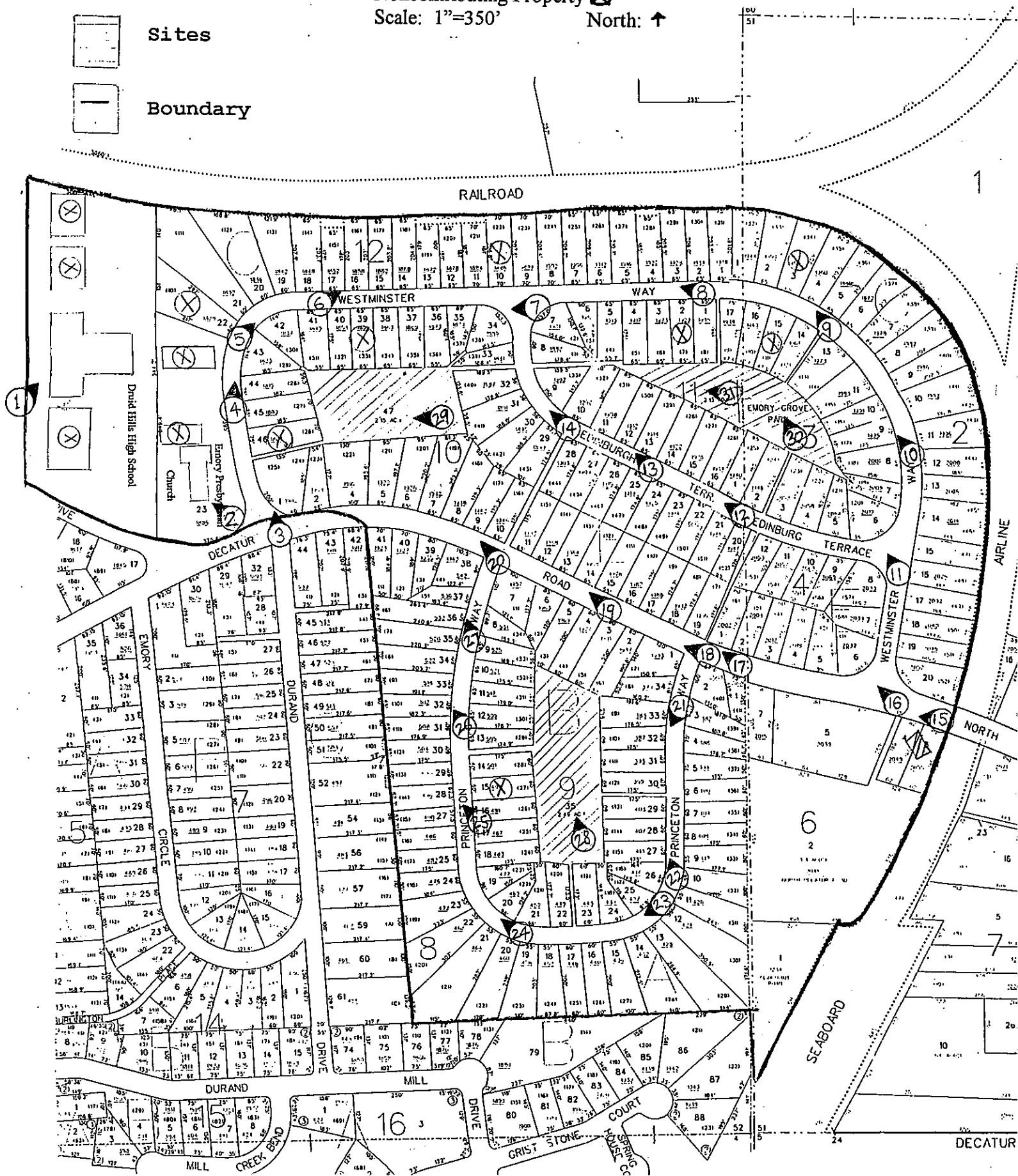


-  Contributing
-  Noncontributing
-  Sites
-  Boundary

Emory Grove Historic District  
 Decatur vicinity, DeKalb County, Georgia  
 Sketch Map  
 National Register Boundary —  
 Contributing Property   
 Noncontributing Property   
 Scale: 1"=350' North: ↑



00000300

HPD COPY

## 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 Emory Grove Historic District  
other names/site number N/A

### 2. Location

street & number Centered on North Decatur Road between the CSX railroad line and the University Park-Emory Highlands-Emory Estates Historic District.

city, town Decatur (x) vicinity of  
county DeKalb code 089  
state Georgia code GA zip code 30307

( ) not for publication

### 3. Classification

#### Ownership of Property:

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

#### Category of Property:

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

Number of Resources within Property:	<u>Contributing</u>	<u>Noncontributing</u>
buildings	200	13
sites	4	0
structures	1	0
objects	0	0
total	205	13

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.

William C. Coover  
Signature of certifying official

2-21-00  
Date

W. Ray Luce  
Director, Historic Preservation Division,  
Georgia Department of Natural Resources

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

\_\_\_\_\_  
Keeper of the National Register

\_\_\_\_\_  
Date

---

## 6. Function or Use

---

### Historic Functions:

Domestic: single dwelling  
Education: school  
Religion: religious facility, church school

### Current Functions:

Domestic: single dwelling  
Education: school  
Religion: religious facility, church school

---

## 7. Description

---

### Architectural Classification:

Late 19th and 20th Century Revivals: Colonial Revival, Late Gothic Revival

### Materials:

<b>foundation</b>	Concrete
<b>walls</b>	Brick
<b>roof</b>	Asphalt
<b>other</b>	Wood: weatherboard

### Description of present and historic physical appearance:

The Emory Grove Historic District is an approximately 90-acre residential neighborhood located between Emory University and the city of Decatur. The neighborhood is organized as a series of loop roads that branch from North Decatur Road. Princeton Way, developed in 1939, loops south of North Decatur Road; Westminster Way and Edinburgh Terrace, located north of North Decatur Road, were developed in 1941. In the center of each loop road is a landscaped recreational park which is accessed by narrow paths between houses.

The neighborhood of Emory Grove is bounded on the north and east by the CSX railroad line. The south and southwest boundary is denoted by the rear lots of homes along Princeton Way. The extreme westernmost edge is the Druid Hills High School property line and the University Park-Emory Highlands-Emory Estates Historic District. The small-scale houses are built on small lots on slightly hilly terrain (photos 4 and 21-22). The subdivision is harmonious in appearance with uniform setbacks and Colonial Revival-style houses (photos 4-9). The roads are curvilinear with landscaped traffic islands at the major intersections (photos 5, 7, 11, and 23-24).

The houses were constructed in one basic residential style with several variations. This type is a one-story, or one-and-one-half-story, rectangular-shaped house with a moderate pitched, side-gabled roof, interior, central chimney, and smaller side-gabled wings (photo 6 and 19). Variations

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

### Section 7--Description

---

include front-gabled porches, dormer windows, slightly projecting front-gabled wings, and various chimney placements. Decorative trim and moldings are flat and not highly detailed. Screened porches are customarily located on the main facade. The houses are not high style but represent a minimalistic variation of traditional Colonial Revival-style design. Some houses feature gambrel roofs with broad, overhanging eaves in the Dutch Colonial Revival style (photo 22).

The material used for building Emory Grove houses was for the most part brick veneer, clapboard siding, or masonry. In many cases the brick walls are laid in Flemish bond. The roofs were originally covered with large asbestos shingles. Today, most roofs have been replaced with smaller-scale asphalt shingles. Windows throughout the historic district are both wood sash and steel casement windows. Some of the homes' screened porches have been enclosed with glass, usually in keeping with the modest style of the house, to provide additional living space.

The houses are sited with uniform setbacks, facing the winding curbed streets of Westminster Way, Edinburgh Terrace, Princeton Way, and North Decatur Road. The placement of these homes afforded the creation of three interior parks accessed by a series of narrow, mostly unpaved paths called by-ways. These by-ways are located between residential lots. Emory Grove Park, in the northeast corner of the historic district, is the most elaborate with recreational equipment, paved walks, picnic pavilion, and historic landscaping (photos 30- 31). Westminster Way Park is a broad, open field with tennis courts (photo 29), and Princeton Way Park features a baseball field (photo 28). Ball fields, playgrounds, tennis courts and picnic tables are available for neighborhood use in these parks. Various fencing types delineate the rear yards of the private properties from these common grounds. Braided wire fencing and mature shrubs and tree lines can often be found at the rear of the properties facing the interior parks. Other types of fencing can also be seen here, including chain-link and wood-plank fences.

Sidewalks exist only on North Decatur Road. Landscaped triangular-shaped traffic islands mark the major intersections. Because the subdivision was built during the rise of the automobile, driveways and garages are common to most Emory Grove houses. Some houses built after World War II do not have garages, possibly because of building supply shortages during the war.

The landscape is cultivated with mature plantings, evidence of the continuous care of homeowners for over fifty years. Dogwood, red oak, magnolia, and maple trees abound in the small front yards. Along Princeton Way retaining walls have been constructed to control the sloping topography. Nandina and hollies edge the rear lot borders. Pines tower over the houses but no trees line the streets because there are no sidewalk strips like those in the adjacent University Park-Emory Highlands-Emory Estates Historic District.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
**Continuation Sheet**

Section 7--Description

---

Emory Grove includes two substantial community landmark buildings, Druid Hills High School and Emory Presbyterian Church. Both resources are located at the intersection of Haygood Drive and North Decatur Road in the northwest corner of the historic district. Druid Hills High School, built in 1928, was designed in the Colonial Revival style by the Atlanta architectural firm Ivey and Crook (photo 1). The two-story school features a five-part Palladian plan with a central pavilion surmounted by a multi-stage cupola. The side wings include many of the elements of the main block, including Flemish-bond brickwork, quoins, and ornate entrances framed in cast concrete. The symmetry of the main facade is reminiscent of Georgian Revival-style buildings.

Atlanta architects Sayward and Logan designed the Emory Presbyterian Church in 1946 (photo 2). Completed two years later, the Gothic Revival-style church is sheathed in granite with a central lancet window outlined with stone tracery. The Gothic-style main entrance is located on the side of the main building, opening to Westminster Way and the Emory Grove neighborhood. A large grassed lawn extends from the building to North Decatur Road. Mature trees surround the building.

The Emory Grove neighborhood has changed very little since its 1948 period of significance ended. The landscape has matured and some of the houses have been altered but in mostly non-obtrusive adaptations creating an architecturally consistent urban subdivision in central DeKalb County.

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## 8. Statement of Significance

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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  
Community Planning and Development

Period of Significance:

1928-1948.

Significant Dates:

1928 - Druid Hills High School built.  
1939 - Neal Smith develops Princeton Way.  
1941 - Neal Smith develops Westminster Way and Edinburgh Terrace.  
1948 - Emory Presbyterian Church is completed.

Significant Person(s):

N/A

Cultural Affiliation:

N/A

Architect(s)/Builder(s):

Ivey and Crook, architect.  
Robert and Company, engineer.  
Sayward and Logan, architect.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

### Section 8--Statement of Significance

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#### **Narrative statement of significance (areas of significance)**

The Emory Grove Historic District is a small, intact historic residential area that developed in suburban DeKalb County beginning with the construction of Druid Hills High School in 1928 and ending with the completion of Emory Presbyterian Church in 1948. Most of the houses in the historic district were constructed between 1939 and 1946. The district is significant under National Register Criteria A and C in the areas of architecture, landscape architecture, and community planning and development.

The historic district is significant in the area of architecture for its intact collection of residential and community landmark buildings constructed from 1928 to 1948. The majority of buildings within the historic district were built in one basic residential type with several variations. This type is a one-story, or one-and-a-half story, rectangular-shaped house with a low-pitched, side-gabled roof, interior or central chimney on the ridge line, and smaller side-gabled wings. Variations include front-gabled porches, dormer windows, slightly projecting front-gabled wings, and various chimney placements. Decorative trim and moldings are flat and not highly detailed. Screen porches are customarily located on the front side. The houses are not high style but represent a minimal traditional version of the Colonial Revival style. That is, elements of the style were applied to buildings whose forms are vaguely reminiscent of the Colonial Revival because the style was still very much popular in Georgia. Stylistic details applied to a single house type represents the broader building trend in suburban Georgia in which ornament was sacrificed by builders to save costs.

Like the neighboring University Park-Emory Highlands-Emory Estates Historic District to the west, the houses in Emory Grove were designed for middle-income families, especially faculty and staff at nearby Emory University. The houses at Emory Grove, however, are even smaller than those at University-Park-Emory Highlands-Emory-Estates because of building supply shortages associated with World War II and because the builder, Neal Smith, chose to sell more houses on smaller lots rather than fewer houses on larger lots.

Emory Grove Historic District is also significant for its community landmark buildings. The Colonial Revival-style Druid Hills High School, built in 1928, was designed by the Atlanta architectural firm of Ivey and Crook. The architect, Lewis "Buck" Crook, had served as head draftsman for Need Reid and later designed many of the buildings at Emory University. Sayward and Logan, another prominent Atlanta architectural firm, designed the Emory Presbyterian Church. Crook had designed a substantial Gothic Revival-style complex that included a larger church with a side tower, a smaller chapel, and an educational building. The chapel, the only building that was constructed, is an outstanding mid-20th-century example of the Gothic Revival style in Georgia.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

### Section 8--Statement of Significance

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The Emory Grove Historic District is significant in the area of landscape architecture and community planning and development because its plan, developed in two phases from 1939 to 1946, features many design elements that are characteristic of neighboring University Park-Emory Highlands-Emory Estates Historic District and Druid Hills, which was designed by Frederick Law Olmsted and the Olmsted Brothers. The roads were laid out with broad curves and landscaped traffic islands, which indicate the influence of the Druid Hills plan. Moreover, the neighborhood was planned with three recreational parks for the enjoyment of the residents. Built in the tradition of Olmsted, these parks continue to serve the community. Emory Grove Park, in the northeast corner of the historic district, retains a significant number of historic plantings.

In addition, the historic district is significant because its smaller lot sizes and uniform layout reflect the increased demand for moderate housing at the middle of the 20th century. West DeKalb County experienced an increase in the construction of housing to support not only those who worked four miles to the west in downtown Atlanta but also residents that worked in nearby Decatur. Emory University grew significantly during the first half of the 20th century, further establishing a need for moderately priced houses for its faculty and staff. The historic district represents the emergence of west DeKalb County and Emory University as an economic center in suburban Atlanta.

### **Contributing/Noncontributing Resources (explanation, if necessary)**

Contributing resources in the historic district are those constructed between 1928 and 1948 that are architecturally significant, represent a historic theme associated with the historic district, and retain historic integrity. Noncontributing resources are those constructed after 1948 and those that have lost their historic integrity. The contributing structure identified in the historic district is the plan of the development. The three landscaped parks and the overall landscaping of the district are counted as contributing sites. The many historic garages throughout the district are not counted because of their small size but they nevertheless contribute.

### **Developmental history/historic context (if appropriate)**

The Emory Grove Historic District was platted in two sections: Princeton Way, south of North Decatur Road in 1939; and Westminster Way and Edinburgh Terrace, north of North Decatur Road in 1941. The Emory Grove subdivision was built to provide an affordable neighborhood to attract families of the Emory University faculty and staff. The dense, early 1940s developmental pattern was conceived by Neal Smith, an Emory University facilities manager, and laid out by Robert and Company, an Atlanta-based engineering firm. The scale and style of the neighborhood reflected the early 20th-century movement toward period revival styles such as the English Vernacular Cottage, Colonial Revival, Dutch Colonial Revival and Tudor Revival. The inclusion of driveways and

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National Park Service

## National Register of Historic Places Continuation Sheet

### Section 8--Statement of Significance

---

garages with most houses reflects the rise of the automobile and the preference for private mobility over public transportation.

In 1934, Asa Candler, the founder of the Coca-Cola Company, owned most of the area now known as Emory Grove, according to Kauffman's Map of Atlanta. Dr. Sam Guy, head of the Chemistry Department at Emory, wanted to build houses near the university. Having married into the wealthy Candler family, he had the means to proceed with his plan. Guy hired Neal Smith, who was the head of maintenance at Emory, to build the houses. The plat maps indicate that Neal Smith was the owner and developer. Neal Smith had his office on North Decatur Road according to the 1942 Atlanta City Directory. DeKalb County plat maps indicate that the Princeton Way section was platted in 1939 and Edinburgh Terrace and Westminster Way in 1941. Both sections were platted by Robert and Company. Dr. Guy wanted the streets named after famous universities. Another contractor, Ed Gilliam, also built houses on some of the streets. It was not until just after World War II that the neighborhood was built out. The typical home cost \$7,500.

Among the most distinctive features of the subdivision are the common park areas behind the houses. The playground areas in the historic district were under the homeowners' care initially, with individual landscape responsibility falling to each neighborhood. The area garden clubs provided guidance and labor in establishing the plantings which have now matured. A victory garden was grown during the war years in the large park area in the center of Princeton Way, while post-war landscaping included playground equipment, trees, and flowering bulbs. Currently, the parks are maintained by DeKalb County.

An educational institution that later became Druid Hills High School was established in 1919 for children of Emory University personnel. There were no paved roads leading to the campus at that time, and getting children to school in Atlanta was not possible. The school was originally called the Emory Elementary School and was located in a wooden chapel on the Emory University campus. A new three-story brick school building opened as the Druid Hills School in 1928 on Haygood Drive, accommodating kindergarten through the eleventh grade. The architect for the building was the firm of Ivey and Crook, whose classical design is reflected in the traditional form of the school.

As the population of the area grew, an addition was built on the rear of the main school building in 1941 to house the gym and machine shop. Architects for the 1941 gymnasium were Bodin and Lamberson who designed many school buildings and gymnasiums in Atlanta. Later additions to the school are noncontributing. The school operated independently of the DeKalb County School System until 1947. By the mid-1950s, a neighborhood kindergarten was established in one of the homes. From there, the children went on to the Druid Hills School. With the boom in the population during the post-war years, it became clear that the school was no longer adequate. Children were

United States Department of the Interior  
National Park Service

National Register of Historic Places  
**Continuation Sheet**

Section 8--Statement of Significance

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taught in various churches and community buildings until Fernbank Elementary School was completed in 1958. Druid Hills School then became Druid Hills High School.

In 1940, Emory Presbyterian Church began holding services and purchased the property where it now stands at the intersection of North Druid Hills Road and Haygood Drive. Ground breaking for the new church, designed by architects Sayward and Logan, was held in 1946. Sayward and Logan continued the leading Atlanta architectural firm of Edwards and Sayward, which had formed in 1912. Their best-known project was University Homes, an urban redevelopment project in Atlanta. The firm specialized in educational buildings, including Decatur projects at Agnes Scott College, Columbia Presbyterian Theological Seminary, and Decatur High School.

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## 9. Major Bibliographic References

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Bamby Ray Associates. National Register of Historic Places Registration Form. May 1999. On file at the Division of Historic Preservation, Georgia Department of Natural Resources, Atlanta, Georgia, with supplemental information.

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

**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**

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## 10. Geographical Data

---

**Acreage of Property**      Approximately 90 acres

### UTM References

A)	Zone 16	Easting 748450	Northing 3742670
B)	Zone 16	Easting 749300	Northing 3742670
C)	Zone 16	Easting 748110	Northing 3741990
D)	Zone 16	Easting 748190	Northing 3741980
E)	Zone 16	Easting 748390	Northing 3742500

### Verbal Boundary Description

The property boundary is indicated by a heavy black line on the attached map, drawn to scale.

### Boundary Justification

The Emory Grove Historic District encompasses the intact and contiguous properties associated with the development of the Emory Grove neighborhood and its community landmark buildings. The historic district retains a high level of historic integrity.

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## 11. Form Prepared By

---

### State Historic Preservation Office

**name/title** Steven H. Moffson, Architectural Historian  
**organization** Historic Preservation Division, Georgia Department of Natural Resources  
**street & number** 500 The Healey Building, 57 Forsyth Street  
**city or town** Atlanta **state** Georgia **zip code** 30303  
**telephone** (404) 656-2840 **date** January 15, 1999

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

**organization** Bamby Ray Associates  
**street & number** 328 7th Street, N.E.  
**city or town** Atlanta **state** Georgia **zip code** 30308

(HPD form version 02-24-97)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
**Continuation Sheet**

Photographs

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**Name of Property:** Emory Grove Historic District  
**City or Vicinity:** Decatur vicinity  
**County:** DeKalb  
**State:** Georgia  
**Photographer:** James R. Lockhart  
**Negative Filed:** Georgia Department of Natural Resources  
**Date Photographed:** May 1998

**Description of Photograph(s):**

1. Druid Hills High School, photographer facing northeast.
2. Emory Presbyterian Church, photographer facing northwest.
3. North Decatur Road, photographer facing north.
4. Westminster Way, photographer facing north.
5. Westminster Way, photographer facing northeast.
6. Westminster Way, photographer facing northeast.
7. Westminster Way, photographer facing west.
8. Westminster Way, photographer facing west.
9. Westminster Way, photographer facing northwest.
10. Westminster Way, photographer facing northwest.
11. Westminster Way, photographer facing northwest.
12. Edinburgh Terrace, photographer facing northwest.
13. Edinburgh Terrace, photographer facing northwest.
14. Edinburgh Terrace, photographer facing northwest.
15. North Decatur Road, photographer facing northwest.

United States Department of the Interior  
National Park Service

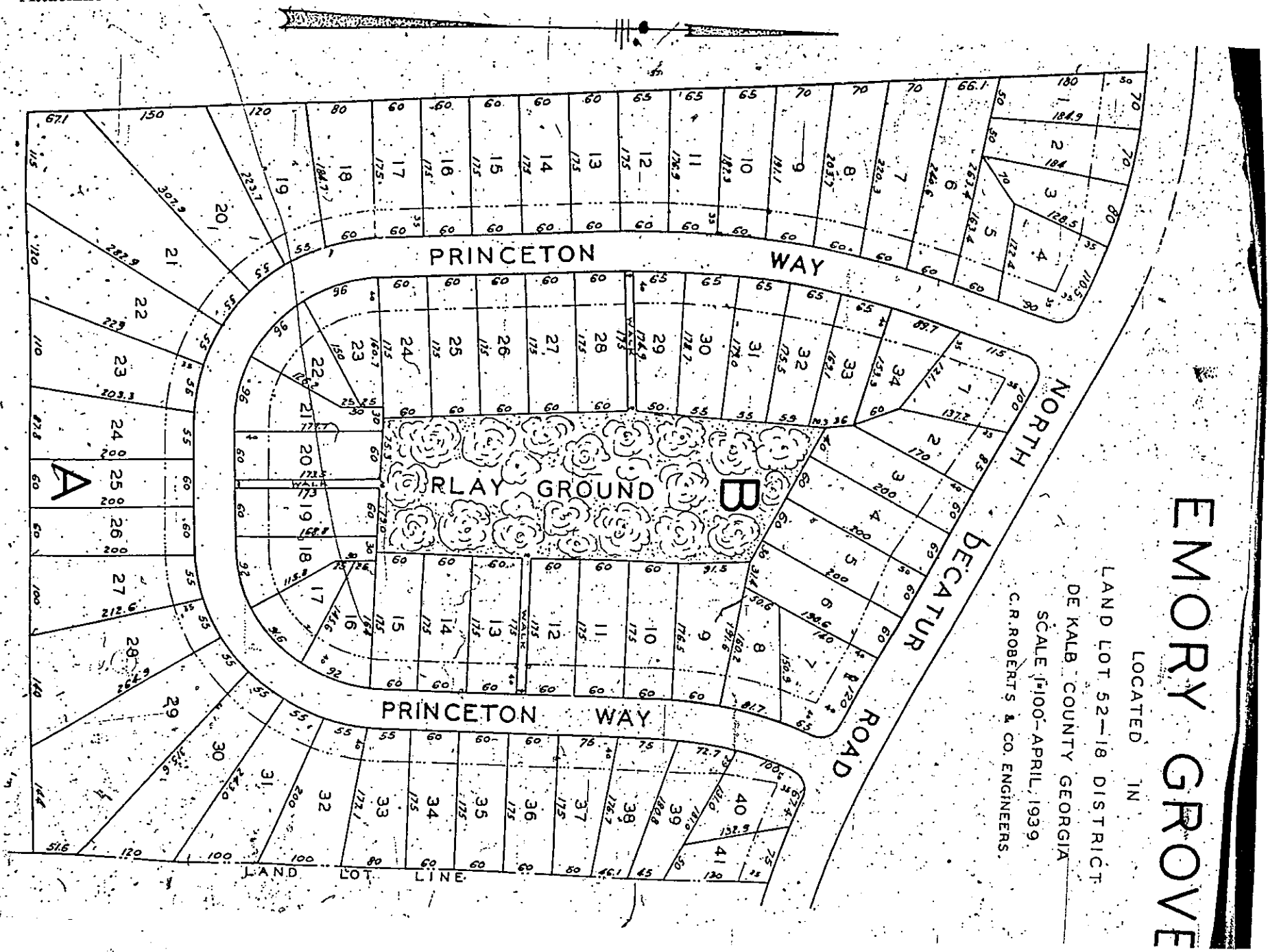
National Register of Historic Places  
**Continuation Sheet**

Photographs

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16. North Decatur Road, photographer facing northwest.
17. North Decatur Road, photographer facing northwest.
18. North Decatur Road, photographer facing northwest.
19. North Decatur Road, photographer facing northwest.
20. North Decatur Road, photographer facing northwest.
21. Princeton Way, photographer facing south.
22. Princeton Way, photographer facing north.
23. Princeton Way, photographer facing southwest.
24. Princeton Way, photographer facing northwest.
25. Princeton Way, photographer facing northwest.
26. Princeton Way, photographer facing northwest.
27. Princeton Way, photographer facing northwest.
28. Princeton Way Park, photographer facing north.
29. Westminster Way Park, photographer facing west.
30. Emory Grove Park, photographer facing northwest.
31. Emory Grove Park, photographer facing west.

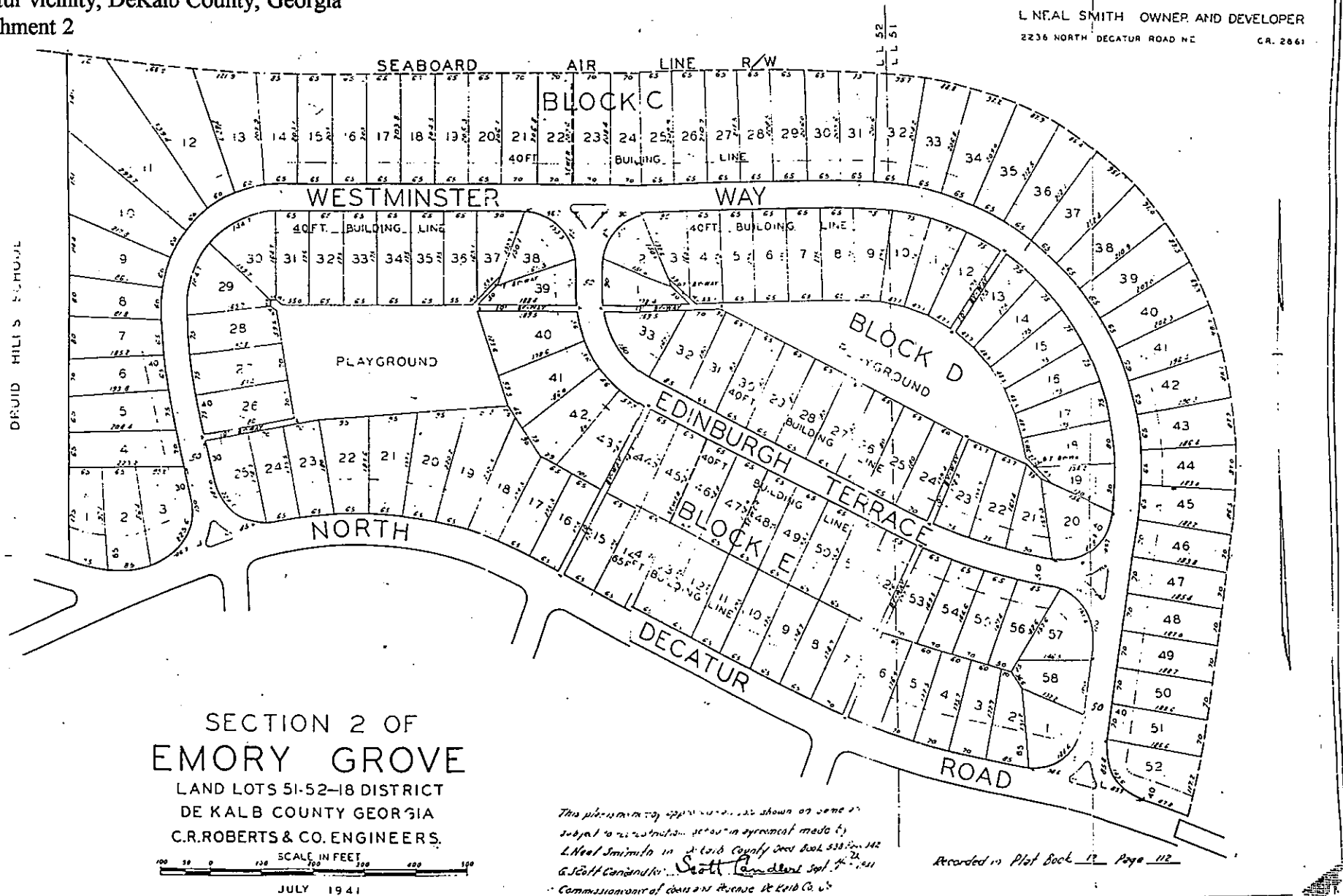
Attachment 1 . DeKalb County Plat Book 11, Page 131, located in the DeKalb County Courthouse, Deeds and Records, showing the 1939 plat of Emory Grove I on Princeton Way.





Attachment 2. DeKalb County Plat Book 12, Page 112, located in the DeKalb County Courthouse, Deeds and Records, showing the 1941 plat of Emory Grove II.

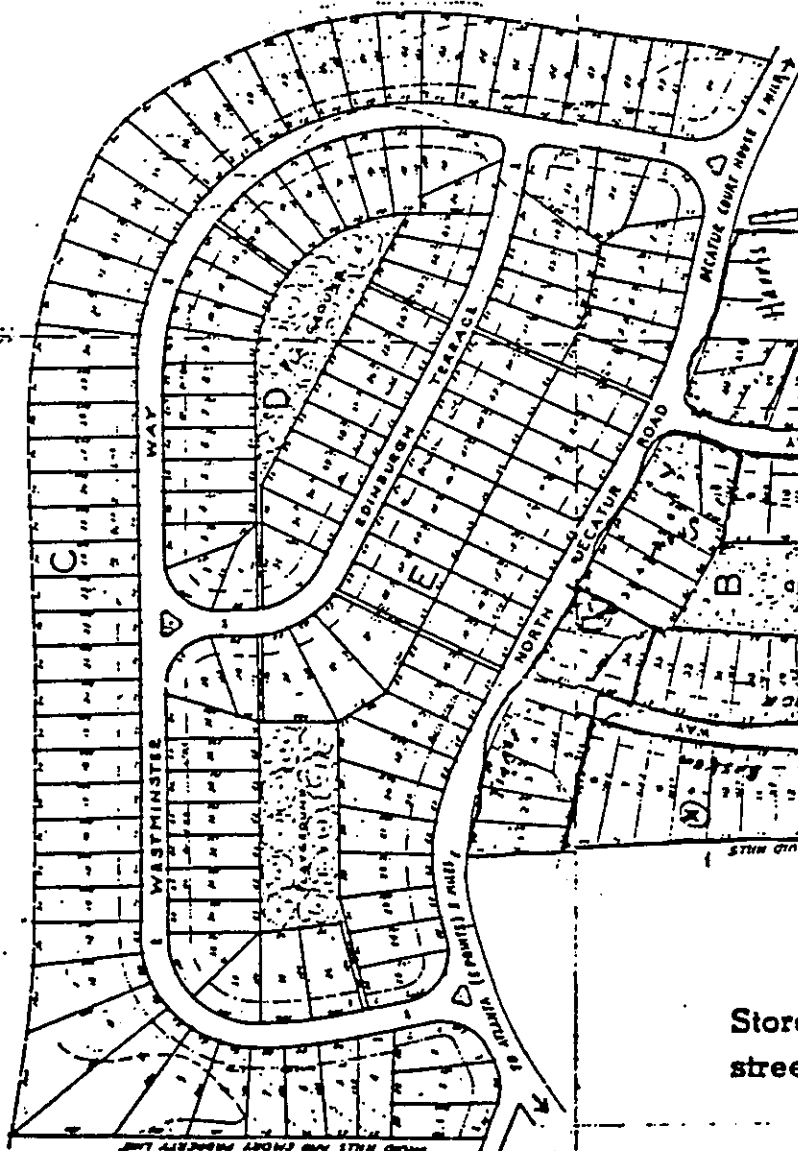
Emory Grove Historic District  
Decatur vicinity, DeKalb County, Georgia  
Attachment 2



## Emory Grove No. 2

At the end of its second month 14% of the lots are sold and being improved, and within 90 days all utilities will be finished.

### LOTS OR HOMES FOR SALE



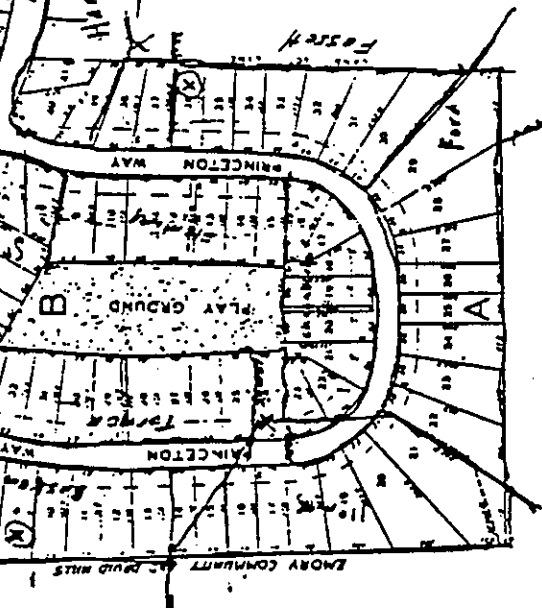
## Emory Grove No. 1

At the end of its second year is now 96% developed and owner occupied.

### ACCESSIBLE TO—

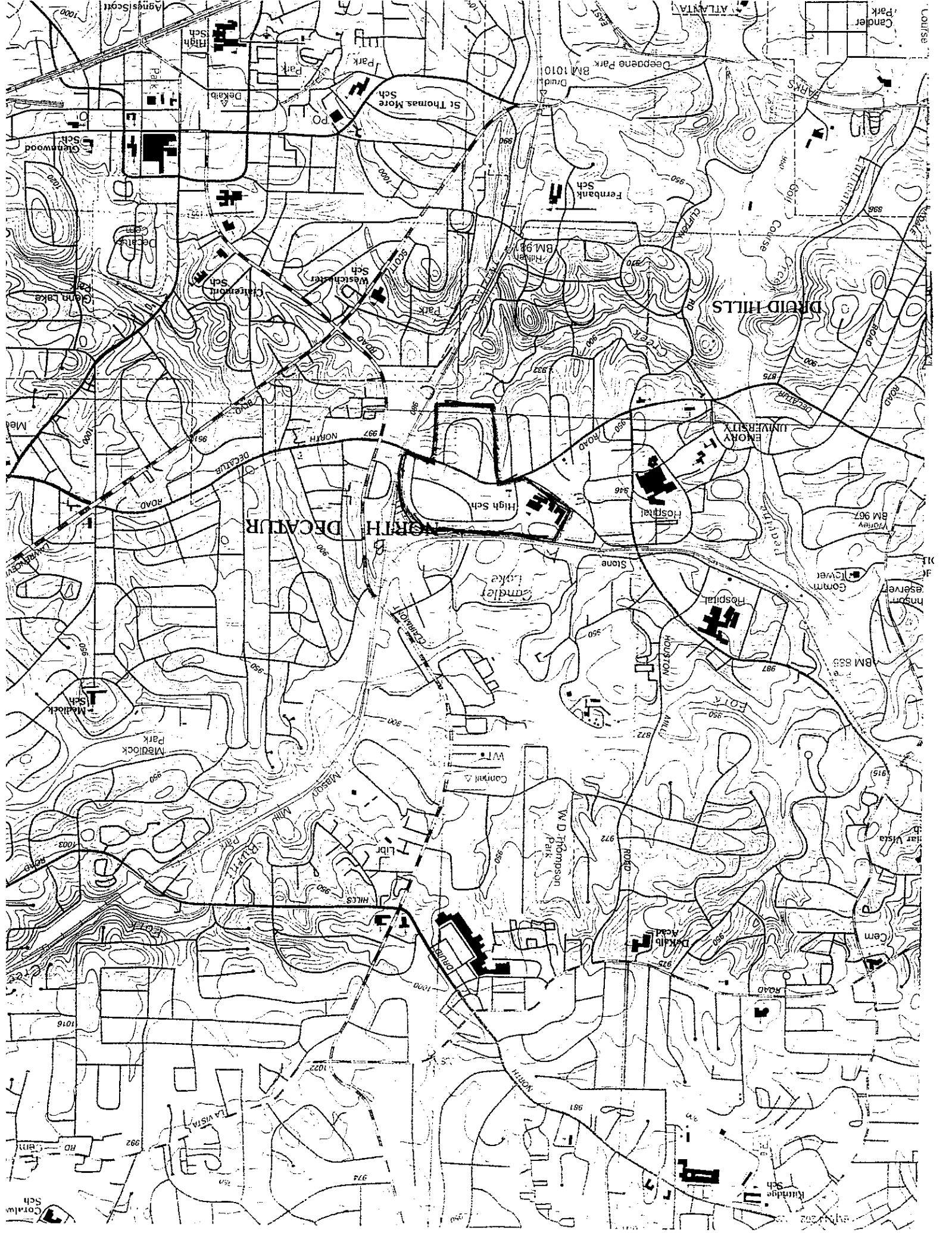
Decatur — Its colleges, stores and business, 1 mile.

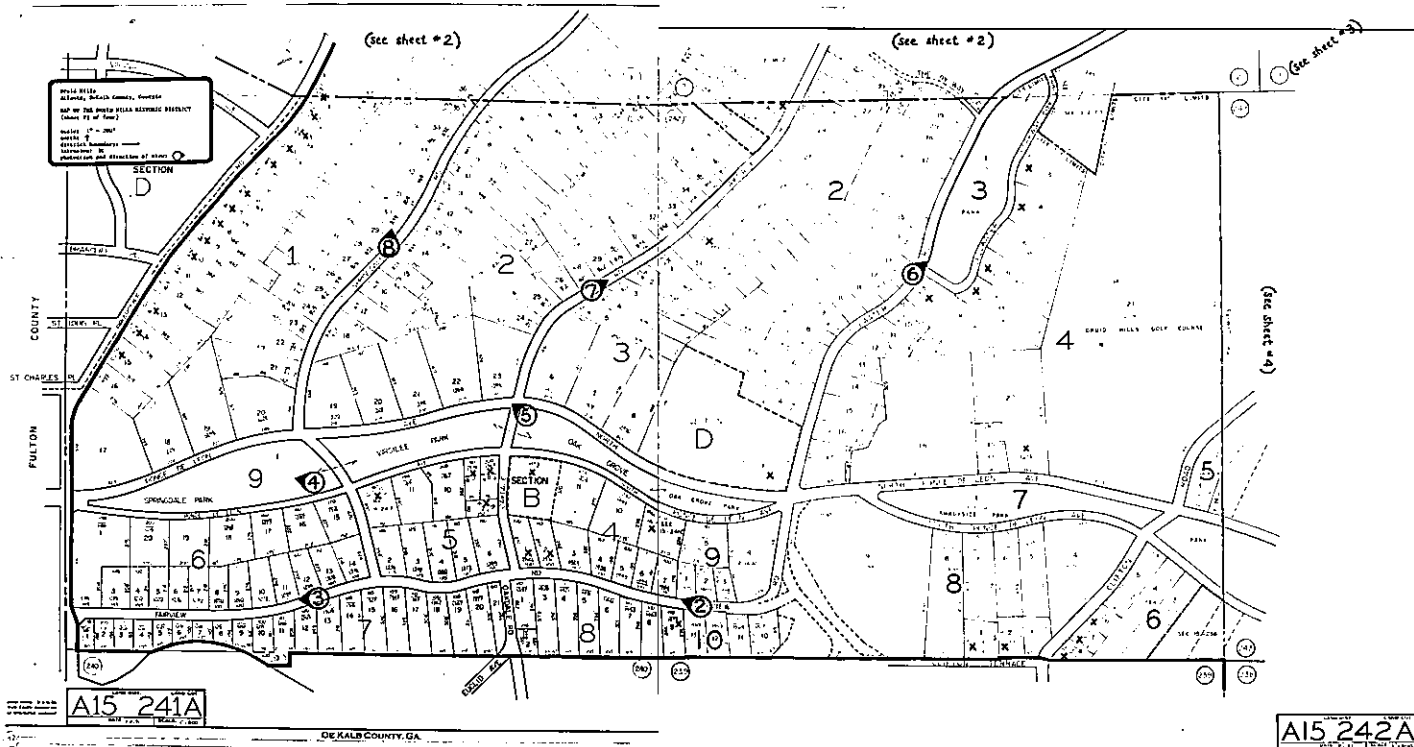
Emory — Its hospital, churches and culture, 1½ blocks.



### SHOPPING CENTER

Stores, service stations, theatre, street car, laundry, etc 4 blocks.





Druid Hills, Atlanta, DeKalb County, Georgia

MAP OF THE DRUID HILLS HISTORIC DISTRICT  
 (sheet #1 of four)

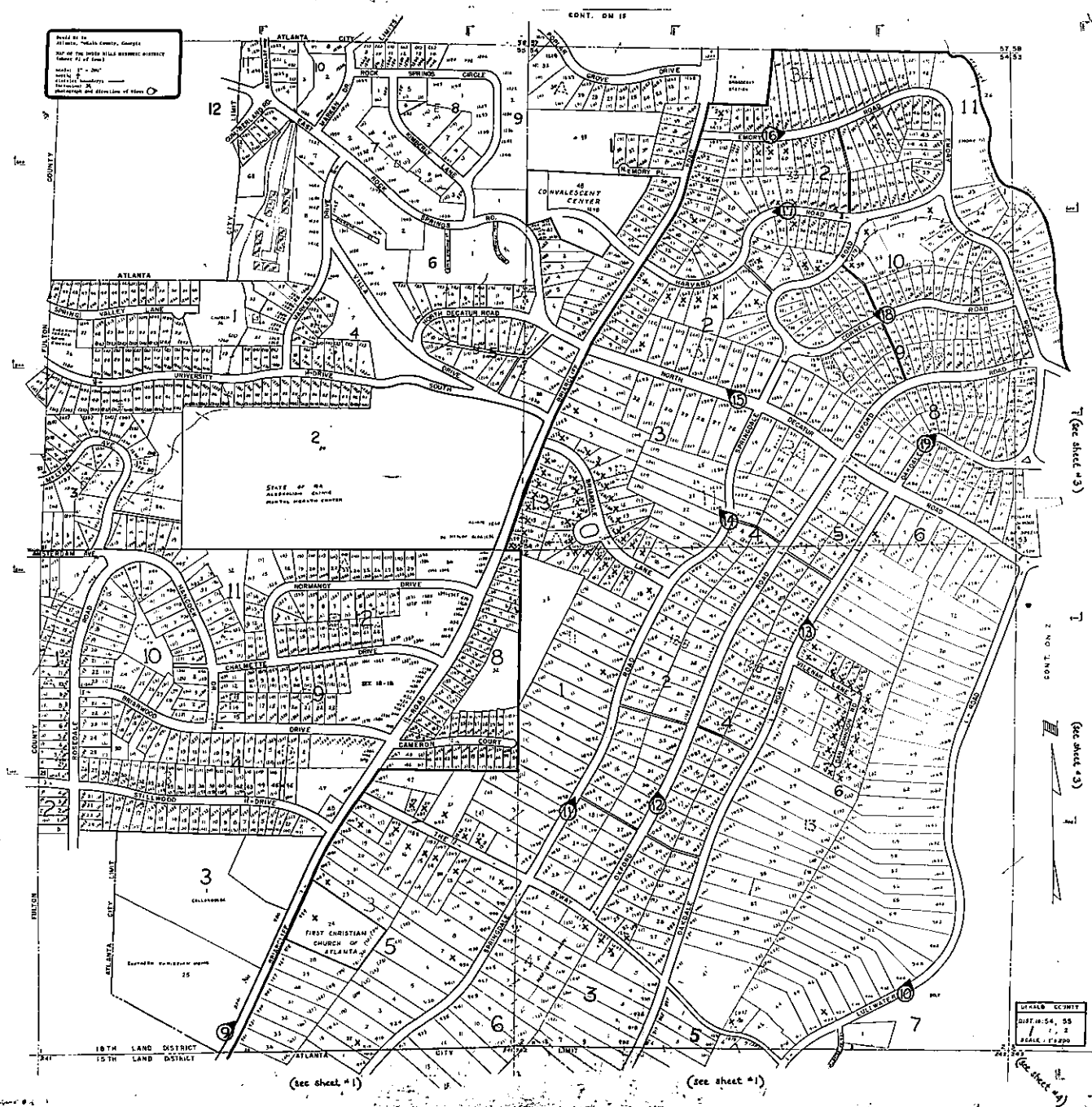
scale: 1" = 1000' (approximately)

north: ↑

district boundary: ———

intrusion: X

photograph and direction of view: ○



Druid Hills, Atlanta, DeKalb County, Georgia

MAP OF THE DRUID HILLS HISTORIC DISTRICT  
(Sheet #2 of four)

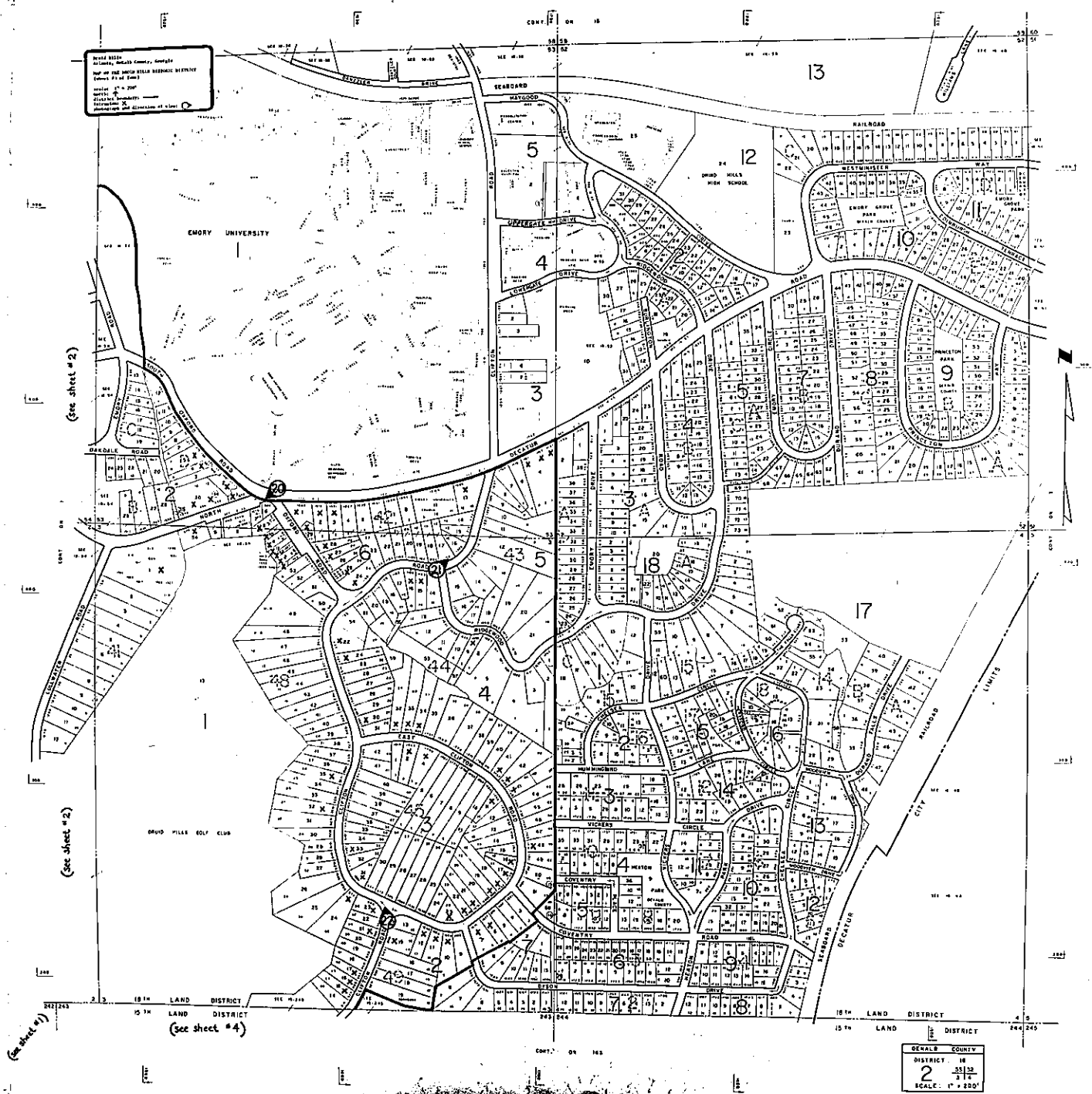
scale: 1" = 1000' (approximately)

north: ↑

district boundary: —

intrusion: X

photograph and direction of view: ○



Druid Hills, Atlanta, DeKalb County, Georgia

MAP OF THE DRUID HILLS HISTORIC DISTRICT  
 (sheet #3 of four)

scale: 1" = 1000' (approximately)

north: ↑

district boundary: ———

intrusion: X

photograph and direction of view: ☉



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FOR NPS USE ONLY

RECEIVED

DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC

Druid Hills

AND/OR COMMON

Druid Hills

**2 LOCATION**

STREET & NUMBER

[see continuation sheet]

CITY, TOWN

Atlanta

STATE

Georgia

☒ VICINITY OF

CODE  
13

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

4th - Elliot Levitas

COUNTY

DeKalb

CODE

039

**3 CLASSIFICATION**

**CATEGORY**

- ☒ DISTRICT  
☐ BUILDING(S)  
☐ STRUCTURE  
☐ SITE  
☐ OBJECT

**OWNERSHIP**

- ☐ PUBLIC  
☐ PRIVATE  
☒ BOTH  
☒ PUBLIC ACQUISITION  
☐ IN PROCESS  
☐ BEING CONSIDERED

**STATUS**

- ☒ OCCUPIED  
☐ UNOCCUPIED  
☐ WORK IN PROGRESS  
☒ ACCESSIBLE  
☐ YES: RESTRICTED  
☒ YES: UNRESTRICTED  
☐ NO

**PRESENT USE**

- ☐ AGRICULTURE  
☒ COMMERCIAL  
☒ EDUCATIONAL  
☐ ENTERTAINMENT  
☐ GOVERNMENT  
☐ INDUSTRIAL  
☐ MILITARY  
☒ MUSEUM  
☒ PARK  
☒ PRIVATE RESIDENCE  
☒ RELIGIOUS  
☐ SCIENTIFIC  
☒ TRANSPORTATION  
☐ OTHER:

**4 OWNER OF PROPERTY**

NAME

Multiple ownership [see attached list]

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

DeKalb County Courthouse, Superior Court

STREET & NUMBER

556 McDonough Street

CITY, TOWN

Decatur

STATE

Georgia

**6 REPRESENTATION IN EXISTING SURVEYS**

- TITLE (a) Historic Structures Field Survey: Atlanta N.E., Fulton County, Georgia  
(b) Historic Structures Field Survey: DeKalb County, Georgia

DATE (a) 1975-1976  
(b) 1975-1976

FEDERAL ☒ STATE ☐ COUNTY ☐ LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

Historic Preservation Section, Ga. Dept. of Natural Resources

CITY, TOWN

Atlanta

STATE

Georgia



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Approximately 1,300 acres of land in the City of Atlanta and DeKalb County bordered more or less by Moreland Avenue and Briarcliff Road on the west; Emory Road, Oxford Road and North Decatur Road on the north; the eastern edges of Land Lots 53 and 3, Clifton and East Clifton Roads, Barton Woods Road, and the Seaboard Coast Line railroad tracks on the east, including both sides of East Lake Road between the railroad tracks and Parkwood Road; and the Atlanta city limits and the southern edges of Land Lots 241 and 242 on the south; including all or parts of Ponce de Leon Avenue, North Decatur Road, the Byway, Springdale Road, Oakdale Road, Lullwater Road and Lullwater Parkway, Clifton and East Clifton Roads, Ridgewood Road, Oxford Road, Harvard Road, Cornell Road, Emory Road, Fairview Road, East Lake Road, and Ridgecrest Road.

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National Register of Historic Places, District:  
"Druid Hills Parks and Parkways"  
Atlanta, DeKalb County, Georgia  
Entered April 11, 1975  
(See Section 7 for additional information)

# DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

## Druid Hills

Druid Hills is a late-nineteenth/early-twentieth-century suburb situated between the City of Atlanta, Decatur, and Emory University in the northeast Atlanta metropolitan area. It encompasses approximately 1,300 acres of land and 1,300 properties. The suburb is primarily residential in nature, with a number of churches and schools and a small neighborhood commercial center in addition to houses. There are also several small parks and a golf course in Druid Hills.

The natural terrain in Druid Hills is that of the gently rolling Piedmont countryside with its low hills and dales. The suburban streets are set into this landscape; their alignment and grade follow to a large degree the natural contours of the land. These streets range from broadly curving, divided avenues through long, meandering roads to short, narrow, sharply curving lanes. All the streets are landscaped on either side like parkways. Carefully aligned curbs, smooth lawns, shrubs, and trees border the streets throughout the suburb. In some cases, the streets actually border park space or contain it in medians, and here, streetscape and landscape merge completely. Building lots are laid out along every street in Druid Hills. These lots range in size from several acres to one-half and one-third acre. Although a few lots are square in shape, most are long and narrow, with frontages of 60 feet to 150 feet and depths of 200 feet to nearly 1,000 feet. Front yards are generally landscaped with lawns, shrubs, flowers, and trees in a "natural" manner that, along with the streetsides, creates the appearance of a large public park. Back yards are well removed from the streets and public view, and in many cases have resorted to a natural condition. Houses date from the late 1890s through the 1930s and range from mansions to bungalows. Predominant architectural styles are those of early-twentieth-century eclecticism and revivalism, including Italian Renaissance, Spanish Villa, English Tudor, Jacobean, Georgian, and Federal. Neo-classical designs and bungalows, while not as prevalent, are also well represented. The churches, schools, and commercial buildings in the area partake of similar period styles. Parks are, for the most part, set into the wide median along Ponce de Leon Avenue, the principal divided avenue in Druid Hills. Like front yards and streetsides, they are landscaped in a "natural" manner, but with larger stands of trees, more open space, and fewer shrubs and flowers.

There are several large sections or subdistricts within Druid Hills. These sections reflect generally the historical development of the suburb. One of the largest of these sections, and the first to be developed, stretches across the southern end of the district along either side of Ponce de Leon Avenue from Briarcliff Road on the west to the Seaboard Coast Line railroad

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on the east. Ponce de Leon Avenue is a divided parkway containing a succession of parks within its median. Ponce de Leon Avenue is bordered by the largest lots (ranging from one to seven acres) and the grandest mansions in the suburb. Some of the mansions have been converted into churches, schools, and other institutions; a few are abandoned. Several estates have been recently subdivided and developed with low-rise apartment buildings or brick ranch houses. It is essentially this part of Druid Hills that was previously entered on the National Register [see note below]. The second part of Druid Hills to be developed, and the central section of the suburb, lies between Ponce de Leon Avenue on the south, North Decatur Road on the north, Briarcliff Road on the west, and Lullwater Road on the east. This section of Druid Hills features long, parallel streets, moderately-sized lots (one to two acres) with long, narrow dimensions, and moderately-sized period houses. Two tracts of land within this section have been recently subdivided and developed with brick ranch houses. There are numerous intrusions, including ranch houses and low-rise apartment buildings, along the east side of Briarcliff Road. North of North Decatur Road is one of the last sections of Druid Hills to be developed. In this part of the suburb, the streets are laid out in a highly irregular plan. The smallest lots (one-half to one-third acre) in the suburb are located here, as are the most modest period houses. The few intrusions are mostly brick ranch houses. Similar to this part of Druid Hills is a contemporary development along East Lake and Ridgecrest Roads in the extreme southeast corner of the suburb. The final residential section of Druid Hills is located along Clifton Road in the northeast part of the suburb. This section is a compromise in terms of layout, sites, and houses between the central and northern sections. An unusual aspect of this section is the circular street pattern formed by Clifton and East Clifton Roads. A small commercial center, consisting of 1920s-period row shops, is located in the northern area of Druid Hills at the intersection of North Decatur and Oxford Roads. Originally lining the streets south of the intersection, the commercial center has recently been reduced in size by a fire which destroyed the stores along South Oxford Road; these sites are currently vacant, and plans for rebuilding are still being made. Directly south of this commercial center is the northern edge of a golf course which stretches south through Druid Hills all the way to Ponce de Leon Avenue.

Overall, Druid Hills is characterized by continuity of natural terrain, landscape architecture, street layout, and site planning, and by consistency

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of scale among architecture, landscape architecture, and streetscape. Druid Hills is an exceptionally well-preserved, early-twentieth-century suburb with few non-contributing properties and even fewer intrusions.

Intrusions and Non-contributing Properties

Intrusions and non-contributing properties in Druid Hills are marked on the enclosed maps. Generally, these are brick ranch houses dating from the 1950s and 1960s, low-rise brick apartment buildings from the same decades, and a few "contemporary" houses. The ranch houses are situated individually or in small groups where large estates have been partially or wholly subdivided. The individual ranch houses are scattered throughout the district and tend to conform in terms of their setbacks and landscaping, if not their massing and detailing, to early-twentieth-century period standards. Concentrations of ranch houses occur along East Lake Road and around the Clifton-East Clifton Road circle. Subdivisions of the ranch houses are generally located off the main streets and are screened from public view by topography or trees. Apartment buildings are confined to the lower east side of Briarcliff Road and to a few locations along Ponce de Leon Avenue and North Druid Hills Road. Vacant lots resulting from a recent fire in the commercial center at the intersection of North Druid Hills and Oxford Roads constitute non-contributing properties at present.

Boundaries

Boundaries for the Druid Hills historic district have been carefully drawn to include only the property owned and developed by the Kirkwood Land Company and its successor, the Druid Hills Company, according to the plans of Frederick Law Olmsted, Sr., and his successors, the Olmsted Brothers, as the suburb of Druid Hills. These boundaries have been determined through extensive research using historical maps, subdivision plats, and deeds. They have been thoroughly field-checked. They bound the full extent of the Druid Hills suburb as it was planned and developed from the 1890s to the 1930s.

North of Druid Hills is the campus of Emory University. West of Druid Hills are the City of Atlanta neighborhoods of Virginia-Highland and Morningside. Morningside exhibits design characteristics similar to those of Druid

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Hills, but on a smaller scale, and the neighborhood was planned and developed separately from, and later than, Druid Hills. South of Druid Hills are several Atlanta neighborhoods, including Edgewood, Candler Park, and Kirkwood, each of which post-dates Druid Hills and none of which resembles it in plan or architecture. Southeast of Druid Hills, across the Seaboard Coast Line railroad tracks, is Parkwood, an area originally intended to be part of Druid Hills but not actually developed until the post-World War II era; a small subdivision along East Lake Road east of the railroad tracks is all that was developed here as an official "part of Druid Hills." Directly east of Druid Hills, and making an inroad into it, is the Fernbank Forest and Recreation Center, developed on a large estate which pre-dates and never was incorporated into Druid Hills. Northeast of Druid Hills are several small residential subdivisions associated with Emory University which were developed separately from, and later than, Druid Hills.

"Druid Hills" and "Druid Hills Parks and Parkways"

This "Druid Hills" historic district incorporates in its entirety the previously registered "Druid Hills Parks and Parkways" historic district (entered on the National Register on April 11, 1975). The earlier district extends along either side of Ponce de Leon Avenue from Briarcliff Road on the west to the Seaboard Coast Line railroad tracks on the east. At the time the earlier district was nominated, it was believed that Frederick Law Olmsted's involvement with Druid Hills was limited to this area, and the history of the suburb as a whole was not fully understood. Since then, research has brought to light documents which demonstrate Olmsted's involvement, at least in a preliminary way, with the entire suburb. The history of Druid Hills is also more fully understood now, and it shows how the planning and development of the whole suburb were directly guided by Olmsted's designs, as revised by the Olmsted Brothers. Thus, the area which was previously nominated as "Druid Hills Parks and Parkways" is now seen as but one section of the larger "Druid Hills."

# 12 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input checked="" type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES	1889-1936	BUILDER/ARCHITECT	Frederick Law Olmsted, Sr./Olmsted Brothers; Joel Hurt/Kirkwood Land Company; Asa G. Candler/Druid Hills Company
STATEMENT OF SIGNIFICANCE			

## Summary Statement of Significance

Druid Hills is historically significant primarily in the areas of landscape architecture, architecture, and community planning. Druid Hills is the finest example of late-nineteenth- and early-twentieth-century comprehensive suburban planning and development in the Atlanta metropolitan area, and one of the finest turn-of-the-century suburbs in the southeastern United States. Druid Hills is more specifically noted because: (1) it is a major work by the eminent landscape architect Frederick Law Olmsted and his successors, the Olmsted Brothers, and the only such work in Atlanta; (2) it is a good example of Frederick Law Olmsted's principles and practices regarding suburban development; (3) its overall planning, as conceived by Frederick Law Olmsted and more fully developed by the Olmsted Brothers, is of exceptionally high quality when measured against the prevailing standards for turn-of-the-century suburbs; (4) its landscaping, also designed originally by Frederick Law Olmsted and developed more fully by the Olmsted Brothers, is, like its planning, of exceptionally high quality; (5) its actual development, as carried out originally by Joel Hurt's Kirkwood Land Company and later by Asa G. Candler's Druid Hills Company, under the direction of company engineer O.F. Kauffmann, adhered remarkably to the Olmsted tenets in the face of changing times and conditions; (6) its residential architecture, designed by some of Atlanta's foremost architects, is of correspondingly high quality and represents a full range of early-twentieth-century eclectic and revivalistic styles, building materials, and construction techniques; and (7) as the second major metropolitan Atlanta suburb, it had a profound effect on the direction of future suburban development. In addition to its architecture, landscaping, and planning, Druid Hills is significant as the home of many of Atlanta's citizens who were prominent in early-twentieth-century political, financial, commercial, professional, academic, and cultural affairs.

## Historic Narrative and Evaluation

For most of the nineteenth century, the site of Druid Hills was "unimproved" farm land in the country between Atlanta and Decatur. The area was

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traversed by Williams Mill Road (later Briarcliff Road) on the west, the Seaboard Coast Line railroad on the east, the turnpike between Decatur and Buckhead (later North Druid Hills Road) on the north, and the Georgia Railroad on the south. Land in this area was generally owned in large agricultural tracts.

During the late 1880s, Joel Hurt conceived of an "ideal residential suburb" to be developed on this land. Hurt was a prominent Atlanta businessman and developer. In the 1880s, he developed Inman Park, Atlanta's first suburb (listed on the National Register on July 23, 1973), built and operated Atlanta's first electric street railway from the suburb to the city along Edgewood Avenue, and commenced planning for Atlanta's first skyscraper, the Equitable Building (later the Trust Company of Georgia Building, demolished in 1971). Druid Hills was thus to be Hurt's second suburban residential development, and his largest and most comprehensive undertaking.

Between 1889 and 1892, Hurt made several moves toward carrying out his ideas for the new suburb. First, he organized the Kirkwood Land Company. Several prominent Atlantans were original stockholders in the company, including Robert Lowry, a banker who owned property in the area to be developed. The Kirkwood Land Company then acquired nearly 1,500 acres of land, including the Johnson, Kilpatrick, Pedan, Washington, Harrison, and Lowry tracts. S.Z. Ruff was hired as company engineer to prepare a topographic map of the holdings.

In 1892, Hurt secured Frederick Law Olmsted, Sr., as planner and designer for the new suburb. Apparently, Olmsted was to prepare preliminary overall plans and designs, and company engineer Ruff was to supervise their execution. Between 1892 and 1894, Olmsted visited Atlanta several times for the express purpose of consulting with Hurt and visiting the site. Hurt, in turn, visited Olmsted's office in Brookline, Mass., on at least one occasion to confer with Olmsted and view the latest suburban developments in the northeast. Considerable correspondence between the two men reviewed these meetings and elaborated upon the major points of discussion. Hurt, for example, wanted Olmsted to move ahead with working drawings for some 600 acres at the outset, while Olmsted argued for a general plan for the whole 1,500-acre suburb before any development was allowed to take place. Hurt also wanted an arrow-straight principal avenue modeled after Edgewood Avenue, which connected his earlier Inman Park suburb with Atlanta; Olmsted, characteristically, urged a more

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picturesque, curving avenue.

At this same time, Hurt became an amateur botanist and established a nursery on Williams Mill (later Briarcliff) Road. Here, under Olmsted's observation, he collected and cultivated a wide range of exotic and domestic landscaping plants.

By 1893, Olmsted had prepared a preliminary plan for the new suburb. Olmsted's plan called for a broad, curving, divided major avenue (Ponce de Leon), with a succession of public parks in the median, bordered by large estates. Secondary streets, narrower in width and also gently curving in alignment, ran northward, more or less perpendicular to the major divided avenue, and were bordered by smaller, long and narrow lots. Olmsted's plan also called for two artificial lakes and additional park land around them. This was to be Olmsted's most prestigious Southern work, his first significant work in Atlanta, and one of the last major works of his career. It embodied the general principles of suburban development set forth in Olmsted's first suburb of Riverside, to which he steadfastly adhered throughout his career. In general, the plan exhibited the combination of picturesque planning and landscaping with concern for function and livability that has made Olmsted's work famous. It also sought to combine, as most of Olmsted's residential work did, the civilization of the city as manifest in modern technology and sophisticated design with the natural attributes of the country in a suburban setting. Some of the more specific characteristics of the Olmsted plan are also worth noting. The principal avenue was divided for more than aesthetic reasons: one roadway was devoted to through or express traffic, while the other was designated as a more leisurely parkway. The electric trolley line was placed in the median rather than in the street to separate the different modes of transportation and to allow for more effective landscaping of the railbed, tracks, poles, and wires. Each of the series of median parks was differentiated by its landscaping; they ranged from relatively open greenwards to nearly impenetrable woods. There was a clear hierarchy of streets, depending upon their use, and all streets were sensitively laid into the natural terrain instead of being imposed upon it. To a large degree, these aspects of Olmsted's preliminary plan have been translated into the reality of Druid Hills.

After the preparation of Olmsted's plan, Hurt intended to proceed immediately with the laying out of rights-of-way, the grading of streets, and the

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and the building of the lakes. However, the Panic of 1893 slowed business activity nationwide, and in its wake, the Kirkwood Land Company experienced financial difficulties. Several loans on the company's property later in the 1890s and a letter to a Boston lawyer regarding fees owed to the Olmsted firm record some of the problems. In addition, Hurt's numerous business activities, especially his electric street railway company, demanded his immediate attention.

After settlement and sale of the electric street railway company in 1901 allowed the repayment of some outstanding loans and bills, Hurt once again turned his attention to Druid Hills. By this time, Frederick Law Olmsted, Sr., had been incapacitated by illness; his successors, the Olmsted Brothers, assumed work on the suburb. Olmsted's original 1893 plan served as the basis for consultations between Hurt and Olmsted's stepson, John C. Olmsted, in 1902 and 1903. John Olmsted maintained the argument for comprehensive planning and was given the authority to do so. In 1904, the suburb was officially named "Druid Hills." In 1905, the Olmsted Brothers submitted a final plan for the southernmost portion of the Kirkwood Company land, including the Ponce de Leon corridor; this "general plan" was based entirely upon Olmsted's original plan. Accompanying this general plan was a schedule of deed covenants, also based on Olmsted's earlier suggestion, designed to secure the suburb from undesirable influences and to insure that the high standards of development would be maintained by future residents and property owners. These covenants called for: (1) a minimum lot size of one-quarter acre, (2) a minimum house cost, (3) allowance for only single-family houses, with no further lot subdivision, (4) the elimination and barring of nuisances, (5) uniform building setbacks, (6) prohibition of manufacturing or commerce, and (7) a 40-year covenant period. These restrictive covenants, largely adopted, were more comprehensive than the restrictive covenants in other local suburban developments and were considered an integral part of the planning and development of Druid Hills. More than the inherent quality of the suburb's design, they may have been responsible for the enduring character of Druid Hills.

Shortly after receipt of the 1905 general plan, construction began in Druid Hills. Roads were laid out and graded, surface drainage was engineered, the parks were developed, and a few building lots were graded and landscaped. Presumably, this work was done under the supervision of S.Z. Ruff, although this is not certain.

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In 1908, the Kirkwood Land Company and its holdings in Druid Hills were purchased by a consortium of local businessmen. Circumstances surrounding the sale are unclear, but the sale price of \$500,000 constituted the largest real-estate transaction in Atlanta's history. The new owners subsequently organized the Druid Hills Company. Coca-Cola magnate Asa Griggs Candler assumed the presidency; Forrest and George Adair, real-estate brokers, served as vice-president and secretary-treasurer respectively.

The Druid Hills Company made several changes in the planning and development of the Druid Hills suburb. Although the new company insisted that it would follow "in the main" the original plans of Frederick Law Olmsted as amended by the Olmsted Brothers, it immediately notified the Olmsted Brothers that their services were "no longer required" and then hired a new company engineer, O.F. Kauffmann, to prepare revised plans and working drawings. Previously established parts of the suburb, including the Ponce de Leon corridor, were left largely unchanged, but modifications were made elsewhere. Between 1908 and 1911, for example, much property was systematically replatted. Lots became progressively smaller as time went on. Plans for the two lakes were permanently shelved. Some intersections and stretches of roadway were realigned. Deed restrictions became progressively less restrictive and shorter in term. Sales of building lots were handled exclusively by the Forrest and George Adair real-estate agency.

Between 1908 and 1936, the Druid Hills Company successfully carried out the development of Druid Hills according to these new policies and procedures. The result was one of the finest early-twentieth-century suburbs in Atlanta and the Southeast. The decision to replate lots and eliminate some luxuries seems to have been based on a clear understanding of the changes taking place in the residential real-estate market of the time. Turn-of-the-century visions of mansions and estates were being replaced by the realities of period houses on modest, manageable lots. Furthermore, coordinated sales of lots through the Adair real-estate agency provided a degree of harmonious development otherwise unobtainable. Throughout, however, the legacy of Frederick Law Olmsted and the Olmsted Brothers is evident. Olmsted's original plans for the Ponce de Leon corridor have survived more or less intact; his plans for the entire suburb as amended by the Olmsted Brothers served as the framework for later developments, and the Olmsted design philosophy persevered through the two development companies and two company engineers.

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The residences built in Druid Hills during the early-twentieth century are among the finest examples of period architecture in the Atlanta metropolitan area and the state of Georgia. These period houses range from mansions to bungalows, with a concentration in the middle range. They partake of a wide variety of eclectic and revivalistic styles, with the Georgian, Tudor, Jacobean, and Italian Renaissance represented in greatest numbers. Significant period materials include brick, tile, slate, half-timber, weatherboard, and shingle. Construction techniques are typically load-bearing masonry or wood frame with veneer. Although varied in design, the Druid Hills houses are related in terms of their period characteristics, setbacks, and site landscaping.

Some of Atlanta's most distinguished early-twentieth-century architects designed houses in Druid Hills. The list of these includes Walter T. Downing; Arthur Neal Robinson; Henry Hornbostel; Hentz, Reid, and Adler; Hentz, Adler, and Shutze; and Pringle and Smith. Several of these architects have more than one example of their work represented in the suburb; Neel Reid, for example, designed at least six houses of differing styles in addition to his own Georgian Revival home (1914).

Landscaping of private grounds around houses in Druid Hills was designed in a variety of ways. In some cases, the architect of the house suggested plans for landscaping. In other cases, the architect would subcontract with a landscape architect. In still other cases, independent landscape gardeners provided their services directly to the property owners; one such firm known to have been active in Druid Hills was the C.A. Dahl Company of Atlanta, whose motto was, "You build your house, let us make it a home." Regardless of the means, almost all landscaping led to the same end: informal "English" landscaping with an emphasis on broad, undulating lawns and casually disposed trees, shrubbery, flower gardens, and walks.

Little is known at the present time about the contractors who actually built Druid Hills.

It is important to note that the design and construction of houses and landscaping was not provided by the Druid Hills Company but rather by each property owner independently with the professionals of the owner's choice.

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That such an arrangement produced results characterized by the harmony and grace of Druid Hills is a testimony to the strength of early-twentieth-century period design.

The planning and development of Druid Hills exerted a powerful influence on the direction of future suburban development in the Atlanta area. Most significantly, as a major real-estate undertaking, it strengthened the move toward suburban residency and away from downtown residency. Along with Inman Park, Joel Hurt's earlier suburb, it shifted the course of suburban residential development from the south to the east and northeast. The establishment of the Ponce de Leon corridor connecting eventually to Peachtree Road bolstered the suburban development of north Atlanta. It set an example to be emulated in such developing areas as Ansley Park, the West Paces Ferry Road neighborhood, Brookwood Hills, and, on a more modest scale, Morningside. Local designers who were not just influenced but actually trained in the Olmsted way at Druid Hills include S.Z. Ruff, the Kirkwood Land Company engineer who later designed Ansley Park for the South-Eastern Real Estate Improvement Company (listed on the National Register on April 20, 1979), and O.F. Kauffmann, the Druid Hills Company engineer who platted many significant suburban subdivisions.

The historical significance of Druid Hills as a suburb cannot be divorced from the historical significance of the many prominent Atlanta citizens who made Druid Hills their home in the early-twentieth century. These citizens constituted much of the leadership in Atlanta's political, financial, commercial, professional, academic, and cultural affairs. Chief among them was Asa Griggs Candler, founding president of the Coca-Cola Company, who has already been mentioned as not only living in the Druid Hills neighborhood but, as president of the Druid Hills Company, playing an important role in its planning and development. Two generations of the Candler family lived in Druid Hills, as did many executives of the Coca-Cola Company, the Coca-Cola Bottling Company of Atlanta, and the Trust Company of Georgia. Candler's land grant and endowment of Emory University, located immediately northeast of Druid Hills, not only insured the future of this educational institution, but more or less guaranteed a body of academic and professional people seeking homes in nearby Druid Hills. Other Druid Hills residents, generally not as well known as Candler, also contributed to the history of the city. Guy Woolford, who lived

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on Springdale Road, founded Retail Credit Company; William D. Thompson was dean of the Emory University Law School; Charles F. Stone was president of Atlantic Steel; John Ray Patillo was president of the Patillo Lumber Company; William Brownlee was president of the Coca-Cola Bottling Company of Atlanta; Simon Selig was president of the Selig Disinfectant Company. Other noted residents of Druid Hills include George and Forrest Adair, Monie Allen Ferst, Adolf Montag, Sigmund Montag, Samuel Candler Dobbs, O.F. Stone, Dr. Olin S. Cofer, Charles B. Shelton, and many others too numerous to mention. It is interesting to note that several of Atlanta's foremost architects, including Walter T. Downing, Robert Pringle, Neel Reid, and Arthur Neal Robinson, chose Druid Hills as the area in which they built their homes.

Historic Preservation in Druid Hills

In recent years, the residents of Druid Hills have shown great interest in the history and preservation of their neighborhood. Placement of the Druid Hills parks and parkways on the National Register in 1975 was an initial result of this interest. This move was followed shortly by Historic Atlanta District zoning for much of the same area. In 1976, the cities of Atlanta and Decatur, DeKalb County, Emory University, the Druid Hills Golf Club, the Lullwater Garden Club, the Fernbank Science and Recreational Center, and the Cerebral Palsy Center participated in a Bicentennial covenant, agreeing to conserve the natural and landscaped areas they publicly and privately own in Druid Hills for the next 100 years. That same year, the Druid Hills Civic Association hired a consultant to carry out a historic survey and prepare a National Register district nomination for the entire suburb [this nomination being based to a large degree upon that draft nomination].

Throughout the years, Druid Hills has been host to a number of academic historical studies by Emory University students and professors. Most recently, the Druid Hills Civic Association has offered its support, assistance, and endorsement of this National Register historic-district nomination. Thus, this nomination is part of a larger preservation movement in Druid Hills. Not only does it acknowledge the historic significance of the entire Druid Hills suburb, but it also lays the groundwork for future preservation planning and activity.

# MAJOR BIBLIOGRAPHICAL REFERENCES

Asa Griggs Candler Papers: Boxes 6,7,8 (Druid Hills), Woodruff Library, Special Collections, Emory University.  
 Lyon, Elizabeth, A.M., "Frederick Law Olmsted and Joel Hurt: Planning the Environment in Atlanta, 1890-1894," unpublished conference paper, 1972.  
 [continued]

## GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY app. 1,300 acres

QUADRANGLE NAME N.E. Atlanta, Ga.

QUADRANGLE SCALE 1:24,000

UTM REFERENCES

A 1,6 7,4,5 3,4,0 3,7 3,9 7,4,0

B 1,6 7,4,6 8,5,0 3,7 4,2 7,5,5

ZONE EASTING NORTHING

ZONE EASTING NORTHING

C 1,6 7,4,8 1,9,0 3,7 4,1 8,0,0

D 1,6 7,4,9 0,2,5 3,7 3,8 9,6,5

E                  

F                  

G                  

H                  

### VERBAL BOUNDARY DESCRIPTION

Boundaries for the Druid Hills historic district are described by heavy black lines on the attached "Maps of the Druid Hills Historic District" (four sheets).

### LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

## FORM PREPARED BY

NAME / TITLE Richard Cloues, architectural historian  
Kenneth H. Thomas, Jr., historian

ORGANIZATION Historic Preservation Sec., Georgia DNR

DATE June 26, 1979

STREET & NUMBER 270 Washington St., S.W.

TELEPHONE (404) 656-2840

CITY OR TOWN Atlanta

STATE Georgia

## STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL X

STATE   

LOCAL   

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-663), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

*Elizabeth A. Lyon*  
 Elizabeth A. Lyon

TITLE State Historic Preservation Officer

DATE 7/20/79

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

ATTEST: KEEPER OF THE NATIONAL REGISTER

DATE

CHIEF OF REGISTRATION

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR HCRS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET Bibliography

ITEM NUMBER 9

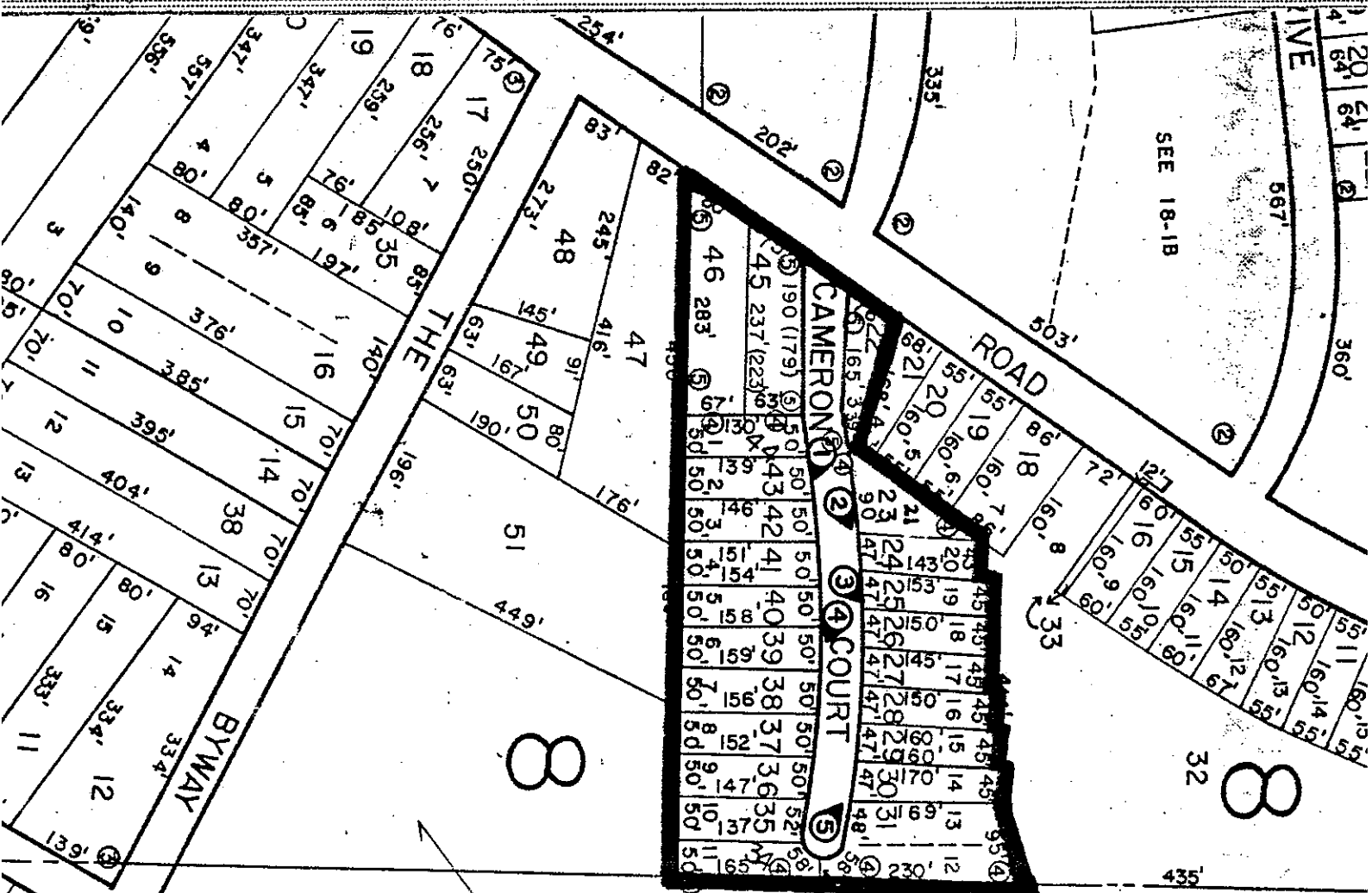
PAGE 2

Frederick Law Olmsted and Olmsted Assoc. Collections of the Library of Congress.

Marks, Randolph C., "Druid Hills Historic District," National Register nomination (draft), September 15, 1976.

Lyon, Elizabeth A., "Druid Hills Parks and Parkways," National Register nomination, November, 1974.





Cameron Court  
 Atlanta vicinity, DeKalb County, Georgia  
 SKETCH MAP  
 North: ↑  
 Scale: 1" = 200'  
 Boundary of historic district: —  
 Photograph and direction of view: ○

United States Department of the Interior  
Heritage Conservation and Recreation Service

# National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

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received

date entered

82004662

## 1. Name

historic Cameron Court

and/or common same

## 2. Location

street &amp; number Cameron Court

N/A not for publication

city, town Atlanta

☒ vicinity of~~congressional district~~

state Georgia

code

013

county

DeKalb

code

089

## 3. Classification

### Category

☒ district☐ building(s)☐ structure☐ site☐ object

### Ownership

☐ public☒ private☐ both

### Public Acquisition

N/A in process

☐ being considered

### Status

☒ occupied☐ unoccupied☐ work in progress

### Accessible

☐ yes: restricted☒ yes: unrestricted☐ no

### Present Use

☐ agriculture☐ commercial☐ educational☐ entertainment☐ government☐ industrial☐ military☐ museum☐ park☒ private residence☐ religious☐ scientific☐ transportation☐ other:

## 4. Owner of Property

name Multiple owners (23)

street &amp; number

city, town

☐ vicinity of

state

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Superior Court

street &amp; number

DeKalb County Courthouse

city, town

Decatur

state

Georgia

## 6. Representation in Existing Surveys

Historic Structures Field Survey:

title DeKalb County, Georgia

has this property been determined eligible? ☐ yes ☒ no

date 1975-1981

☐ federal ☒ state ☐ county ☐ local

depository for survey records Department of Natural Resources

city, town Atlanta

state Georgia

## 7. Description

### Condition

☐ excellent  
☒ good  
☐ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

### Check one

☐ unaltered  
☒ altered

### Check one

☒ original site  
☐ moved

date \_\_\_\_\_

### Describe the present and original (if known) physical appearance

Cameron Court is a small single-family residential subdivision dating from the mid to late 1920's. It is located in the midst of a vast early twentieth century suburban area, some three miles northeast of downtown Atlanta. Cameron Court lies just beyond the western edge of Druid Hills, a nationally significant suburban development originally planned by Frederick Law Olmsted.

Cameron Court consists of a single short cul-de-sac street running eastward from Briarcliff Road, a major metropolitan-area thoroughfare. The street follows a gently meandering course across gradually sloping terrain. Small, uniform, rectangular shaped lots, measuring only fifty feet by one hundred and fifty feet, line both sides of the street; an additional three lots front on Briarcliff Road. Houses are situated near the front center of these lots. The houses are relatively small one and one-and-a-half story detached single-family dwellings. They were built in the mid to late 1920's. Predominant architectural styles are Craftsman/Bungalow, Spanish Mission, Tudor, and Colonial. Exterior walls are veneered in either brick or stucco, with wood detailing. Original tiles or slates remain on many roofs; others are covered with replacement asphalt shingles. Recessed porches, bracketed pediments, half timbering, and exposed rafter ends or boxed cornices are characteristic architectural details. The houses are uniformly sized, share a common setback line, and stand relatively close together, creating an almost rowhouse-like effect along the street. Front yards are informally landscaped with trees, shrubbery, lawn, and hedges, and they blend together to create a relatively uniform streetscape. The street itself is lined with sidewalks and bordered by curbs. Stone gateposts stand to either side of the Briarcliff Road entrance to the subdivision.

### Non-contributing properties

There are no non-contributing properties in the Cameron Court historic district. A few houses have been remodeled on the exterior and/or the interior, but none so extensively as to have lost its identity as a historic structure. One vacant lot, which was never built upon, is located at the extreme eastern end of the subdivision.

### Boundaries

Boundaries for the Cameron Court historic district coincide with the historic platted limits of the Cameron Court subdivision. They circumscribe an intact historic suburban residential development. North of the historic district are early to mid twentieth century suburban houses built after, and independently of Cameron Court. To the east and south is the Druid Hills subdivision. West of Cameron Court, across Briarcliff Road, are much larger historic houses and large-scale, multi-family residential complexes.

### Photographs

The Historic Preservation Section has determined that the photographs taken in February 1981 still represent the character and appearance of the district. No significant changes have taken place since then.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input checked="" type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates      1925      Builder/Architect      H.W. Nicholes (Nichols)

### Statement of Significance (in one paragraph)

Cameron Court is an excellent intact example of a small, early twentieth century suburban residential subdivision. It features an array of revival and eclectic domestic architecture in an appropriately landscaped setting. Its cul-de-sac street represents the earliest documented use of this ubiquitous suburban planning feature in the Atlanta metropolitan area. Cameron Court was developed by H.W. Nicholes (Nichols), a prominent early twentieth century suburban builder in the Atlanta area. These areas of significance support National Register eligibility under criteria A and C.

In terms of community planning and development, Cameron Court is significant as a small but excellent intact example of an early twentieth century suburban residential subdivision, one of several in Atlanta that represent local and national trends in the suburban development of the period. Its characteristic features include an array of detached single-family houses and informally landscaped front yards. The meandering alignment of the street represents the prevailing taste for irregular, curvilinear street layouts. Its cul-de-sac represents the earliest documented use of this ubiquitous suburban planning feature in the Atlanta metropolitan area. Like many other suburban developments of the time, Cameron Court was laid out all at one time and developed during a relatively short time, largely under the auspices of a single developer, and judging from the uniform quality of the results, according to a master plan that must have governed land use, house size and value, setback lines, and overall design. It was developed during the hey-day of early twentieth century suburban development in Atlanta, during the years when a rapidly growing Atlanta was emerging as a major Southern metropolis. Sustained high demand for middle-class, single-family housing made possible not only large scale suburban developments such as Druid Hills, Ansley Park, Atkins Park, Peachtree Heights, Brookwood Hills (all listed in the National Register of Historic Places) but also small scale developments like Cameron Court. Cameron Court was laid out and at least half developed in the mid 1920's by H.W. Nicholes (Nichols), a prominent Atlanta-area suburban developer who was active in the adjacent Druid Hills development and in the nearby Atkins Park. In these other developments, Nicholes was responsible only for building houses; in Cameron Court, however, he was responsible for planning and developing the subdivision as a whole as well as for building at least half of the houses. It is interesting to note that Cameron Court was developed on land reserved earlier by Joel Hurt, the original developer of Druid Hills, for himself, but upon which he never built. It is also interesting to note that Nicholes used lots in Cameron Court as a staging ground for construction materials in the mid 1920's when he was working in Druid Hills and Atkins Park as well as in Cameron Court. Nicholes filed for bankruptcy in 1926, when Cameron Court was half completed - it is not known whether Cameron Court forced him into bankruptcy or was seen by him as a last resort measure to maintain solvency - and the subdivision was completed according to Nicholes' plan by several builders during the next few years.

(CONTINUED)

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Inventory—Nomination Form**

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received

date entered

Continuation sheet

Significance

Item number

8

Page

2

In terms of architecture, Cameron Court is significant for its collection of modestly-sized single-family houses. These houses represent the prevailing design principles and construction practices of early twentieth century domestic suburban architecture. Excellent example of revival styles such as Colonial, Tudor, and Spanish Mission, and of then-contemporary styles such as Craftsman/Bungalow, are present in the district. Such houses are commonly associated with early twentieth century suburban architecture in Atlanta and elsewhere. They exhibit such characteristic early twentieth century building materials as brick, stucco, tile, slate, and half timbering, and they illustrate early twentieth century construction methods, particularly the balloon frame with veneer. Individually and collectively they maintain a high degree of integrity, which makes their architectural value all the more pronounced. Because of the apparently strict design controls under which they were produced, they relate well to one another in terms of size, massing, siting, materials, and detailing. At least half of the houses were built by prominent Atlanta-area suburban developer H.W. Nicholes (Nichols) (See above). It is interesting to note that many of these modestly-sized houses are similar in design to their much longer counterparts in the adjacent Druid Hills development and in fact were built out of the very same high quality building materials that went into Nicholes' Druid Hills houses.

In terms of landscape architecture, Cameron Court is significant for its informally landscaped front yards, its sidewalks, and its street curbs, all characteristic features of early twentieth century suburban landscaping. Front yards informally landscaped with trees, lawn, and shrubbery, blending together to create a park-like impression along the street, are among the great achievements in early twentieth century American landscape gardening, and Cameron Court is a good albeit modest example of this common but characteristic landscaping feature in this type of development. The stone gateposts at the Briarcliff entrance to Cameron Court, similar to but smaller than those of the nearby and slightly earlier Atkins Park, are distinctive landscaping features.

## 9. Major Bibliographical References

Lichtenstein, Marshall, et. al., "Preliminary National Historic Register Application for Cameron Court Subdivision," September 22, 1980 (on file at the Historic Preservation, Georgia Department of Natural Resources, Atlanta).

## 10. Geographical Data

Acreage of nominated property 6 acres (estimated)

Quadrangle name Northeast Atlanta, GA

Quadrangle scale 1:24000

UMT References

A 

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

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Zone Easting Northing

C 

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D 

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Verbal boundary description and justification Boundary is described by a heavy black line on the accompanying sketch map and is justified in Section 7.

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

state N/A code county code

state N/A code county code

## 11. Form Prepared By

name/title Richard Cloues, National Register Coordinator

Historic Preservation Section

organization Georgia Department of Natural Resources

date August 12, 1982

street & number 270 Washington Street, S.W.

telephone 404/656-2840

city or town Atlanta

state Georgia

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

*Elizabeth A. Lyon*  
Elizabeth A. Lyon

title State Historic Preservation Officer

date 8/17/82

For HCRS use only

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

date

Keeper of the National Register

Attest:


date

Chief of Registration





# University Park-Emory Highlands-Emory Estates Historic District Decatur, Emory Highlands-Emory County, Georgia

Sketch Map  
 Scale: 1" = 250'  
 National Register Boundary  
 Contributing Property = C  
 Noncontributing Property = X  
 Photographs/Direction of view =   
 Street Addresses underlined





9706163B

## 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 University Park-Emory Highlands-Emory Estates Historic District  
other names/site number N/A

### 2. Location

street & number Roughly bounded by North Decatur Road, Durand Drive, Peavine Creek, and the Druid Hills Historic District.

city, town Decatur  
county DeKalb code 089  
state Georgia code GA zip code 31051

(x) vicinity of

( ) not for publication

### 3. Classification

#### Ownership of Property:

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

#### Category of Property:

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

#### Number of Resources within Property:

#### Contributing

#### Noncontributing

buildings	150	31
sites	1	0
structures	0	0
objects	0	0
total	151	31

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.



Signature of certifying official

July 20, 1998  
Date

Mark R. Edwards  
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

\_\_\_\_\_  
Keeper of the National Register

\_\_\_\_\_  
Date

---

## 6. Function or Use

---

### Historic Functions:

Domestic: single dwelling

### Current Functions:

Domestic: single dwelling

Domestic: multiple dwelling

---

## 7. Description

---

### Architectural Classification:

Late 19th and 20th Century Revivals: Tudor Revival, Colonial Revival

Late 20th Century American Movements: Bungalow/Craftsman

### Materials:

foundation Concrete

walls Wood

roof Asphalt

other Brick

### Description of present and historic physical appearance:

The University Park-Emory Highlands-Emory Estates Historic District is an approximately 67-acre residential neighborhood located south of Emory University in DeKalb County, Georgia. The historic district is roughly bounded by North Decatur Road to the north, Peavine Creek to the south, Durand Drive to the east, and the Druid Hills Historic District to the west. The neighborhood is organized along the north-south trending Emory, Ridgewood, and Durand drives; these last two are joined by Burlington and Emory circles. The terrain features hills but mostly slopes from North Decatur Road down to Peavine Creek.

Development in the district occurred in three phases, from 1916 to 1943. First, the L-shaped University Park development was laid out in 1916 (Attachment A). In 1923, the smaller Emory Estates was laid out (Attachment B). Lastly, in 1925, Emory Estates was laid out (Attachment C). The three developments are indistinguishable from one another. The roads run seamlessly among each development and the houses throughout the district feature uniform setbacks with large front lawns and paved driveways (photos 15, 16, and 21). The architectural styles and house types are represented in each of the three developments. The same architectural styles--Craftsman-style bungalows, English Vernacular Revival-style houses, and two-story, brick-and-frame Colonial Revival-style dwellings--are found in each of the three developments.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

### Section 7--Description

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426 Emory Drive is typical of the Colonial Revival-style houses found throughout the historic district (photo 3). It is a two-story, three-bay, frame dwelling with a side-gable roof and end chimney. The main facade is symmetrically arranged with a center entrance that includes a small porch and fanlight above the door, and double and tripartite windows on each side. The exterior is clad in weatherboard. Numerous Colonial Revival-style house are located at the north end of Emory Drive (photo 2).

Several houses at the foot of Emory Drive (photo 5) are characteristic of the many Craftsman-style bungalows found in the historic district. 390 Emory Drive is a one-story, gable-front dwelling with a jerkinhead roof. Large brackets support the entrance stoop. 396 Emory Drive is a one-story, brick dwelling with a side gable roof and a small entrance porch supported by Tuscan columns. Its multi-pane windows feature Craftsman-style muntins. Other bungalows appear in photos 8, 10, and 12.

Another house style common to the historic district is the English Vernacular Revival style, also called the Tudor revival style (photo 17). 486 Emory Circle features many characteristics of the style: asymmetrical massing, steeply pitched gable roof, and front-facing chimney. 490 Emory Circle, also seen in photo 17, features half-timbered gable ends, another characteristic of the style. Other English Vernacular-style houses appear in photos 21 and 23.

Most lots in the historic district feature a variety of mature plantings with some landscape features located near or along the street. Sidewalks with planting strips and granite curbs border the streets. The intersections of Emory and Ridgewood drives and Durand Drive and Emory Circle (photo 20) feature landscaped traffic islands. Several residences feature frame garages and caretaker cottages set to the rear of the lot.

The plan for University Park reserved a small, wooded area in the middle of the block between Emory and Ridgewood drives. In circa 1930, a small log cabin was constructed for neighborhood Girl Scouts to use as a meeting house. The cabin survives, although the property is now privately owned and the cabin is used as rental property.

The historic district contains noncontributing resources scattered throughout the district, but mostly in three areas. A significant number of noncontributing properties are located on the south side of North Decatur Road, the north boundary of the historic district. Most of these noncontributing properties are one- and two-story houses built after the period of significance. The three exceptions are 1743 and 1767 North Decatur Road, a one-two-story motel/apartment building and a two-story motel, and 1795 North Decatur Road (photo 13), a two-story apartment building. A row of four noncontributing houses are located on the east side of Ridgewood Drive between Vickers Drive and Burlington Circle. These are all houses, including large, two-story homes and a small ranch-type house, which were built after the period of significance. A row of noncontributing buildings is located

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

### Section 7--Description

---

on the east side of Durand Drive. These are mostly ranch-type houses constructed in the 1950s and 1960s.

The majority of noncontributing properties are single-family houses that are consistent with the size, scale, and use of the historic dwellings (photo 14). In many cases, the materials are similar. The principal exceptions are the two motel buildings on North Decatur Road. Most of the noncontributing properties maintain setbacks that are consistent with the historic streetscape and the lots associated with them are typically landscaped so that the nonhistoric houses are not intrusions, but blend into streetscape. Noncontributing houses on Durand are set further from the road and screened by vegetation (photo 22). Few of the historic lots have been combined or subdivided.

---

## 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  
Community Planning and Development

**Period of Significance:**

1916-1943.

**Significant Dates:**

1916 - Druid Hills Company laid out University Park.  
1923 - Druid Hills Company laid out Emory Highlands.  
1925 - Empire Trust Company laid out Emory Estates.

**Significant Person(s):**

N/A

**Cultural Affiliation:**

N/A

**Architect(s)/Builder(s):**

O. F. Kauffman, engineer.  
J. T. Nash, engineer.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

### Section 8--Statement of Significance

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#### Narrative statement of significance (areas of significance)

The University Park-Emory Highlands-Emory Estates Historic District is significant under the themes of architecture, landscape architecture, and community planning and development. In the area of architecture, the historic district is significant because it features a variety of architectural styles and types built in Georgia during the first half of the 20th century. Small, Craftsman-style bungalows and English Vernacular-style cottages are the most common house types, although larger, two-story Colonial Revival-style dwellings are also located in the district. These house types are found throughout west DeKalb County and in neighboring Druid Hills.

The University Park-Emory Highlands-Emory Estates Historic District is significant in the area of landscape architecture because its plan, developed in three phases from 1916 to 1943, features many design elements that are characteristic of neighboring Druid Hills, which was designed by Frederick Law Olmsted and the Olmsted Brothers. Curved elements on Burlington Road and Emory Circle (photos 10 and 24) and two landscaped traffic islands indicate the influence of the Druid Hills plan (photo 24). In addition, the mature plantings, sidewalks with planting strips, and granite curbs in the University Park-Emory Highlands-Emory-Estates Historic District are also design elements found in Druid Hills.

However, unlike Druid Hills, lots in the University Park-Emory Highlands-Emory-Estates Historic District are both smaller and uniform in size. Although the roads feature curved elements, they are laid out on a north-south axis (photos 15 and 16) unlike those in Druid Hills, which are truly curvilinear streets.

In addition, the historic district is significant under the theme of community planning and development because its smaller lot sizes and uniform layout reflect the increased demand for moderate housing at the beginning of the 20th century. West DeKalb County experienced an increase in the construction of housing to support not only those who worked four miles to the west in downtown Atlanta but also residents that worked in nearby Decatur. Emory University grew significantly during the first half of the 20th century, further establishing a need for moderately priced houses for its faculty and staff. The historic district represents the emergence of west DeKalb County and Emory University as an economic center in suburban Atlanta.

#### National Register Criteria

A and C.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

### Section 8--Statement of Significance

---

#### Criteria Considerations (if applicable)

N/A

#### Period of significance (justification)

The 1916-1943 period of significance begins in 1916 with the development of the first tract of land as University Park and ends in 1943, when the last houses in the historic district were constructed. City Directories indicate that the last houses were built along Ridgewood and Durand drives in the early 1940s. The intent of this period of significance is to include those dwellings located in the historic district that are associated with the University Park, Emory Highland, or Emory Estates developments.

#### Contributing/Noncontributing Resources (explanation, if necessary)

Contributing resources in the historic district are those constructed between 1916 and 1943 that are architecturally significant and/or represent a historic theme and retain historic integrity. Noncontributing resources are those constructed after 1943 and those that have lost their historic integrity. The contributing structure identified in the historic district is the plan of the development, including the layout the streets.

#### Developmental history/historic context (if appropriate)

Between 1889 and 1936, Joel Hurt's Kirkwood Land Company and later Asa G. Candler's Druid Hills Company developed neighboring Druid Hills according to plans laid out by Frederick Law Olmsted and the Olmsted Brothers. The Olmsted designs for Druid Hills featured curvilinear boulevards and narrower secondary roads, large irregular-shaped lots, and landscaped medians and parks. In 1908, the Druid Hills Company, which had purchased the Kirkwood Land Company's holdings in Druid Hills, relieved the Olmsted Brothers and made several changes in the planning and development of the Druid Hills suburb. Between 1908 and 1911, the Druid Hills Company, under the direction of O. F. Kauffman, replatted areas to include smaller-sized lots, realigned intersections and roadways, and shelved plans for two lakes.

In 1916, the Druid Hills Company purchased a tract of land bounding the northeast corner of the Druid Hills suburb. University Park, named for its proximity to Emory University, was laid out by O. F. Kauffman and featured approximately 65 lots along Emory and Ridgewood drives. Extending south from North Decatur Road, the lots along Emory Drive are generally uniform in size and shape,



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### Section 8--Statement of Significance

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roughly 60 feet by 200 feet. The lots along the bend on Ridgewood Drive are pie-shaped but appear uniform from the street. Some of the restrictive covenants are contained in the deed when the Druid Hills Company sold the development to H. D. Thomson in the 1921. The covenants include minimum 60-foot lot widths, minimum \$2,500 building costs, and residential use restrictions.

In 1923, Kauffman laid out Emory Highlands, a neighboring tract east of University Park. Emory Highlands consisted of 58 lots along Burlington Road and Ridgewood Drive between University and North Decatur Road. In 1925, J. T. Nash laid out Emory Estates for the Empire Trust Company in Atlanta. The third phase of development, Emory Estates, features 73 lots on Emory Circle and Durand Drive. Although the lots were laid out in 1925, houses continued to be built in the historic district through 1943.

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## 9. Major Bibliographic References

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Ballard, Allan. National Register of Historic Places Registration Form. August 1994. On file at the Division of Historic Preservation, Georgia Department of Natural Resources, Atlanta, Georgia, with supplemental information.

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

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

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## 10. Geographical Data

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**Acreage of Property**      Approximately 85 acres

### UTM References

A)	Zone 16	Easting 748200	Northing 3742050
B)	Zone 16	Easting 748970	Northing 3742380
C)	Zone 16	Easting 748780	Northing 3741890
D)	Zone 16	Easting 748580	Northing 3741620
E)	Zone 16	Easting 748210	Northing 3741520

### Verbal Boundary Description

The property boundary is indicated by a heavy black line on the attached map, drawn to scale.

### Boundary Justification

The University Park-Emory Highlands-Emory Estates Historic District encompasses the intact and contiguous properties associated with the developments of University Park, Emory Highlands, and Emory Estates. The historic district retains a high level of historic integrity.

The University Park-Emory Highlands-Emory Estates Historic District was not amended to the Druid Hills Historic District, which forms the west boundary of the University Park development, because the Druid Hills Historic District represents the intact landscape plan laid out by Frederick Law Olmsted and the Olmsted Brothers in the 1890s and early 1900s. Although the Olmsted plan was altered in part after 1908 by O. F. Kauffman, a significant portion of the historic district retains the lot sizes, siting of houses, organization of streets, parks, and other landscape elements designed by the Olmsteds. The addition of the later Kauffman developments, such as University Park, would compromise the cohesive and distinct design of the Olmsted plan. Moreover, Druid Hills is significant at the national level because it reflects the work of a master landscape architect. The addition of the University Park, Emory Highlands, and Emory Estates developments, which were not designed by the Olmsteds and which are significant at the local level, would compromise the integrity of the national significance designation of Druid Hills.

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## 11. Form Prepared By

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### State Historic Preservation Office

**name/title** Steven H. Moffson, Architectural Historian  
**organization** Historic Preservation Division, Georgia Department of Natural Resources  
**street & number** 500 The Healey Building, 57 Forsyth Street  
**city or town** Atlanta **state** Georgia **zip code** 30303  
**telephone** (404) 656-2840 **date** July 15, 1998

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

(HPD form version 02-24-97)

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Continuation Sheet

Photographs

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**Name of Property:** University Park-Emory Highlands-Emory Estates Historic District  
**City or Vicinity:** Decatur vicinity  
**County:** DeKalb  
**State:** Georgia  
**Photographer:** James R. Lockhart  
**Negative Filed:** Georgia Department of Natural Resources  
**Date Photographed:** March 1997

**Description of Photograph(s):**

1. North Decatur Road, photographer facing southwest.
2. Emory Drive, photographer facing northeast.
3. Emory Drive, photographer facing northwest.
4. Emory Drive, photographer facing northwest.
5. Emory Drive, photographer facing south.
6. Ridgewood Drive, photographer facing northeast.
7. Vickers Drive, photographer facing northwest.
8. Ridgewood Drive, photographer facing west.
9. Ridgewood Drive, photographer facing southwest.
10. Burlington Road, photographer facing northwest.
11. Burlington Road, photographer facing northwest.
12. Burlington Road, photographer facing north.
13. Burlington Road, photographer facing northwest.
14. Ridgewood Drive, photographer facing southwest.
15. Ridgewood Drive, photographer facing north.

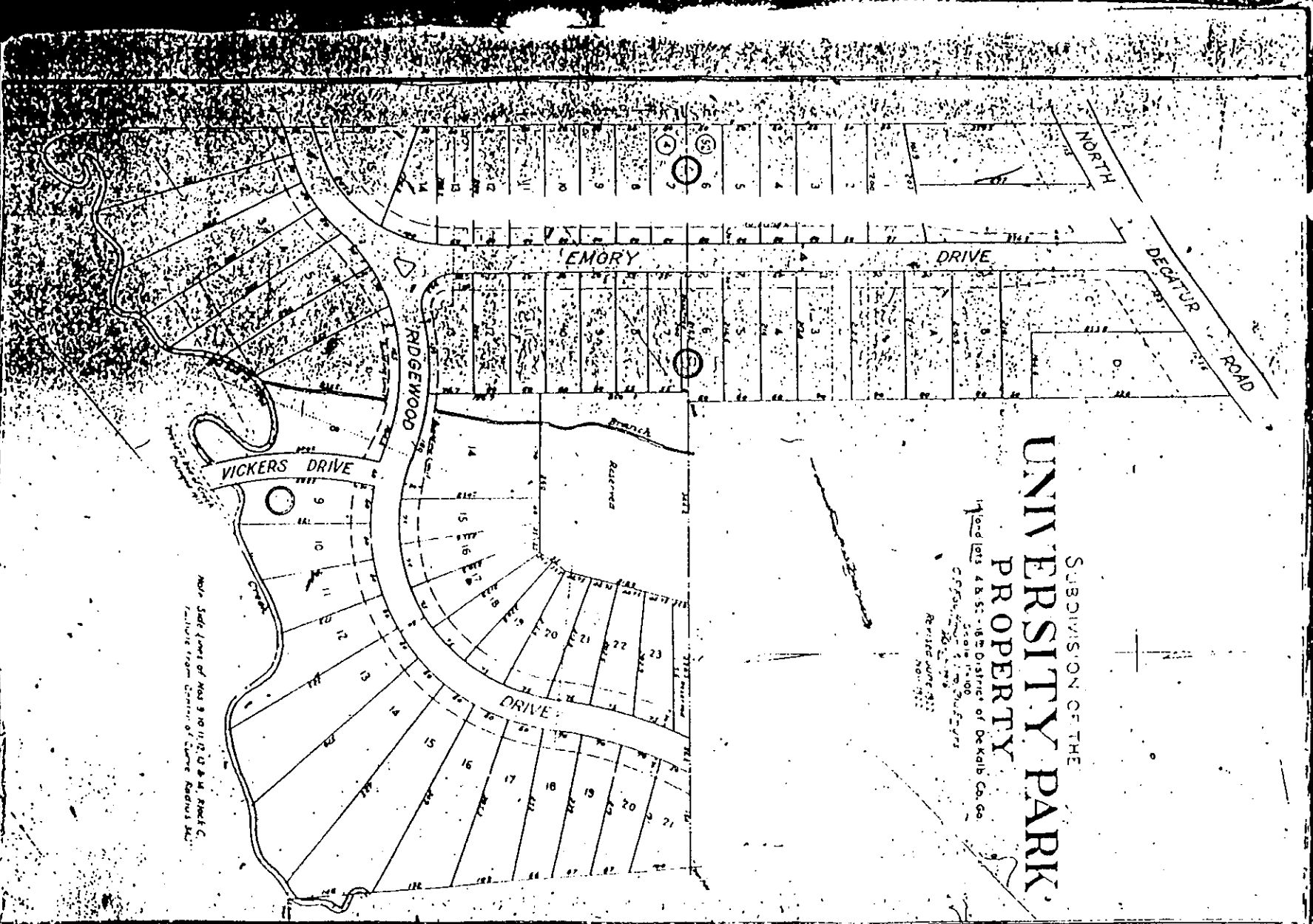
United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

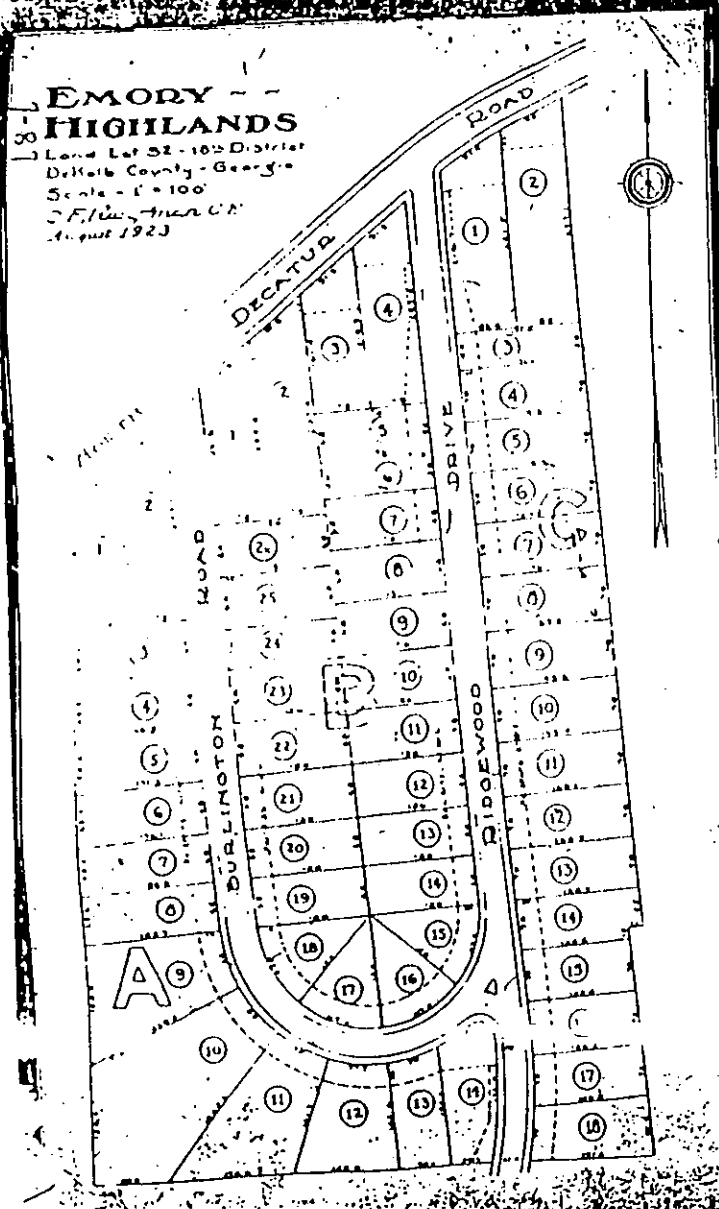
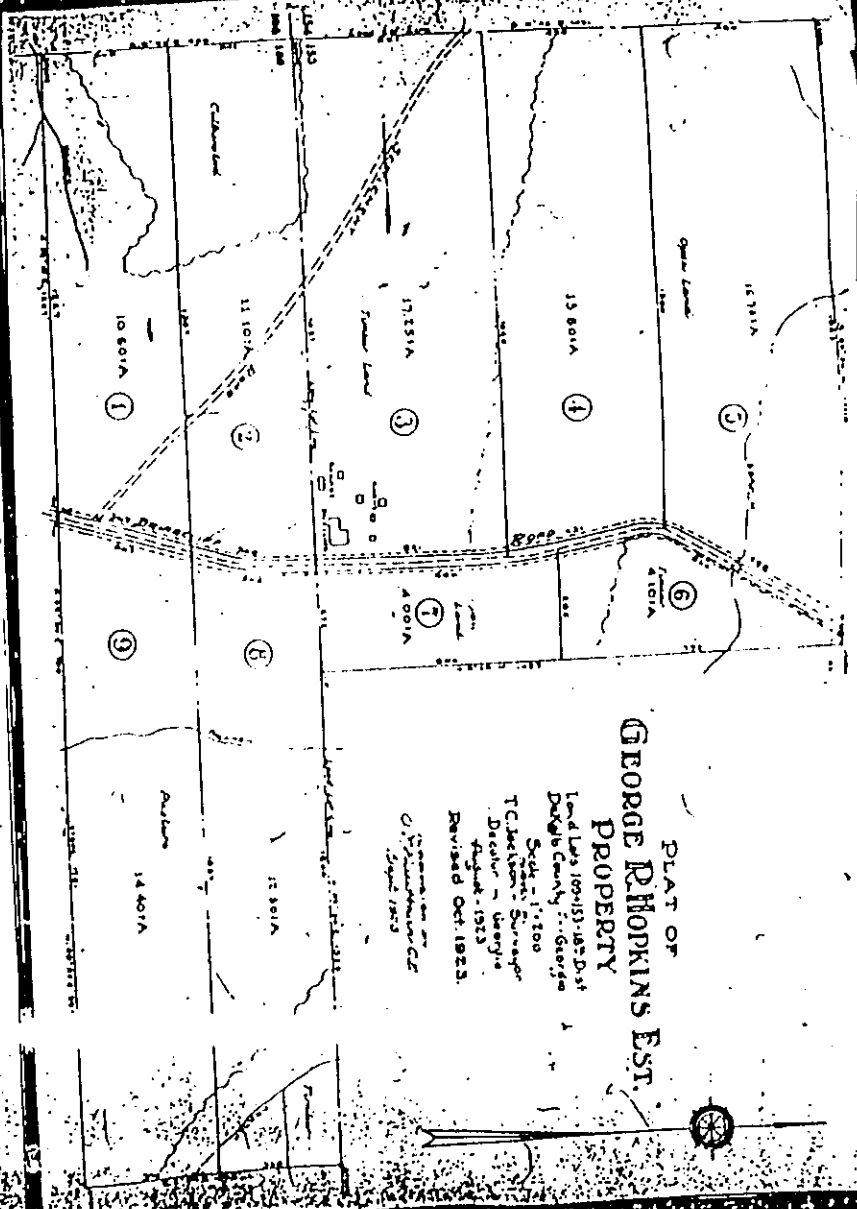
**Photographs**

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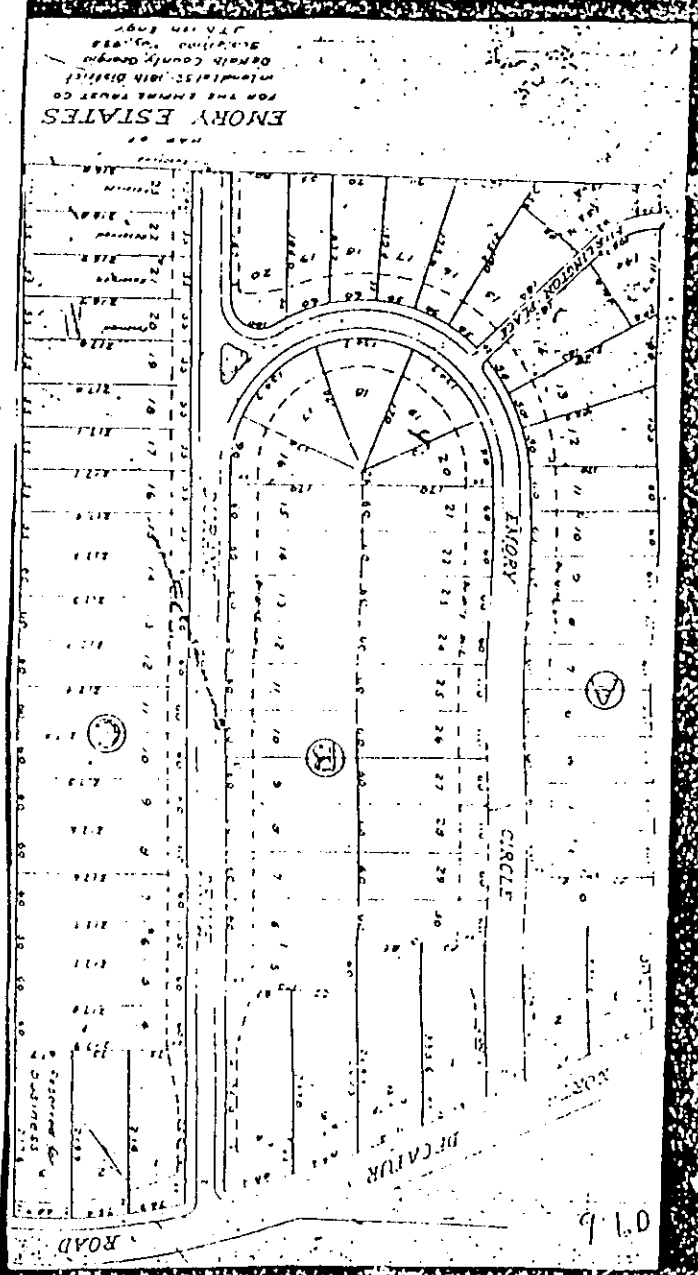
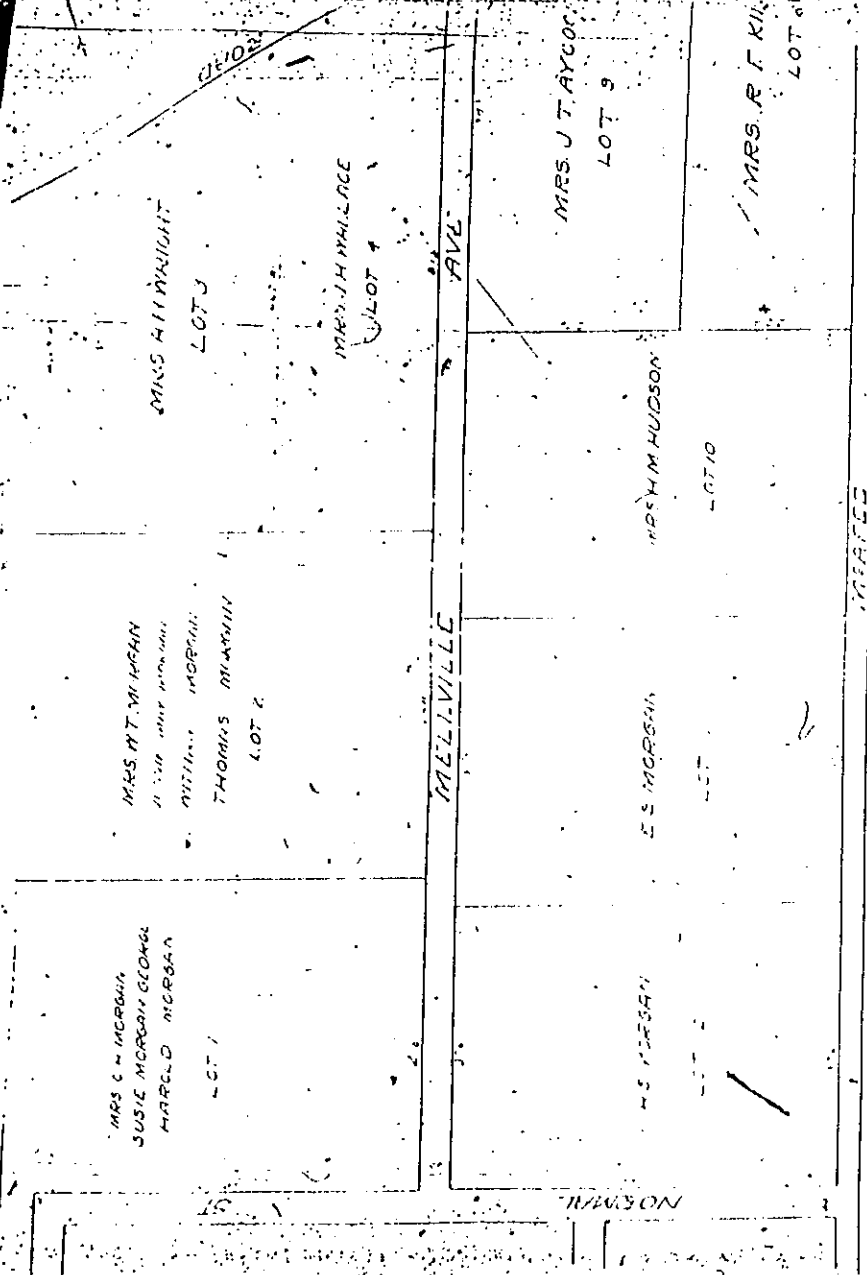
16. Ridgewood Drive, photographer facing southwest.
17. Emory Circle, photographer facing northwest.
18. Emory Circle, photographer facing northwest.
19. North Decatur Road, photographer facing west.
20. Durand Drive, photographer facing northwest.
21. Durand Drive, photographer facing northwest.
22. Durand Drive, photographer facing northeast.
23. Durand Drive, photographer facing northwest.
24. Durand Drive, photographer facing northeast.



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Attachment B. University Park-Emory Highlands-Emory Estates Historic District,  
Decatur vicinity, Dekalb County, Georgia



Attachment C. University Park-Emory Highlands-Emory Estates Historic District, Decatur vicinity, Dekalb County, Georgia





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