

HISTORIC RESOURCE SURVEY

Final Report

City of Decatur, Georgia
September 1, 2009

by:



KEYSTONE PRESERVATION ASSOCIATES LLC
&
MORRISON DESIGN LLC

*Morrison
Design
LLC*

**City of Decatur
Historic Resource Survey
Final Report**

Table of Contents

	<u>Page No.</u>
Introduction	1
Project Description and Methodology	2
Survey Objectives	3
Survey Uses	4
Survey Process	5
Summary of Survey Results	6
Map of neighborhood historic district designations	8
Map of citywide historic property status	9
Table of neighborhood statistics	10
Historical Context	11
Timeline of neighborhood development	13
Map of annexation history	15
Landmark Buildings	16
Sources Used	17
Individual Neighborhood Summaries and Maps	19

Historic Resource Survey

Final Report

Introduction

The City of Decatur has a rich history dating from 1823. As one of the earliest settlements in the Atlanta metropolitan area, Decatur has been growing for over 180 years, adding more historic resources to its built environment annually. Today, Decatur has a tremendously diverse architectural collection, including an historic courthouse, a Courthouse Square surrounded by early twentieth-century commercial buildings, a wealth of classic craftsman bungalows, excellent examples of early- to mid-twentieth century house styles, and the more recent Post World War II residential neighborhoods.

The City of Decatur is taking a significant step in identifying and documenting its historic resources by commissioning this comprehensive citywide Historic Resource Survey. The process of cataloging and assembling data on the city's historic resources will provide an important planning tool for the city and its residents. The information gathered and documented in this survey will allow the city to better plan for the city's development by recognizing its historic resources and the environment in which they were built. It will also encourage residents to more fully understand and appreciate the unique character of the city and its neighborhoods.

A further benefit of the survey is that it has identified districts and neighborhoods that are eligible for listing on the National Register of Historic Places. The purpose of the National Register is to recognize and document our country's important historic resources, providing an invaluable public repository of our country's significant historic structures, landscapes, and places. It is important to remember that being listed on the National Register is a designation only. It does not affect the private property rights of the owner in any way. It does not regulate changes to properties or control the actions of private property owners. A significant benefit that accrues to a property listed on the National Register is that it can be eligible for financial incentives for its preservation and rehabilitation.

Decatur has several well-documented historic resource surveys that were done in the past, two by Darlene Roth in 1987 and 1990. Since then, however, there have been many changes to Decatur's neighborhoods, businesses, and commercial districts, and the city has recognized the need to document those changes. Also, there are many properties that were not considered "historic" at the time of the previous surveys but now, twenty years later, they are indeed historic and deserving of recognition.

This survey was commissioned by the City of Decatur, administered through the Department of Planning, Zoning and Inspections, and facilitated by Regina Brewer, Preservation Planner for the City of Decatur. The research, field work, documentation, and

analysis were conducted from March 2009 through August 2009 by consultants Brandy Morrison of Morrison Design, LLC, and Janet Barrickman and Laura Drummond of Keystone Preservation Associates, LLC. For the survey, a total of 6,686 properties were assessed within the 4.2 square miles that are the City of Decatur.

Project Description and Methodology

The purpose of this project was to identify and document historic properties within the City of Decatur to determine potential eligibility for designation as an historic district at the local, state, and national levels. For the purpose of this project, the boundaries of the survey were the city limits of Decatur.

National and state professional standards guided the survey process so that the information gathered was consistent and will satisfy government programs and reviews. Two publications in particular informed this survey: National Register Bulletin #24, *Guidelines for Local Surveys: A Basis for Preservation Planning*, a publication of the National Park Service; and the *Georgia Historic Resources Survey Manual*, a publication of the Historic Preservation Division of the Georgia Department of Natural Resources.

For study purposes, the parcels within the city were grouped into neighborhoods or areas. The neighborhoods were defined by location, dates of development, similarity of building types and architectural styles, and the level to which the historic structures within the neighborhood retained and exhibited their historic character. A neighborhood was designated a potential local or national historic district if it contained a preponderance of individual buildings that retained historic integrity.

In accordance with the state and federal guidelines, and in conjunction with the City Preservation Planner, the survey team developed evaluation standards by which individual buildings were classified as historic or not. The minimal standard was that the building had to be at least 50 years old. In addition, the building had to retain significant historic character. Changes or additions to the building could not have so severely altered the building's appearance that its historical character was longer discernible. In preservation terminology, a 50-year-old building with significant historic authenticity is considered to have a "Contributing" status; that is, the building contributes to the historic character of its neighborhood. A building less than 50 years old, or one which has been drastically altered, is considered to have a "Non-contributing" status; that is, the building does not contribute to the historic character of its neighborhood.

An additional step was taken to ensure accuracy, consistency, and adherence to the standards of the Georgia State Historic Preservation Office (SHPO). All survey data was input in formats to be compatible with the Georgia Natural, Archaeological, and Historic Resources Geographical Information System (NAHRGIS). NAHRGIS is a web-based geographical information system designed to store and display information about Georgia's

natural, archaeological, and historic resources. The system is administered by the Information Technology Outreach Services (ITOS), a division of the Carl Vinson Institute of Government at the University of Georgia. The Georgia SHPO requires that all Certified Local Government historic resource survey data ultimately be input into the NAHRGIS system. The consultants worked with ITOS to ensure that all information gathered in this survey was recorded in the specified NAHRGIS formats. The survey data was stored in a GIS geodatabase, and will be given to the city's GIS department for inclusion in the Decatur databases.

Survey Objectives

The Decatur Historic Resource Survey accomplished the following objectives:

- Completed a detailed field survey of all of the properties within the city limits of the City of Decatur.
- Created photographic documentation and written descriptions of each surveyed property, including information such as neighborhood, year built, house type, architectural style, building materials, and current condition and use.
- Evaluated each property and designated each property as Contributing (C) or Non-contributing (NC) to the historic context of its neighborhood.
- Documented survey data in a digital format compatible with the Georgia Natural, Archaeological, and Historic Resources Geographical Information System (NAHRGIS).
- Presented the results of the citywide survey to the City of Decatur and the public. The final products include:
 - Inventory sheets of all historic properties in the city, as well as non-historic properties that are within existing or proposed historic districts (grouped by neighborhood);
 - Archival-quality printed photographs of all historic properties (arranged alphabetically by street name, then numerically by street number);
 - Spreadsheets of survey data (grouped by neighborhood);
 - Maps of the city as a whole showing neighborhoods, property status (C/NC/Vacant), historic district designations, annexation dates;
 - GIS datasets of all survey information formatted for incorporation into existing city databases;
 - Digital format photographs of all surveyed properties (arranged alphabetically by street name, then numerically by street number);
 - Digital formats of all outputs;

- Final report, which includes individual neighborhood summaries as well as maps of each neighborhood showing boundaries, parcel status, and the location of city parks/greenspace.

Survey Uses

The historic resource survey enables the City of Decatur to have complete, accurate, and current information on all historic properties and districts. This information is stored in continually-updatable, technologically advanced formats that enable a variety of diverse outputs that can then be made available to a broad array of users. It allows the city to save time and money by integrating this information with other city data into its preservation, development, and planning processes. Some of the potential users of the historic resource survey data include:

- **City departments, elected officials, and board and commission members**, for use in planning for historic preservation, housing and commercial development, and regeneration of neighborhoods and business districts;
- **Homeowners and neighborhood organizations**, for maintaining the character and value of historic homes and neighborhoods;
- **Commercial property owners and investors**, for use in shaping plans for an area's development, including the use and rehabilitation of historic resources, the use of incentives, and the identification of opportunities for new construction;
- **The convention and tourism business**, for promoting the city's historic buildings, homes, and neighborhoods as visitor attractions;
- **The entertainment industry**, for identifying historic properties for use as film locations or other creative venues;
- **Educators and researchers**, for accessing a greater breadth and depth of historic information in researching and writing about the historic, architectural, and cultural assets of Decatur;
- **Preservation groups and neighborhood organizations**, for educating the public about the city's historic resources, historic preservation, and preservation incentives;
- **Real estate professionals**, for identifying historically valuable properties and directing clients and investors to them;

- **Companies and business organizations**, for use in attracting and retaining businesses and employees, while recognizing that the city’s historic resources add to the appeal of Decatur as a place to live and do business.

Importantly, the survey will assist the city in meeting its legal obligations as a Certified Local Government in the State of Georgia for identifying historic properties. Furthermore, a range of financial incentives is available for the preservation and rehabilitation of both residential and commercial historic properties. The survey provides an opportunity to inform the community about existing incentives and will help determine the properties that are eligible. In sum, this historic resource survey will enable Decatur to engage in systematic planning for the preservation, use, and promotion of its many historic resources.¹

Survey Process

This survey was conducted using a four-step approach. This approach is based upon current standards and procedures established by United States Department of the Interior/National Park Service/Historic Preservation Division, and the Georgia Department of Natural Resources/Historic Preservation Division.

1. Historical research: Background and historical information about the City of Decatur was researched by the consultants. Sources include the archives at the DeKalb County Courthouse, previous historic evaluations, historic photographs, Sanborn fire insurance maps, previous published histories, and information from the office of the DeKalb County Tax Assessor.
2. Fieldwork: A field survey of all buildings within the city limits was conducted by the consultants. The consultants assessed all properties within the city limits. Surveyed properties were observed and photographed from the public right-of-way. These photographs were used to assess building materials and to evaluate architectural integrity. A single photograph was printed on the inventory sheet for each surveyed property; however, multiple photographs of some properties were taken, as well as photographs of non-surveyed properties.
3. Analysis: Each property was analyzed within the context and development of the neighborhood or area. Factors that were considered included historic integrity, architectural style, house type, building materials, neighborhood cohesion, and relationship to Decatur’s larger development patterns. A determination was then made as to whether the property did contribute or did not contribute to the historical character of the surrounding neighborhood, and was assigned a status of

¹ Excerpted and adapted from Kathryn Welch Howe, *The Los Angeles Historic Resource Survey Report: A Framework for a Citywide Historic Resource Survey* (Los Angeles: The Getty Conservation Institute, 2008), 5-7.

“C” contributing), “NC” (non-contributing), or “Vacant” (no building on the property).

4. Evaluation and Recommended Designations: The properties in each neighborhood were individually evaluated using established historic preservation principles. As a general rule, if over 50% of the structures in the neighborhood were Contributing, then the determination was made that the neighborhood would be eligible for historic designation. If the majority of the structures in an area had been altered so much that the historic character of the neighborhood was not evident, or if there was no cohesiveness between the properties within the area, then the area was determined to be ineligible for designation as an historic district.

Summary of Survey Results

Based on the data and evaluations, the consultants have identified the following neighborhoods and areas that are or are not recommended for designation as historic districts.

Number of existing designated neighborhoods, local and/or national designation: 7

- Clairemont Avenue (local)
- McDonough-Adams-King (local)
- Old Decatur (local)
- Old Scottish Rite Hospital (local and national)
- Ponce de Leon Court (local)
- South Candler/Agnes Scott (national)
- Winnona Park (national)

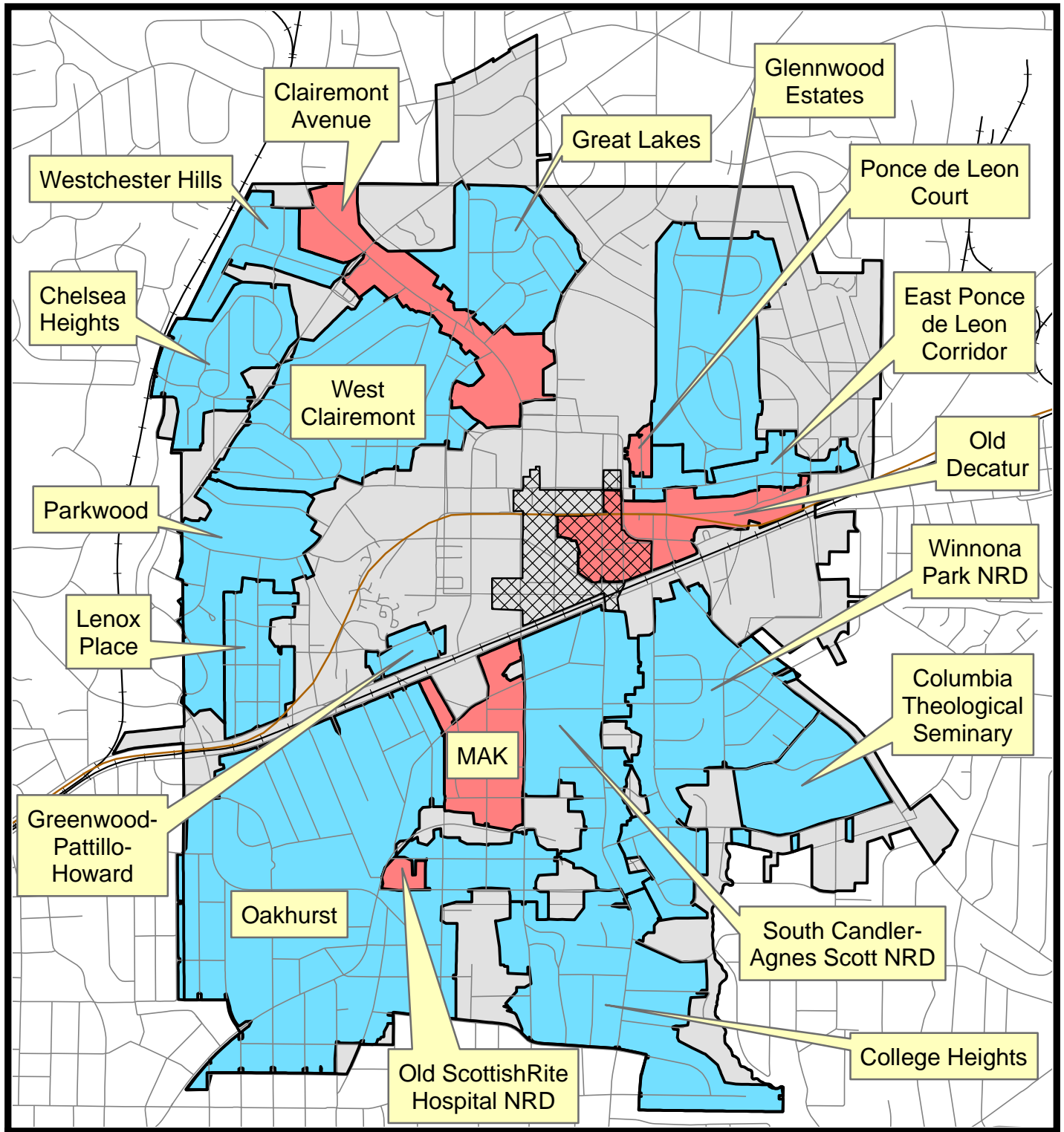
Number of proposed designations, either local or national designation: 13

- Chelsea Heights
- College Heights
- Columbia Theological Seminary
- Downtown (includes some properties in the existing Old Decatur local district)
- East Ponce de Leon Corridor
- Glenwood Estates
- Great Lakes
- Greenwood-Pattillo-Howard
- Lenox Place
- Oakhurst
- Parkwood
- West Clairemont
- Westchester Hills

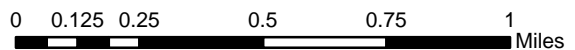
Number of areas not proposed for designation: 6

- Adair Park
- Central Business District
- Decatur Heights
- Medlock/North Decatur
- Southeast Decatur
- West Decatur

The following maps and table summarize these findings. The first map shows the current or proposed historic designation of all the neighborhoods in Decatur. The second map indicates historic property status (Contributing, Non-contributing, Vacant, Park/Greenspace) for the entire city. The table shows property and status statistics for the various neighborhoods and areas.



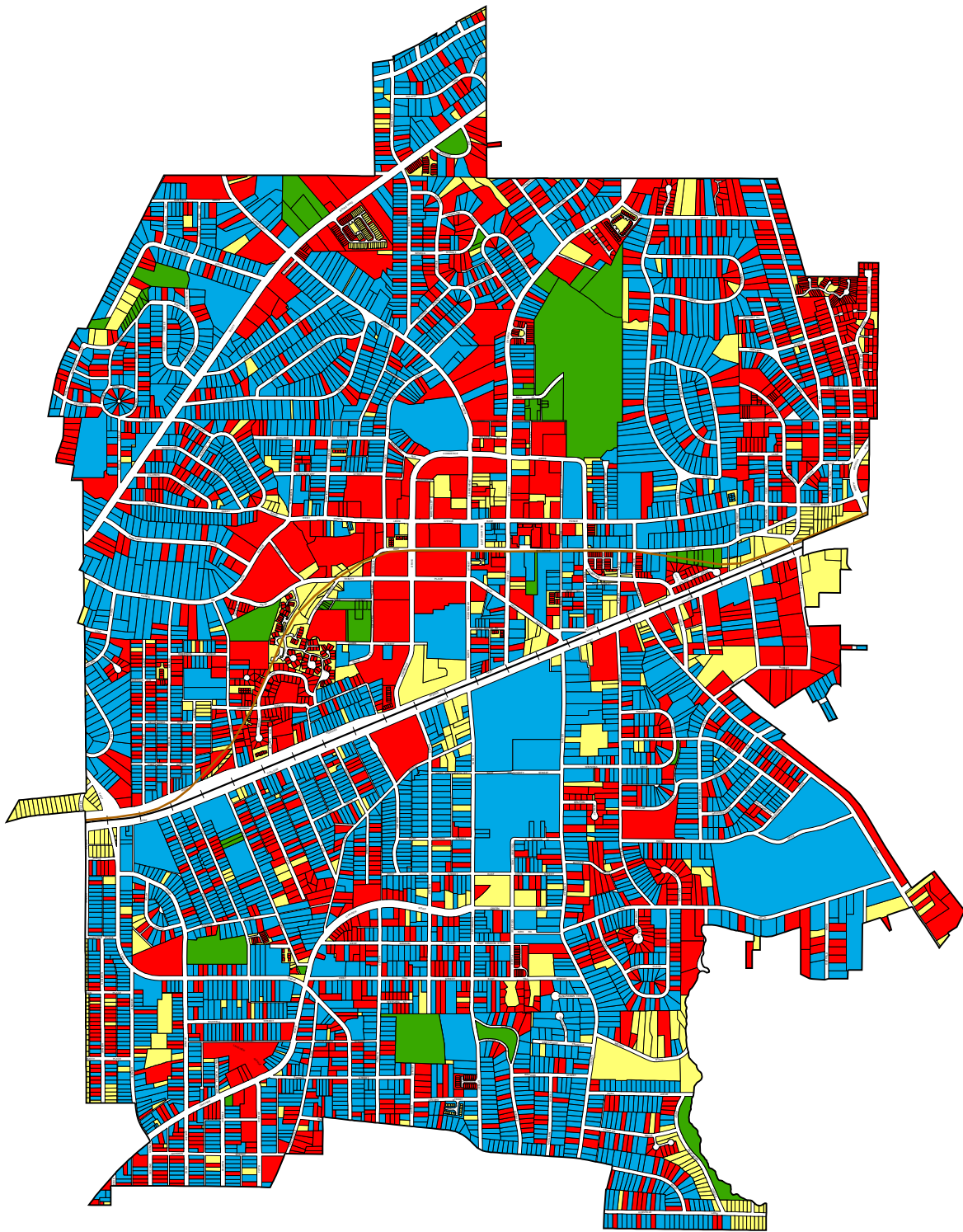
District Designations



City of Decatur
 Community & Economic Development
 509 N. McDonough Street -- P.O. Box 220, Decatur, GA 30031
 (404) 371-8386 Fax: (404) 371-1593 info@decaturga.com
 September 1, 2009

Designations

- Proposed Downtown NR District
- Local historic district
- Proposed National Register district
- Not proposed or existing district



Property Status

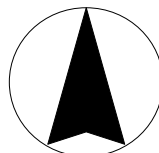
0 0.125 0.25 0.5 0.75 1 Miles



Community & Economic Development

509 N. McDonough Street -- P.O. Box 220, Decatur, GA 30031
 (404) 371-8386 Fax: (404) 371-1593 info@decaturga.com

September 1, 2009



STATUS

- Park/Greenspace
- Contributing
- Non-contributing
- Vacant

NEIGHBORHOOD/AREA	Current/Proposed Historic District Designation	Total Properties	Contributing	% Contributing	Non-contributing	% Non-contributing	Vacant
Adair Park	Not proposed	323	21	6.5%	246	76.2%	56
Central Business District	Not proposed	275	42	15.3%	142	51.6%	91
Chelsea Heights	Proposed National Register District	180	120	66.7%	47	26.1%	13
Clairemont Avenue LHD	Locally-designated Historic District	88	65	73.9%	19	21.6%	4
College Heights	Proposed National Register District	381	272	71.4%	71	18.6%	38
Columbia Theological Seminary	Proposed National Register District	28	24	85.7%	4	14.3%	0
Decatur Heights	Not proposed	452	110	24.3%	319	70.6%	23
Downtown NRD (includes 64 properties in Old Decatur LHD)	Proposed National Register District	200	100	50.0%	63	31.5%	37
East Ponce de Leon Corridor	Proposed National Register District	95	76	80.0%	17	17.9%	2
Glennwood Estates	Proposed National Register District	235	185	78.7%	42	17.9%	8
Great Lakes	Proposed National Register District	225	138	61.3%	80	35.6%	7
Greenwood-Pattillo-Howard	Proposed National Register District	54	42	77.8%	11	20.4%	1
Lenox Place	Proposed National Register District	210	125	59.5%	71	33.8%	14
MAK LHD	Locally-designated Historic District	166	139	83.7%	11	6.6%	16
Medlock/North Decatur	Not proposed	434	133	30.6%	203	46.8%	98
Oakhurst	Proposed National Register District	1384	854	61.7%	413	29.8%	117
Old Decatur LHD--totals for parcels not in Downtown NRD	181 total properties in LHD; 64 properties also in Downtown NRD	108	30	27.8%	49	45.4%	29
Old Scottish Rite Hospital NRD	National Register District & Locally-designated Historic District	9	2	22.2%	6	66.7%	1
Parkwood	Proposed National Register District	128	102	79.7%	21	16.4%	5
Ponce de Leon Court LHD	Locally-designated Historic District	24	22	91.7%	2	8.3%	0
S. Candler/Agnes Scott NRD	National Register District	93	68	73.1%	17	18.3%	8
SE Decatur	Not proposed	438	105	24.0%	243	55.5%	90
West Clairemont	Proposed National Register District	503	382	75.9%	106	21.1%	15
West Decatur	Not proposed	105	36	34.3%	27	25.7%	42
Westchester Hills	Proposed National Register District	96	75	78.1%	15	15.6%	6
Winnona Park NRD	National Register District	443	294	66.4%	136	30.7%	13
26 neighborhoods[6664 parcels]	5 LHDs; 3 NRDs; 13 proposed NRDs	6677	3562	53.3%	2381	35.7%	734
Old Decatur LHD Totals	Locally-designated Historic District	181	79	43.6%	62	34.3%	40

Historical Context

The evolution of the city of Decatur can perhaps be best understood by studying the development of its city center, commercial areas, and its neighborhoods. Developed during different decades, with different characteristics, uses, and economic climates, the various city districts and neighborhoods, each with its own unique character, have coalesced into the vibrant and diverse city of modern-day Decatur.

Early 1800s: First European Settlers

The first European settlers began moving into the area which is now DeKalb County in the early 1820s. A majority of the early settlers were farmers or skilled tradesmen of English, Scottish, and Irish ancestry. Migrating from other parts of Georgia, the Carolinas and Virginia, they settled mainly on medium to small farms, and the area in what is now DeKalb County was rural and sparsely populated. In 1822, the Georgia General Assembly designated a site for a new courthouse in the newly-established DeKalb County, which is the site of the current Old Courthouse on the Square. On December 10, 1823, the General Assembly incorporated the City of Decatur.

Mid-1800s: Small City

The arrival of the railroads in the 1830s and 1840s had little impact on Decatur, other than offering the convenience of moving goods and passengers. By 1845, Atlanta had been established as the regional transportation center, and the growth and development in the region moved westward to Atlanta. Atlanta's growth soon far eclipsed that of the small city of Decatur. While Atlanta experienced explosive growth, development, and sprawl, as early as 1849, the City of Decatur promoted itself as a quiet, prosperous, small town which offered a peaceful, healthful, and beautiful place to live.

Mid- to Late-1800s: Moderate Growth

As with most cities, the commercial and residential development of Decatur grew outward from the city commercial center. During the mid- to late-1880s, in addition to providing legal and administrative services to the county government, the city also began to provide goods and services to the public, becoming the commercial center for DeKalb County. Small businesses, commercial, and retail enterprises began to be established in buildings mostly clustered around the Square. Unfortunately, none of these original historic structures remain.

Some of Decatur's earliest residences date to the late 1880s-1890s, and were located on or near Sycamore Street. Before the advent of the railroads in the 1830s and 1840s, this street, formerly called Covington Road, was the stagecoach line from Augusta and was the main east-west thoroughfare in the area. Residential development naturally grew along this route, close to the city center. Many fine residences were built on Sycamore Street, Hillyer Place, Sycamore Place, Barry Street, Pate Street and North Candler Street, a few of which remain today.

The area just south of the railroad line, known as “Little Decatur,” did not see extensive residential development until the 1880s, though early influential citizens had farms and large homesteads on the land along what is now South McDonough Street before that time.

By the late 1880s, a prosperous residential neighborhood had developed south of the railroad near the intersection of College Avenue and South Candler Street. As was the residential pattern of the time, wealthy families built their homes near the railroads, which offered convenient travel to its residents. It was in this established wealthy neighborhood in 1889 that the Decatur Female Academy was founded. This early school grew into what is now Agnes Scott College, and the College had then, and continues to have, an important impact on residential development in this area. Remaining in this area today are the historic neighborhoods of McDonough-Adams-Kings Highway, Agnes Scott College, and South Candler.

Though the railroad lines had a minimal effect on Decatur’s early development, the trolleys and later, the automobile, had dramatic impacts on residential growth patterns. In 1841, the first trolley line was established between Decatur and Atlanta, and other local routes were formed. From that time until the early 1900s and the beginning of the Automobile Age, residential development occurred along and near these trolley lines. The trolleys offered a faster, cleaner and less-expensive means of travel, and because there were numerous lines, they were more accessible to more residents. Winnona Park and West Clairemont are among the neighborhoods that were influenced by the trolley lines. The town of Oakhurst (incorporated in 1910) originally developed as a streetcar suburb of Atlanta, following the North Decatur trolley line, which was constructed in 1892.

1900s: Growth of the Suburbs and the Automobile Age

The invention of the automobile and its availability to middle classes changed the fabric of American life. Because of the ease and freedom of movement offered by the automobile, citizens could live wherever they chose, no longer tethered to city centers for jobs, schools, goods and services, and the idea of living in a “garden suburb” became a reality for many.

Many garden suburbs were developed in Decatur between 1910 and 1940. These neighborhoods offered residents larger lots with the houses set farther back from the street, as well as spaces for a garage and driveway. In these new suburbs, the focus of family activities changed from the front-porch society of the nineteenth-century to residences oriented toward private back yards, large enough for gardening, gathering, and play. No longer needing to follow the grid of a railroad or trolley line, roads in these new suburbs tended to follow the natural topography, with winding, hilly streets.

In the years between 1910 and 1940, evidence of the popularity of the garden suburb in Decatur can be seen in the neighborhoods of Lenox Place, Greenwood-Pattillo-Howard, West Clairemont, Oakhurst, and Adair Park. Other examples of these newer garden suburbs developed during this time include Great Lakes, Glennwood Estates, and College Heights.

Development continued from the 1940s into the 1960s in outlying residential neighborhoods. Many of these new residences were built in the popular ranch style. The ranch house, once overlooked as a common, indistinct house type, has recently been recognized as a classic American style that represents the age and culture of the 1950s and 1960s.

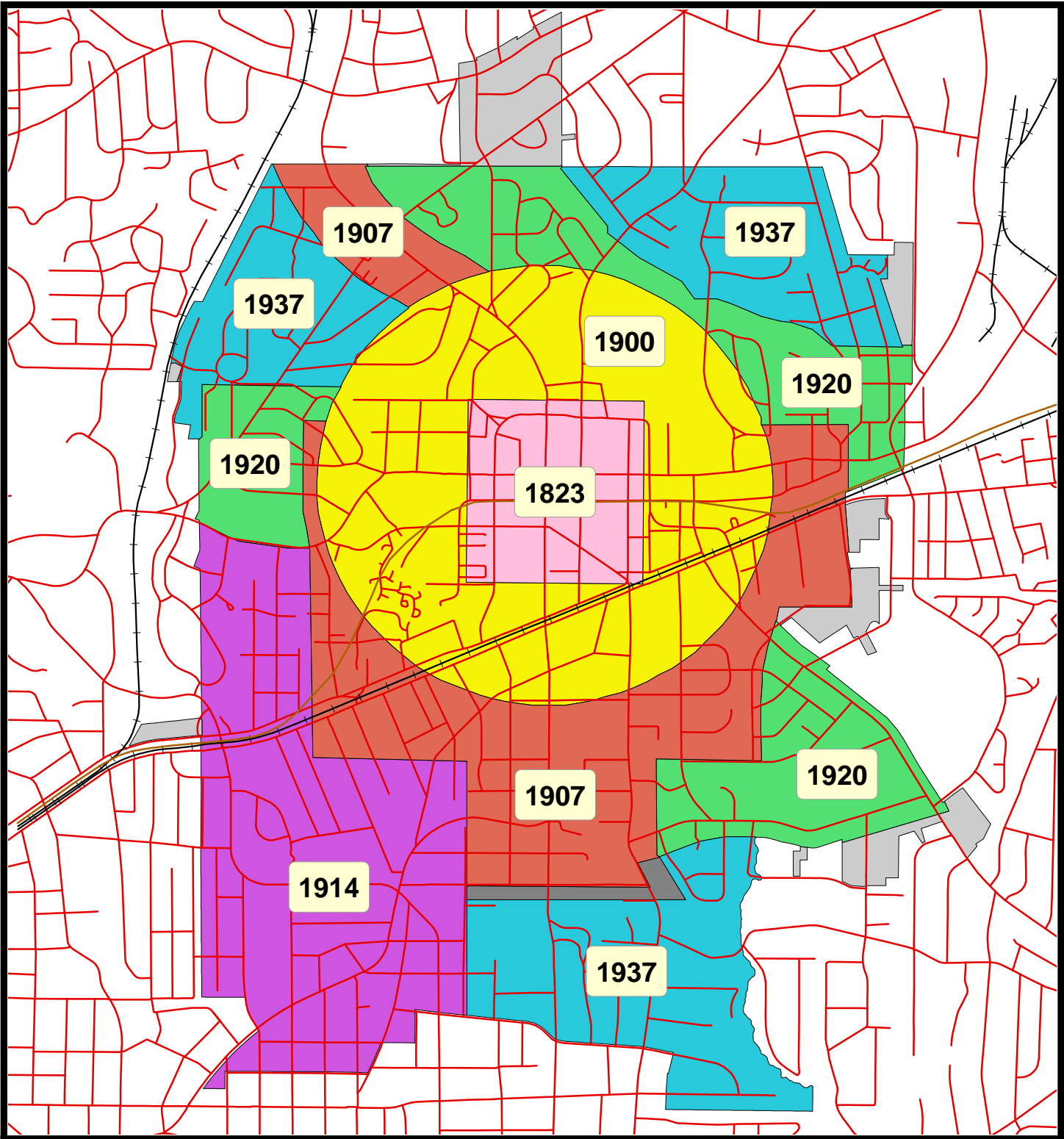
Timeline of Neighborhood Development

1880s-1960	Candler Street and Agnes Scott College
1890s- 2000	Central Business District
1910s-1920s	Lenox Place
1910s-1930s	McDonough-Adams-King (MAK)
1910s-1940s	Greenwood-Patillo-Howard
1910s-1940s	West Clairemont
1910s-1940s	Oakhurst (incorporated in 1910, annexed by Decatur in 1914)
1910s-1940s	Adair Park
1920s-1930s	East Ponce de Leon Corridor
1920s-1940s	Clairemont Avenue
1930s-1950s	Medlock/North Decatur
1920s-1940s	Great Lakes
1930s-1950s	Glennwood Estates
1940s	College Heights
1940s-1950s	Westchester Hills
1940s-1950s	West Decatur
1940s-1960s	Southeast Decatur
1940s-1950s	Chelsea Heights

1940s-1950s Decatur Heights


1950s Parkwood

The following map indicates years of annexation as the City of Decatur grew. City expansion roughly paralleled the development of the neighborhoods indicated above.











Annexation History

0 0.125 0.25 0.5 0.75 1 Miles



City of Decatur
 Community & Economic Development
 509 N. McDonough Street -- P.O. Box 220, Decatur, GA 30031
 (404) 371-8386 Fax: (404) 371-1593 info@decaturga.com
 September 1, 2009



Annexation Date	
	1823
	1900
	1907
	1914
	1920
	1937
	Modern boundary
	Unknown

Source: Decatur Historic Preservation Resource Manual, 1992.

Landmark Buildings

Thought not officially a focus of this survey, the consultants identified a number of historic buildings and city landmarks that should be recognized for their significance to the community and to the development of Decatur. Many, but not all, have already been listed on the National Register of Historic Places.

- DeKalb County Courthouse, 101 East Court Square – Built in 1917 in the Beaux Arts Classical style, the Courthouse anchors the city square and presides over an important community gathering place for residents and visitors.
- Railroad Depot, East College Avenue – Built in 1892, the historic depot was recently moved by the Decatur Preservation Alliance and today is a popular restaurant.
- The Pythagoras Lodge, 106 East Ponce de Leon Avenue – This impressive Italian Renaissance Revival style building was constructed in 1924, and is an important community landmark just off the Square.
- Old U.S. Post Office, 141 East Trinity Place – The “Old Post Office” was built in 1935 in the Stripped Classical style. After serving as Decatur’s main post office for many years, it now houses a popular confectionery.
- City Hall, 509 McDonough Street – Built in 1926 in the Neoclassical Revival style, this recently renovated building is still the center of city government.
- DeKalb County Library, 215 Sycamore Street – Serving as the main branch of the county library system, this Classical Revival style building was constructed in 1950.
- Chapel, Decatur First United Methodist Church, 318 Sycamore Street – One of the oldest churches in Decatur, the 1899 Gothic Revival church sanctuary building was constructed of Stone Mountain granite. Now functioning as a chapel, it continues to serve an active congregation.
- Sharian, Inc., 368 West Ponce de Leon Avenue - Located in a landmark Moderne building built in 1931, Sharian, Inc. is one of Decatur’s oldest businesses. Sharian’s is regionally recognized as a premier retail dealer of fine and antique carpets.
- Fraser House, 903 Church Street – Recently moved from its original location on Williams Street, this small, two-room building is one of the oldest buildings in Decatur. The wood structure, built circa 1870, is thought to have been part of the Donald Fraser School for Boys that was organized in 1892.

- 138 Fayetteville Road – Built in 1900 of granite with a distinctive red-clay stucco-and-rock finish, this unusual residence also features battlements and a turret.
- Hope Clinic, 603 Church Street – Constructed in 1952, this small brick building is an excellent example of an office constructed in the International Style. Today it serves as a medical clinic for Emory University.
- 303 Fifth Avenue – Built circa 1880, this wood-frame, clapboard-sided, two-story Victorian house is one of the oldest in the Oakhurst neighborhood. It features trademark sawn trim and turned spindlework.
- High House, 309 Sycamore Street – Purportedly the oldest two-story house in Decatur, this antebellum house is also reputed to be a stopping place for General Sherman when he was visiting the Atlanta area in 1864.
- Blair-Rutland Building, 215 Church Street – Constructed in 1942, this two-story office building is another fine example of the streamlined Moderne style.
- Neville and Helen Farmer Lustron House, 513 Drexel Avenue – Unique in the City of Decatur is this 1949 prefabricated house, whose walls and roof are constructed from Lustron, porcelain-enameled steel panels. Only 2680 Lustron houses were built in the nation, with only about 1000 remaining—one of which is in Decatur.

Sources Used

Brewer, Regina. "Historic Resources Survey," in "Readiness, Response, Recovery, & Reinvention: City of Decatur Annual Report 2009." Decatur, GA: City of Decatur, 2009.

City of Decatur, Decatur Historic Preservation Commission. "Decatur Historic Preservation Resource Manual." Decatur, GA: City of Decatur, 1992.

"City of Decatur, Georgia: A Preservation History." Unknown author; unknown place, date of publication.

City of San Diego. "Historic Resource Survey Guidelines." San Diego, CA: City Planning & Community Investment Urban Form Division, 2008.

Derry, Anne, H. Ward Jandl, Carol D. Shull, Jan Thorman. *Guidelines for Local Surveys: A Basis for Preservation Planning*. National Register Bulletin 24. Washington, DC: U.S. Department of the Interior, 1985.

Historic Preservation Division, Georgia Department of Natural Resources. *Georgia Historic Resources Survey Manual*. Atlanta: Georgia Department of Natural Resources, 2005.

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

_____. "South Candler-Agnes Scott Historic District National Register of Historic Places Registration Form." On file at the Georgia State Historic Preservation Office, Atlanta, GA, June 21, 1994.

_____. "Winnona Park Historic District National Register of Historic Places Registration Form." On file at the Georgia State Historic Preservation Office, Atlanta, GA, April 10, 2002.

Historic Resources Group. "Royal Boulevard Historic Resources Survey." Prepared for the City of Glendale, CA, 2008.

Price, Vivian. *Historic DeKalb County*. San Antonio, TX: Historical Publishing Network, a Division of Lammert Incorporated, 2008.

Roth, Darlene R., Catherine Wilson-Martin. "City of Decatur Historic Resources Survey." Decatur, GA: City of Decatur, 1990.

Tunnell-Spangler-Walsh & Associates. "A Master Plan for the Decatur Preservation Corridor." Decatur, GA: City of Decatur, 2004.

Welch Howe, Kathryn. *The Los Angeles Historic Resource Survey Report: A Framework for a Citywide Historic Resource Survey*. Los Angeles, CA: The Getty Conservation Institute, 2008.



Decatur Historic Resources Survey Neighborhood Summary

Date: September 1, 2009

Name: Adair Park

Property Type: District

Boundaries: Adair Park is roughly bounded by West Ponce de Leon Avenue and West Trinity Place to the north, Commerce Drive to the east, West Howard Avenue to the south and Adair Street to the west.

Primary Dates of Development: 1910s – 1940s

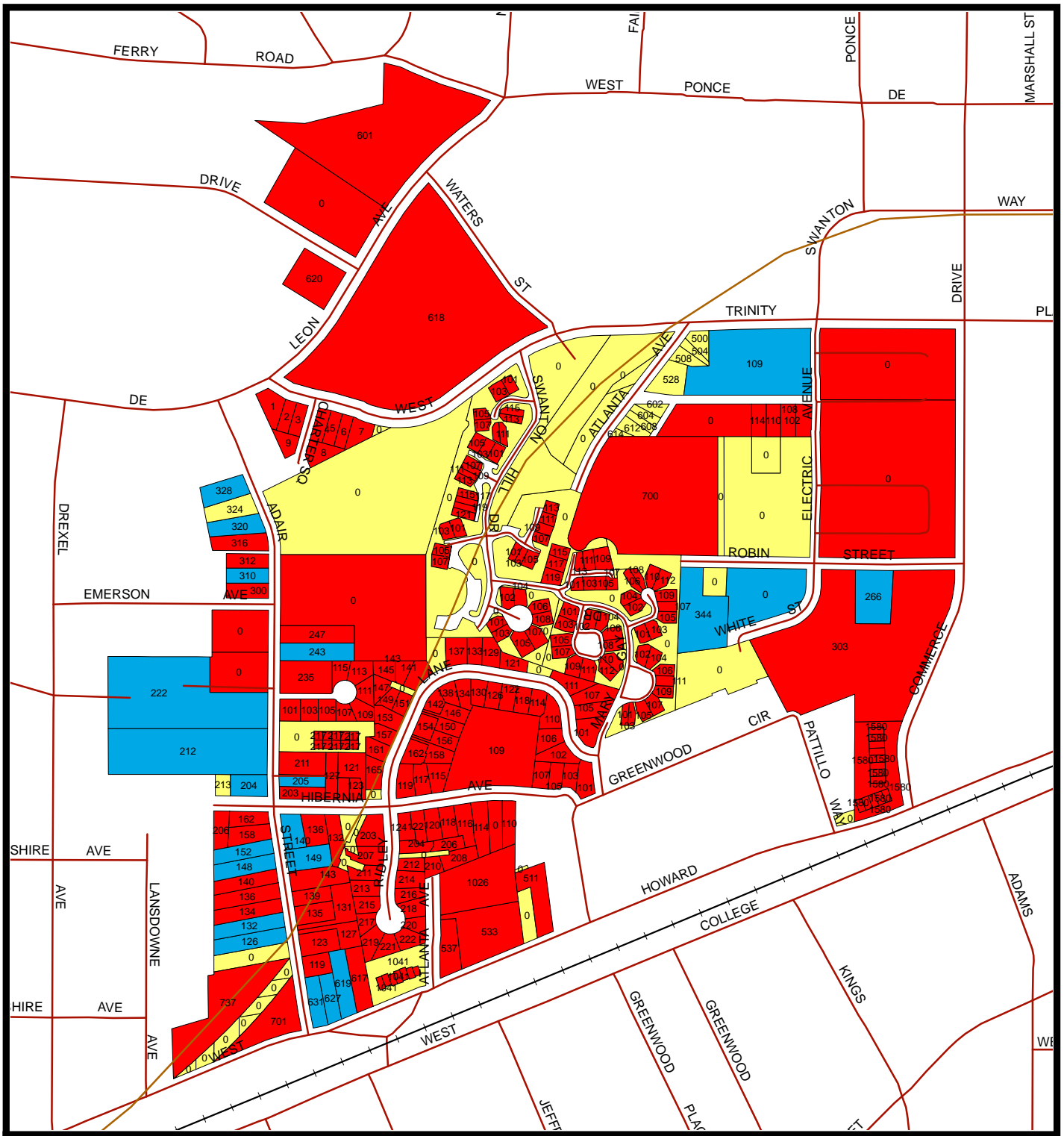
Physical Description: Adair Park is a series of multiple developments spanning over a hundred years. It contains 323 parcels, of which 21 (6.5%) would be considered contributing historic properties, 246 (76.2%) would be considered non-contributing, and 56 (17.3%) are vacant. The oldest house in the neighborhood is a well-maintained Craftsman bungalow that was built in 1910 and is located at 149 Adair Street. The oldest portions along Adair Street have been substantially altered by recent construction, including several mid-to-late twentieth century apartment and condominium complexes. The central portion of the district contains a large, dense development constructed in the 1990s, while the eastern edge along Commerce Drive includes government buildings and mid-century housing projects. The few intact historic properties remaining include bungalows, American small houses, and ranch houses.

Reason for Significance (National Register of Historic Places Areas of Significance):

Not proposed as a historic district


Description of Significance: Not proposed as a historic district

Recommended Historic District Designation: N/A

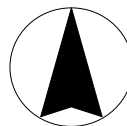


Adair Park

0 250 500 1,000 Feet



City of Decatur
 Community & Economic Development
 509 N. McDonough Street -- P.O. Box 220, Decatur, GA 30031
 (404) 371-8386 Fax: (404) 371-1593 info@decaturga.com
 September 1, 2009



STATUS

- Park/Greenspace
- Contributing
- Non-contributing
- Vacant



Decatur Historic Resources Survey Neighborhood Summary

Date: September 1, 2009

Name: Central Business District

Property Type: District

Boundaries: The Central Business District consists of several different areas around downtown Decatur. The largest area stretches along West Ponce de Leon Avenue from Water Street to the eastern leg of Commerce Drive, with portions extending along the western edge of Commerce Drive to Lucerne Street, and a section along Church Street to Ansley Street. There are two more clusters of development along East Howard Avenue.

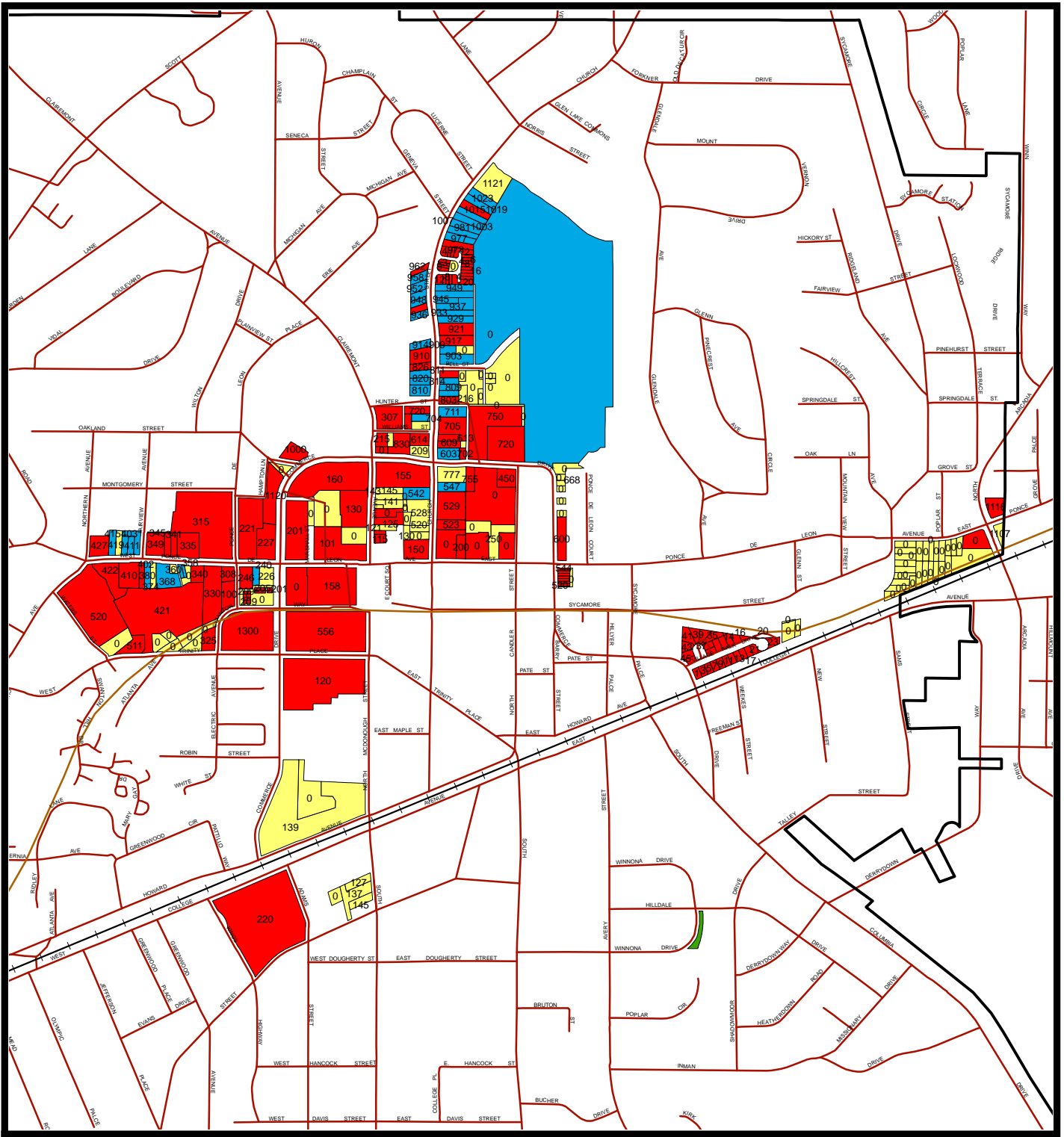
Primary Dates of Development: 1890s – 2000s

Physical Description: Decatur's Central Business District began its development in the 1890s. Surrounding the proposed historic Downtown National Register District, it is comprised of 275 buildings built from that time until the present. While 142 properties in the district are non-historic (51.6%), and 91 properties (33.1%) are vacant, there are 42 properties (15.3%) which would be considered contributing historic properties. Several properties have particular historic significance or are excellent examples of historic architectural styles. These include: the Decatur Cemetery (which is listed on the National Register of Historic Places); Sharian's, a 1946 Moderne commercial building at 368 West Ponce de Leon Avenue; and the what is currently the Hope Clinic of the Emory University Vaccine Research Center, an excellent 1952 International style office building located at 603 Church Street. The oldest building in the district is a two-room former schoolhouse at 903 Church Street, which was constructed in 1870, but moved from its original location on Williams Street.

Reason for Significance (National Register of Historic Places Areas of Significance): Not proposed as a historic district

Description of Significance: Not proposed as a historic district

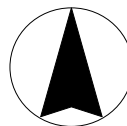
Recommended Historic District Designation: N/A



Central Business District

0 625 1,250 2,500 Feet

City of Decatur
 Community & Economic Development
 509 N. McDonough Street -- P.O. Box 220, Decatur, GA 30031
 (404) 371-8386 Fax: (404) 371-1593 info@decaturga.com
 September 1, 2009



STATUS

- Park/Greenspace
- Contributing
- Non-contributing
- Vacant



Decatur Historic Resources Survey Neighborhood Summary

Date: September 1, 2009

Name: Chelsea Heights

Property Type: District

Boundaries: The proposed Chelsea Heights historic district is bounded roughly by Kathryn Avenue to the north, Mockingbird Lane to the east, Coventry Road to the south, and the CSX railroad tracks to the west.

Primary Dates of Development: 1940s and 1950s

Physical Description: Chelsea Heights is a residential neighborhood consisting primarily of ranch and American small houses. Most are vernacular; that is, they were constructed in no particular defined architectural style. There are a small number of gabled wing and English cottages, some with elements of the English Vernacular Revival style. The neighborhood has a hilly terrain and the streets are laid out in curvilinear patterns throughout. The neighborhood was platted as early as 1912 by the Chelsea Land Company, but the majority of the houses were built in the 1930s, 1940s, and 1950s. The houses in Chelsea Heights are of moderate size, placed on rectangular lots with uniform setbacks, surrounded by tall, old-growth trees and well-manicured lawns, all of which give the neighborhood a strong sense of cohesiveness.

Chelsea Heights contains 180 parcels, of which 120 (66.7%) are currently contributing historic properties, 47 (26.1%) are non-contributing, and 13 (7.2%) are vacant. The oldest house in the neighborhood is a much-renovated American Small house that was built in 1935 and is located at 259 Chelsea Drive. The neighborhood has retained its historic character. Only five houses were constructed in the neighborhood between the 1960s and the present, and most of the renovations to historic houses have been compatible with the predominant historic styles of the neighborhood.

Reason for Significance (National Register of Historic Places Areas of Significance): Architecture, Community Planning and Development

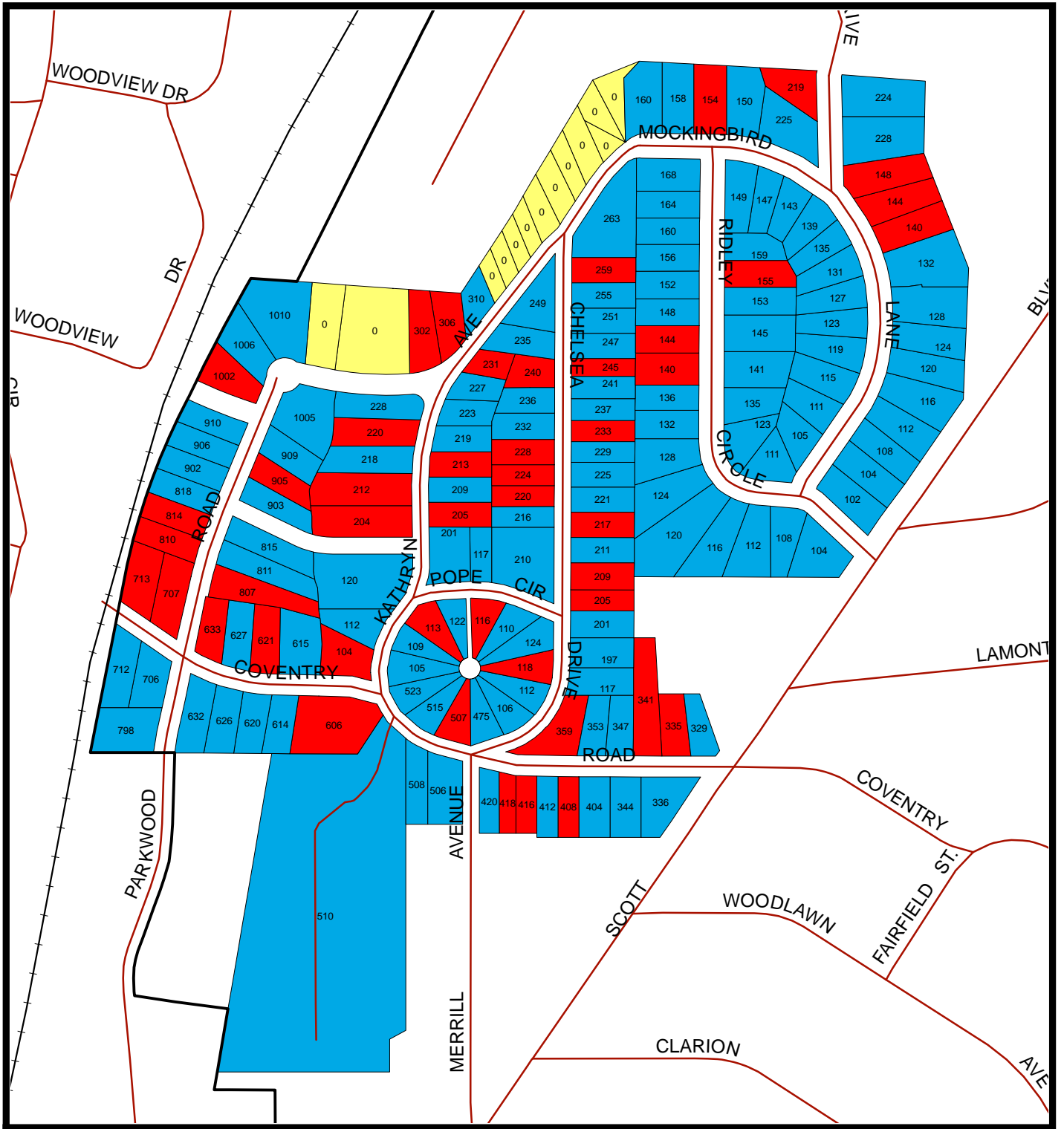
Description of Significance: Chelsea Heights is significant in the area of Architecture as an excellent example of the ranch and American Small house types that were popular in the mid-twentieth century. The buildings are generally of a high quality and exhibit the cohesiveness characteristic of mid-century suburban developments. Chelsea Heights is also



Decatur Historic Resources Survey Neighborhood Summary

significant in the area of Community Planning and Development as a good example of a mid-twentieth century suburban community. The neighborhood has distinctive features such as a hilly terrain and curvilinear street patterns, which give the community a unified appearance.

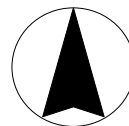
Recommended Historic District Designation: Local Historic District; National Historic District



Chelsea Heights

0 125 250 500 Feet

City of Decatur
 Community & Economic Development
 509 N. McDonough Street -- P.O. Box 220, Decatur, GA 30031
 (404) 371-8386 Fax: (404) 371-1593 info@decaturga.com
 September 1, 2009



STATUS

- Park/Greenspace
- Contributing
- Non-contributing
- Vacant



Decatur Historic Resources Survey Neighborhood Summary

Date: September 1, 2009

Name: College Heights

Property Type: District

Boundaries: The proposed College Heights historic district is bordered roughly by East Hill Street and Midway Road to the north, the intersection of East Pharr Road and Chevelle Lane to the east, Chevelle Lane to the north, and South McDonough Street to the west.

Primary Dates of Development: 1940s

Physical Description: College Heights is a residential neighborhood consisting primarily of American small houses, with a substantial number of ranches and English cottages. Most follow no academic style, though several of the English cottages have elements of the English Vernacular Revival style. The streets are mainly laid out in a grid pattern with rectangular lots of uniform size. There are, however, two cul-de-sacs (Driftwood Terrace and Buchanan Terrace) with irregularly shaped lots, which provide a break from the grid pattern. For the most part, the houses in College Heights have uniform set-backs, neatly landscaped lawns, and areas with deep shade from mature trees, all of which result in a strong sense of neighborhood cohesiveness.

College Heights contains 381 parcels (125.7 acres), of which 272 (71.4%) are currently contributing historic properties, 71 (18.6%) are non-contributing, and 38 (10%) are vacant. The two oldest houses in the neighborhood were built in 1938. One is a brick English cottage house located at 1007 South Candler Street, and the other is a brick gabled-wing cottage located at 132 Garland Avenue. The neighborhood has kept its historic character, with less than 50 houses built since the 1960s. For the most part, the renovations to the older houses have been compatible with the historic fabric of the neighborhood.

Reason for Significance (National Register of Historic Places Areas of Significance):
Architecture, Community Planning and Development

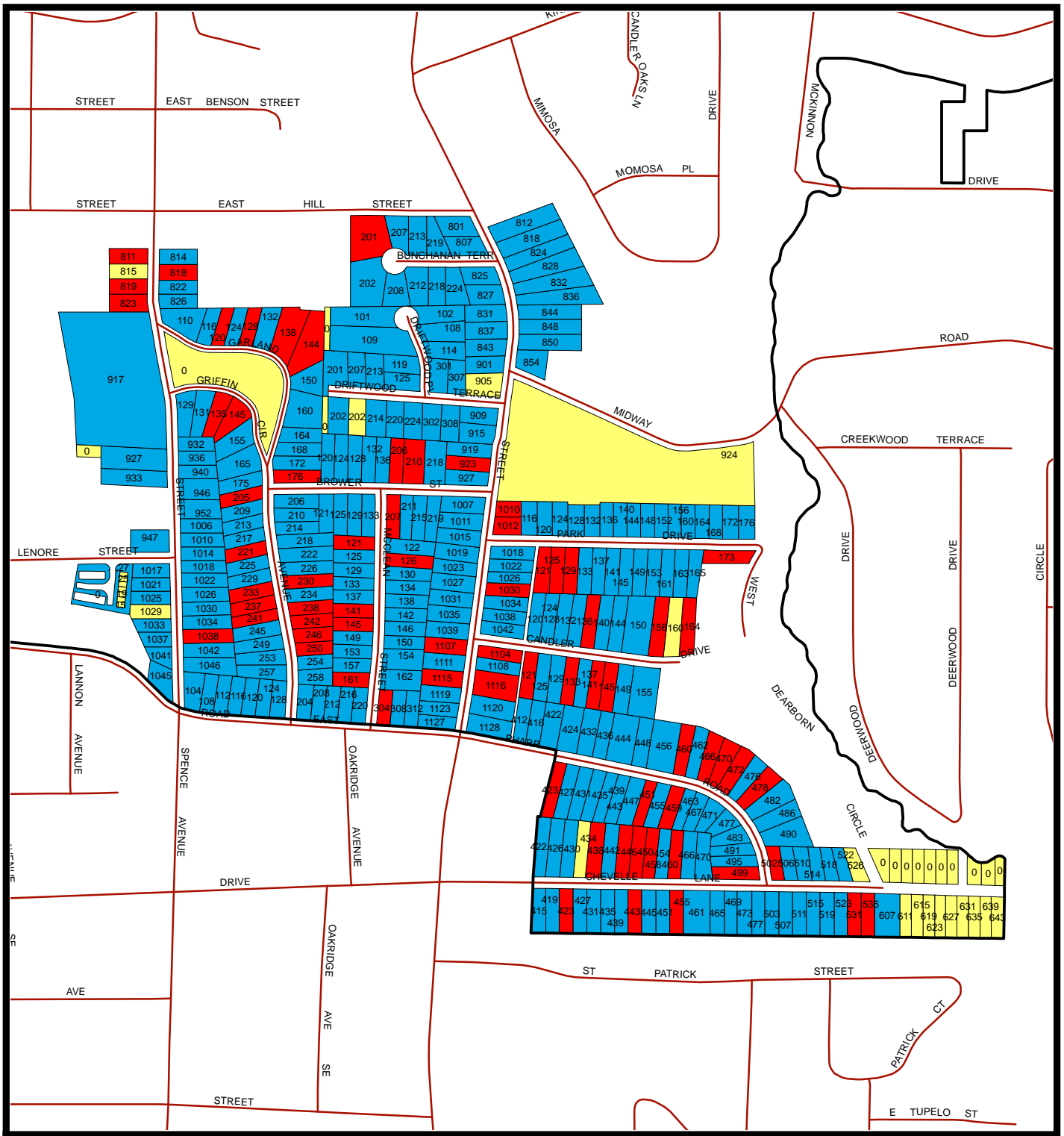
Description of Significance: College Heights is significant in the area of Architecture because of the many excellent examples of the American Small house type, ranches, and English cottages that were popular in the U.S. in the mid-twentieth century. College Heights is also significant in the area of Community Planning and Development as a good example of a mid-twentieth century suburban community of small to modest size houses constructed in



Decatur Historic Resources Survey Neighborhood Summary

a uniform pattern creating a sense of continuity within the neighborhood.

Recommended Historic District Designation: Local Historic District; National Historic District



College Heights

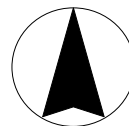
0 250 500 1,000 Feet



Community & Economic Development

509 N. McDonough Street -- P.O. Box 220, Decatur, GA 30031
 (404) 371-8386 Fax: (404) 371-1593 info@decaturga.com

September 1, 2009



STATUS

- Park/Greenspace
- Contributing
- Non-contributing
- Vacant



Decatur Historic Resources Survey Neighborhood Summary

Date: September 1, 2009

Name: Columbia Theological Seminary

Property Type: District

Boundaries: The proposed Columbia Theological Seminary historic district is bounded on the north by Missionary Drive, on the east by South Columbia Drive, on the south by Kirk Road, and the neighborhood of Winnona Park on the west.

Primary Dates of Development: 1940s and 1950s

Physical Description: Columbia Theological Seminary, covering approximately 53 acres, is a cohesive intact campus that includes educational, institutional, and administrative buildings in the center, surrounded by multi-family and single-family residential units. Generally the institutional buildings form the center of the campus, surrounding a wide open central lawn area (Oldenburg Quadrangle). Surrounding the main campus along Kirk Road, Inman Drive, and Missionary Drive, there are a variety of residential units including moderate to large single-family homes, student/faculty residential apartments, and multi-family student/faculty housing.

The Presbyterian seminary was first established in 1828 in Lexington, Georgia, and moved to Columbia, South Carolina in 1830. In 1927, the institution, which was by then known as Columbia Theological Seminary, moved its present Decatur location. The oldest buildings, both built in 1927, are Campbell Hall and Simon-Law Hall. The main period of construction for the remaining main campus buildings and most of the residential units was the 1940s and 1950s. Except for the more recent Harrington Center (1989), all the main campus buildings are designed in the Academic Gothic Revival style, giving the campus a unified cohesive appearance. The houses surrounding the campus were built mainly in the 1940s and 1950s. The most common house type is the American Small, following no academic style. However there are numerous houses with strong characteristics of the English Vernacular Revival style.

Columbia Theological Seminary contains a total of 28 buildings (52.87 acres,) of which 24 (86%) are currently contributing historic properties and four (14%) are non-contributing.

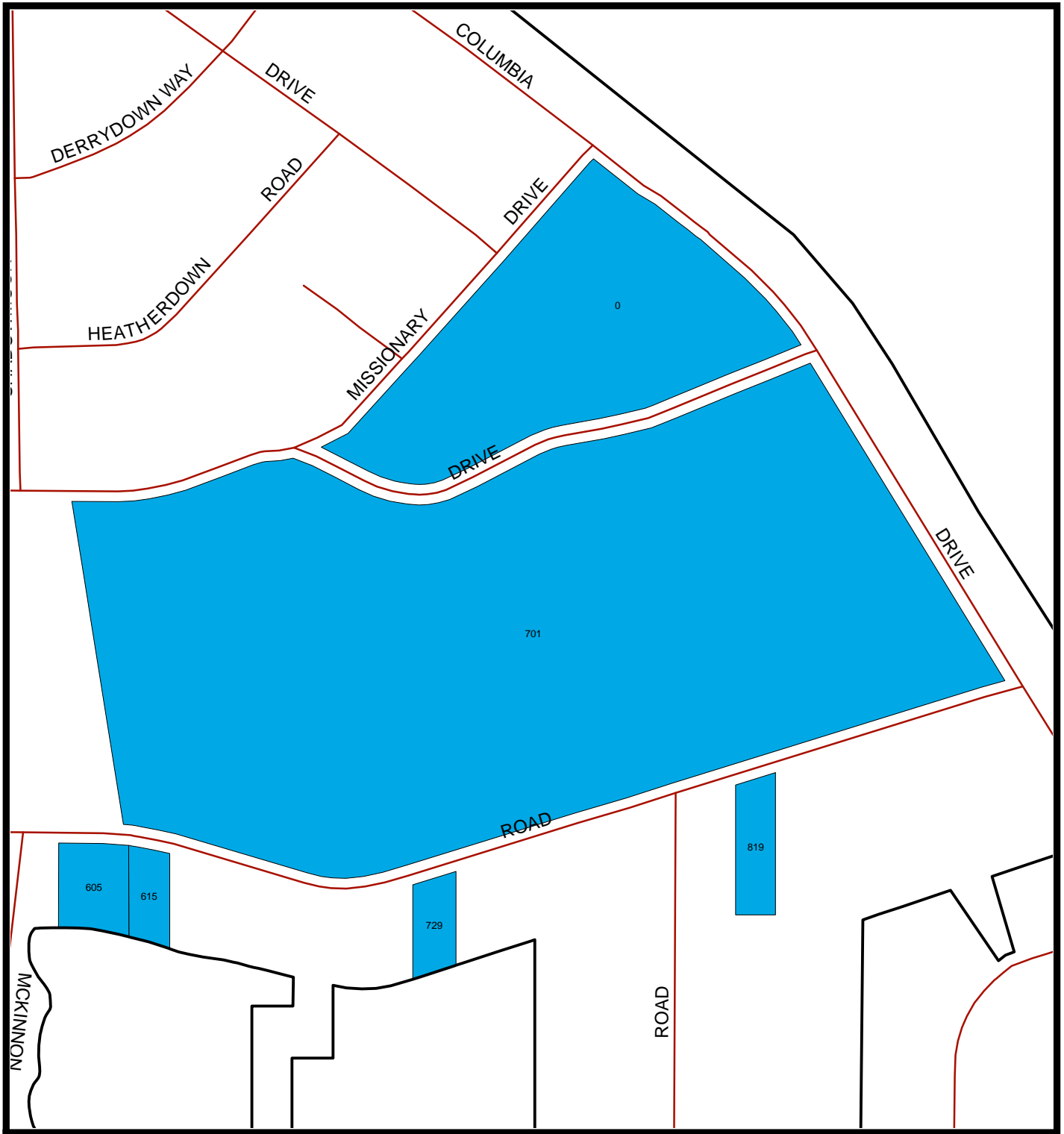
Reason for Significance (National Register of Historic Places Areas of Significance): Architecture, Education, Religion



Decatur Historic Resources Survey Neighborhood Summary

Description of Significance: Columbia Theological Seminary is significant in the area of Architecture because of the excellent examples of the Academic Gothic Revival style buildings in the central campus core, and for numerous examples of American Small houses, many with English Vernacular Revival style elements. It is significant in the area of Education as a regionally significant institute of higher learning, established in 1927 for the education of Presbyterian ministers and laypersons. It is significant in the area of Religion, as a seminary that was founded by the Presbyterian Church in the United States (PCUS) and continues to be associated with that denomination (now in its new configuration as the Presbyterian Church U.S.A.) to the present time.

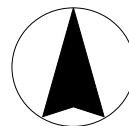
Recommended Historic District Designation: Local Historic District; National Historic District



Columbia Theological Seminary

0 125 250 500 Feet

City of Decatur
 Community & Economic Development
 509 N. McDonough Street -- P.O. Box 220, Decatur, GA 30031
 (404) 371-8386 Fax: (404) 371-1593 info@decaturga.com
 September 1, 2009



STATUS	
	Park/Greenspace
	Contributing
	Non-contributing
	Vacant



Decatur Historic Resources Survey Neighborhood Summary

Date: September 1, 2009

Name: Decatur Heights

Property Type: District

Boundaries: The Decatur Heights area is roughly bounded by Forkner Drive on the north, Winn Way on the east, East Ponce de Leon Avenue on the south, and Glenn Circle/Glendale Avenue on the west.

Primary Dates of Development: Two phases of development: 1940s and 1950s, and 1980s through the present.

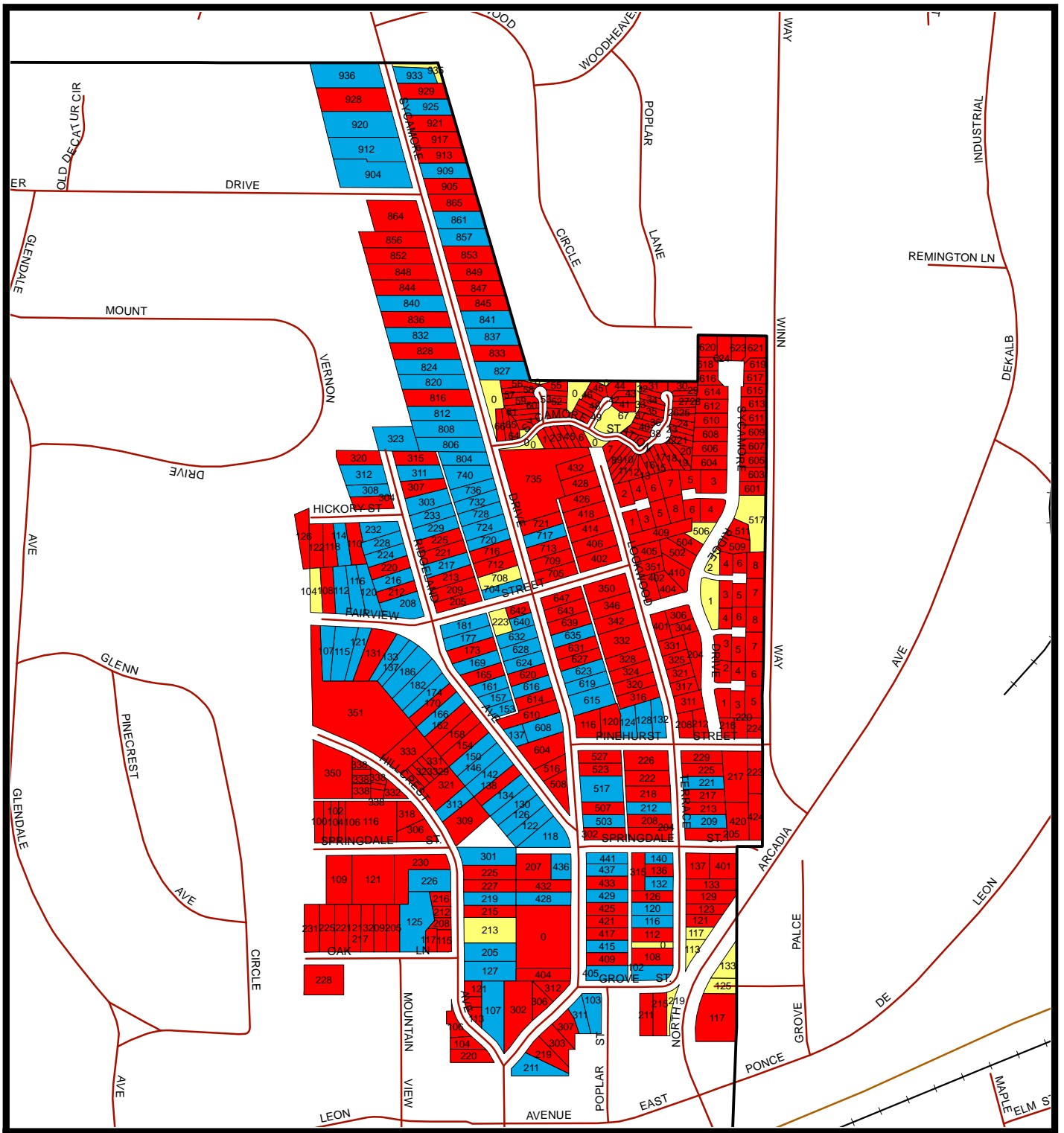
Physical Description: Decatur Heights is a residential area consisting mainly of modest American small houses which were constructed in the early to mid-1900s and recent in-fill houses that are much larger and generally incompatible with the character of the historic houses in the area. Decatur Heights was originally planned for development in the 1920s and 1930s by the Georgia Land and Investment Company. Several houses were built in that time period, but the majority of houses were constructed in the 1940s and 1950s.

Decatur Heights contains 452 parcels (89.9 acres), of which 110 (24.3%) are currently contributing historic properties, 319 (70.6%) are non-contributing, and 23 (5.1%) are vacant. The oldest houses in the neighborhood were constructed in 1920. They consist of a much-altered former bungalow at 170 Ridgeland Avenue, an updated bungalow at 604 Sycamore Drive, and an American Small house with additions at 137 Ridgeland Avenue.

Reason for Significance (National Register of Historic Places Areas of Significance): Not proposed as a historic district

Description of Significance: Not proposed as a historic district

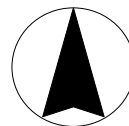
Recommended Historic District Designation: N/A



Decatur Heights

0 312.5 625 1,250 Feet

City of Decatur
 Community & Economic Development
 509 N. McDonough Street -- P.O. Box 220, Decatur, GA 30031
 (404) 371-8386 Fax: (404) 371-1593 info@decaturga.com
 September 1, 2009



STATUS

- Park/Greenspace
- Contributing
- Non-contributing
- Vacant



Decatur Historic Resources Survey Neighborhood Summary

Date: September 1, 2009

Name: Downtown Proposed National Register District

Property Type: District

Boundaries: The proposed Downtown National Register historic district is bounded roughly by East Ponce de Leon Avenue to the north, Commerce Drive to the east, East College Avenue to the south, and North McDonough Street and East Court Square to the west.

Primary Dates of Development: 1870 – 1965

Physical Description: The proposed Downtown National Register District is the historic core of the city, and includes the former railroad depot, the county courthouse, 1930s-1950s commercial storefronts, and early twentieth century neighborhoods, some of which have turned commercial.

The residential neighborhoods center on Barry, East Maple, North Candler, and Pate streets, as well as several houses on Hillyer Place. Barry and North Candler streets have moderately sized houses with uniform setbacks, granite curbs, sidewalks, and mature trees. The earliest houses are the (possibly) c1855 hall-parlor Folk Victorian cottage at 218 Barry Street, and the 1880 single-pen at 220 North Candler Street. However, the majority of houses were built in the early 1900s, and represent a wide variety of house types, including bungalow, gabled-wing, New South, and American Foursquare. Most are vernacular, although the bungalows are typically Craftsman. At 221 North Candler Street is a 1928, two-story apartment building constructed in Spanish Colonial Revival style. Pate Street is mostly modern infill, but retains two American Small houses built in 1920. It is a heavily wooded street, with no curbs or sidewalks. East Maple Street has a modern condominium complex, but has retained 1930s-era American Foursquare houses and bungalows, a few of which have turned commercial. The street retains a few trees, has granite curbing and sidewalks. Hillyer Place has several bungalows built in 1900.

The commercial activities center primarily on East Ponce de Leon Avenue, East Trinity Place, North McDonough Street, East Court Square, East Howard Avenue, East College Avenue, and Church Street. East Ponce de Leon Avenue has predominantly 1930s and 1950s storefronts, with some modern office buildings and a large modern mixed-use (retail on ground floor; condominiums on upper floors) development. East Trinity Place is mostly individual retail and office buildings, a few 1930s and mid-1950s, as well as 1970s-1980s



Decatur Historic Resources Survey Neighborhood Summary

offices. North McDonough Street has 1950s storefronts at its north end (close to the square), but mostly has 1930s bungalows-turned-commercial further south (away from downtown). East Court Square is a short street with the old courthouse on the west, and 1910s to 1950s retail stores on the east side of the street. East Howard Street is home to mostly 1950s commercial buildings, while the section of East College Avenue within the District contains an 1891 storefront and a 1930 multiple-retail strip. Church Street is mixed commercial (1920s-1930s), residential, and numerous residential-turned-commercial bungalows dating from the 1910s. The oldest building on this portion of Church Street is a 1905 gabled-wing house turned commercial (#418). One of the most striking buildings in the District is the 1942 Moderne style Blair-Rutland Building at 215 Church Street, which is listed on the National Register.

The Downtown District contains important landmarks that are integral to the strong sense of community and to the identity of the city as a whole. The 1917 Beaux Art Classical Dekalb County Courthouse (101 East Court Square) anchors the city square and is listed on the National Register of Historic Places. The 1892 railroad depot on East College Avenue is now a popular restaurant. The Pythagoras Lodge No. 41 of Free and Accepted Masons, a 1924 Italian Renaissance Revival style building at 106 East Ponce de Leon Avenue, is also on the National Register, as is the former U.S. Post Office at 141 East Trinity Place, a 1935 Stripped Classical style building that now houses a favorite confectionery. The 1926 Neoclassical Revival City Hall building at 509 North McDonough Street is the center of city government activities, and the original 1965 Decatur High School building brings students and parents to the downtown area. The 1950 Neoclassical Revival main branch of the Dekalb County Library (215 Sycamore Street), the c1955 International style City of Decatur Recreation Center (231 Sycamore Street), and the 1958 International style Fire Station Number 1 (230 East Trinity Place) are other significant downtown buildings.

The Downtown District also contains three historic church buildings. The oldest is the 1899 Romanesque Revival style chapel of the Decatur First United Methodist Church at 318 Sycamore Street. Next in age is the 1951 Gothic Revival style Decatur Presbyterian Church main sanctuary at 207 Sycamore Street. At 300 East Ponce de Leon Avenue is the 1962 Greek Revival main sanctuary of Decatur First United Methodist Church.

The Downtown Proposed National Register District contains 200 parcels, of which 100 (50%) are currently contributing historic properties, 63 (31.5%) are non-contributing, and 37 (18.5%) are vacant. The district has mainly retained its historic character, but currently infill development is beginning to threaten its integrity.



Decatur Historic Resources Survey Neighborhood Summary

Reason for Significance (National Register of Historic Places Areas of Significance): Architecture, Commerce, Community Planning and Development, Politics and Government

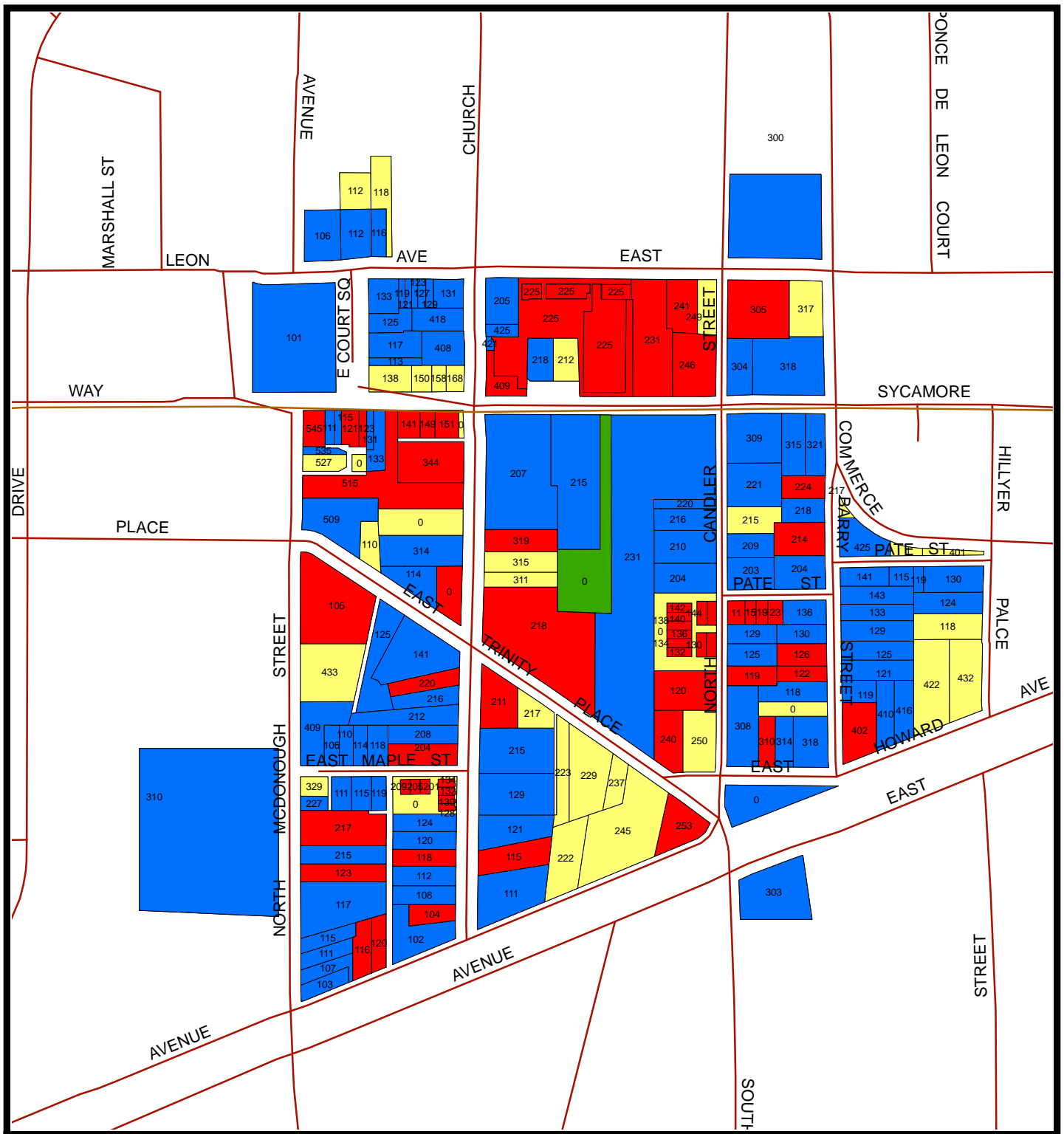
Description of Significance: The Downtown District is significant in the area of Architecture for its collection of good, representative examples of commercial building styles and types typical of small Georgia towns in the early to mid-twentieth century; for its community landmark buildings; and its collection of good, representative examples of residential building styles and types typical of small Georgia towns in the late nineteenth to early twentieth centuries.

The Downtown District is significant in the area of Commerce as the historic commercial center of Decatur and Dekalb County. It was the principal center of commercial activity in the county.

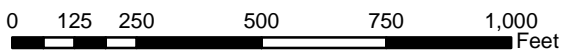
The Downtown District is also significant in the area of Community Planning and Development as a good example of a nineteenth century railroad town and county seat. It demonstrates the typical patterns of development with the courthouse and square as the historic locus, principal streets with commercial and religious buildings closer in, gradually transitioning to residential neighborhoods further from the city center.

The Downtown District is also significant in the area of Politics and Government as the county seat of Dekalb County and because of the presence of buildings directly related to activities and events associated with city, county, and federal governments.

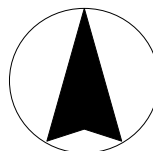
Recommended Historic District Designation: Local Historic District; National Historic District



Downtown Proposed National Register District



City of Decatur
 Community & Economic Development
 509 N. McDonough Street -- P.O. Box 220, Decatur, GA 30031
 (404) 371-8386 Fax: (404) 371-1593 info@decaturga.com
 September 1, 2009



STATUS	
	Park/Greenspace
	Contributing
	Non-Contributing
	Vacant



Decatur Historic Resources Survey Neighborhood Summary

Date: September 1, 2009

Name: East Ponce de Leon Corridor

Property Type: District

Boundaries: The proposed East Ponce de Leon Corridor historic district consists mainly of residences on both the north and south sides East Ponce de Leon Avenue, from North Arcadia Avenue on the east to Commerce Drive on the west. Two short streets extending north from East Ponce de Leon Avenue, Mountain View Street and Poplar Street, are included in the district.

Primary Dates of Development: 1920s – 1930s

Physical Description: The residences in the East Ponce de Leon Avenue corridor consist primarily of American Small houses, bungalows, and English cottages. Though most follow no academic style, there are many excellent examples of the English Vernacular Revival style. Most of the houses were built in the 1920s and 1930s, and reflected the styles popular in the United States at the time: bungalows and English cottages. The busy traffic corridor of East Ponce de Leon Avenue is the main east-west street through the neighborhood. Also in the neighborhood are several multi-family units, a school (Glennwood Academy), a church (Holy Trinity Episcopal), and the Avondale MARTA station, located just southeast of the neighborhood at 917 East Ponce de Leon Avenue. In addition to the main corridor, there are two cross streets in the neighborhood, Mountain View Street and Poplar Street, on which most of the American Small houses are located.

The East Ponce de Leon Corridor contains 95 parcels, of which 76 (80%) are currently contributing historic properties, 17 (17.9%) are non-contributing, and two (2.1%) are vacant. The oldest house in the neighborhood is a wood bungalow built in 1920 and is located at 803 East Ponce de Leon Avenue.

Reason for Significance (National Register of Historic Places Areas of Significance): Architecture, Community Planning and Development

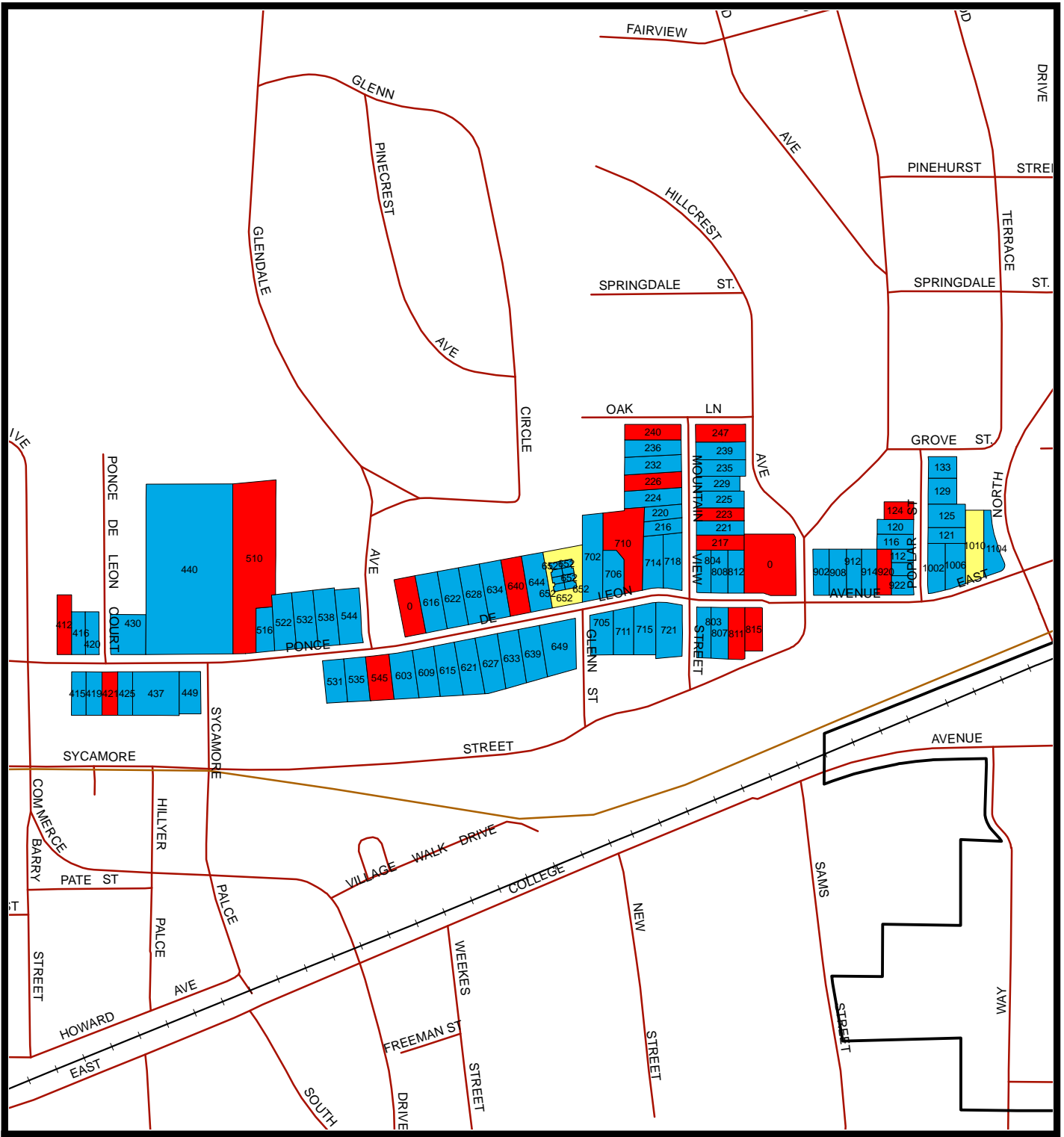
Description of Significance: The East Ponce de Leon Corridor is significant in the area of Architecture because of the many excellent examples of American Small houses, bungalows, and English cottages. Of special note are the many houses with strong elements of the English Vernacular Revival style, which give the area a sense of continuity.



Decatur Historic Resources Survey Neighborhood Summary

The East Ponce de Leon Corridor is also significant in the area of Community Planning and Development as an example of a common growth pattern in the early 1900s in the United States. As smaller cities and towns began to grow, residential development spread outward from the central city core along major traffic routes.

Recommended Historic District Designation: Local Historic District; National Historic District



East Ponce de Leon Corridor

0 250 500 1,000 Feet



Community & Economic Development

509 N. McDonough Street -- P.O. Box 220, Decatur, GA 30031
(404) 371-8386 Fax: (404) 371-1593 info@decaturga.com

September 1, 2009



STATUS

- Park/Greenspace
- Contributing
- Non-contributing
- Vacant



Decatur Historic Resources Survey Neighborhood Summary

Date: September 1, 2009

Name: Glennwood Estates

Property Type: District

Boundaries: The proposed Glennwood Estates historic district is bordered roughly by Forkner Drive on the north, the Decatur Heights area to the east, East Ponce de Leon Avenue to the south and Glendale Avenue to the west.

Primary Dates of Development: 1930s and 1940s

Physical Description: Glennwood Estates is a residential neighborhood consisting of a main north-south street, Glendale Avenue, with two curvilinear cross streets, Mount Vernon Drive and Glenn Circle. Most of the development in the neighborhood occurred during the 1930s and 1940s, and the two prevailing house types found in Glennwood Estates are American Small houses and English cottages. Most of the houses follow no academic style, though there are many with excellent examples of the English Vernacular Revival style. The neighborhood has a strong sense of cohesiveness, with uniform rectangular lots, deep set-backs, slightly hilly terrain with mature trees, and curvilinear street patterns. For the most part, the neighborhood has retained its historic character but the construction of newer in-fill houses may threaten the historic fabric of the neighborhood.

Glennwood Estates contains 235 parcels (106.2 acres), of which 185 (78.7%) are currently contributing historic properties, 42 (17.9%) are non-contributing, and eight (3.4%) are vacant. The oldest houses in the neighborhood were built in 1928: 124 Glendale Avenue is a brick English cottage, and 216 Glendale Avenue is an English Vernacular Revival gabled-wing cottage.

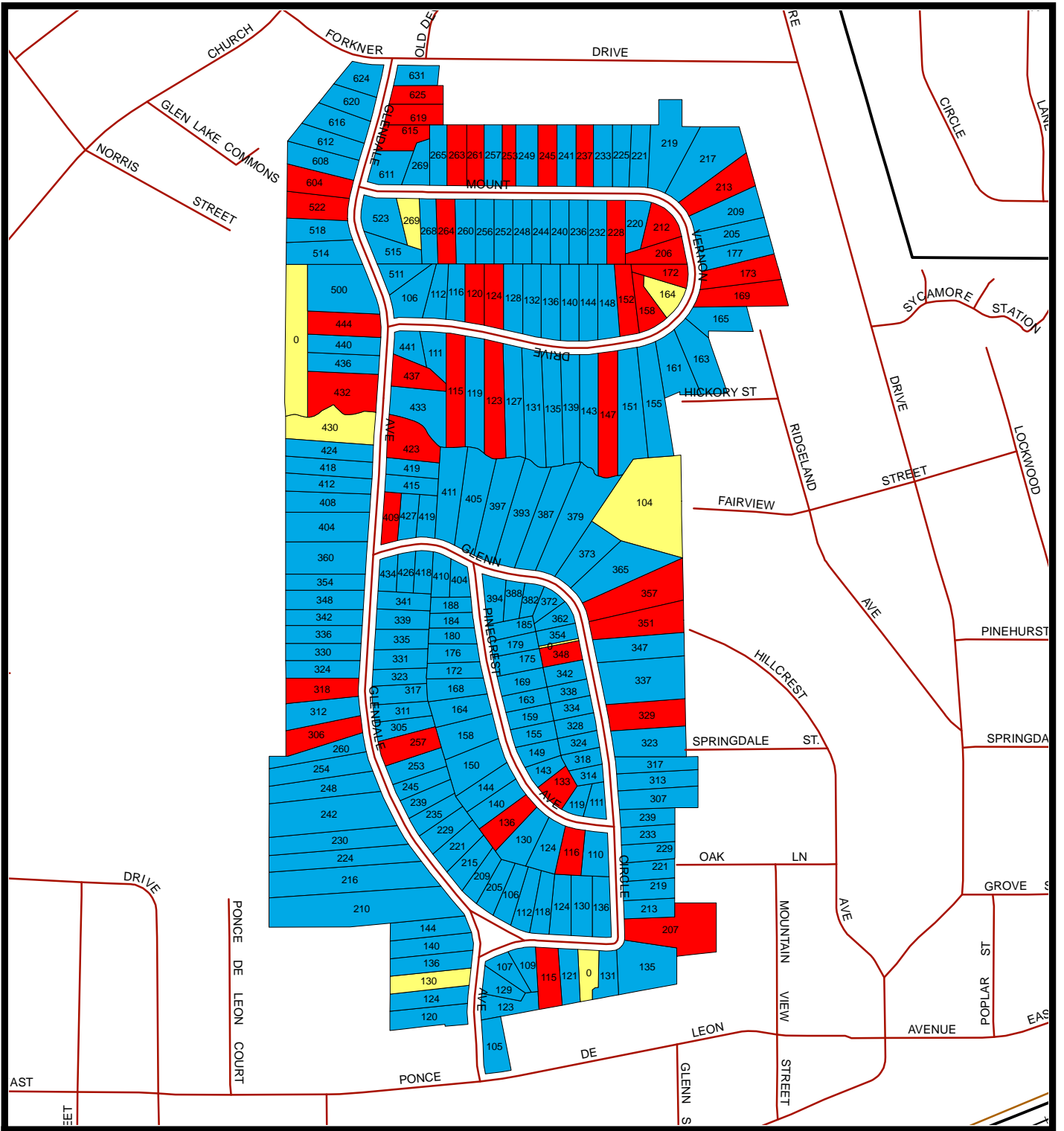
Reason for Significance (National Register of Historic Places Areas of Significance): Architecture, Community Planning and Development

Description of Significance: Glennwood Estates is significant in the area of Architecture because of the many excellent examples of American small houses and English cottages, many with strong elements of the English Vernacular Revival style. Glennwood Estates is also significant in the area of Community Planning and Development as an excellent example of an early planned neighborhood constructed in the early twentieth-century.



Decatur Historic Resources Survey Neighborhood Summary

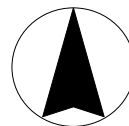
Recommended Historic District Designation: Local Historic District; National Historic District



Glennwood Estates

0 250 500 1,000 Feet

City of Decatur
 Community & Economic Development
 509 N. McDonough Street -- P.O. Box 220, Decatur, GA 30031
 (404) 371-8386 Fax: (404) 371-1593 info@decaturga.com
 September 1, 2009



STATUS

- Park/Greenspace
- Contributing
- Non-contributing
- Vacant



Decatur Historic Resources Survey Neighborhood Summary

Date: September 1, 2009

Name: Great Lakes

Property Type: District

Boundaries: The proposed Great Lakes historic district is bounded roughly by Lucerne and Champlain streets on the north, Church Street on the east, Erie Avenue to the south, Superior Avenue on the west.

Primary Dates of Development: 1920s – 1940s

Physical Description: Great Lakes is a continuous integrated residential neighborhood located between the north-south corridors of Superior Avenue and Church Street. The street patterns within the neighborhood are winding and curvilinear which result in a number of unusually shaped parcels, giving the neighborhood a unique character. The houses constructed during the peak of development were mainly American Small houses, bungalows, and English cottages. The dominant styles in the neighborhood are English Vernacular Revival and Craftsman. The neighborhood retains a high level of continuity and its historic character has remained relatively intact. Since 1960, there have only been 24 new houses built in the neighborhood and the renovations to the earlier houses have mainly been compatible with the historic fabric of the neighborhood.

Great Lakes contains 225 parcels (66.9 acres), of which 138 (61%) are currently contributing historic properties, 80 (36%) are non-contributing, and seven (3%) are vacant. The oldest house in the neighborhood, built in 1900, is located at 115 Michigan Avenue.

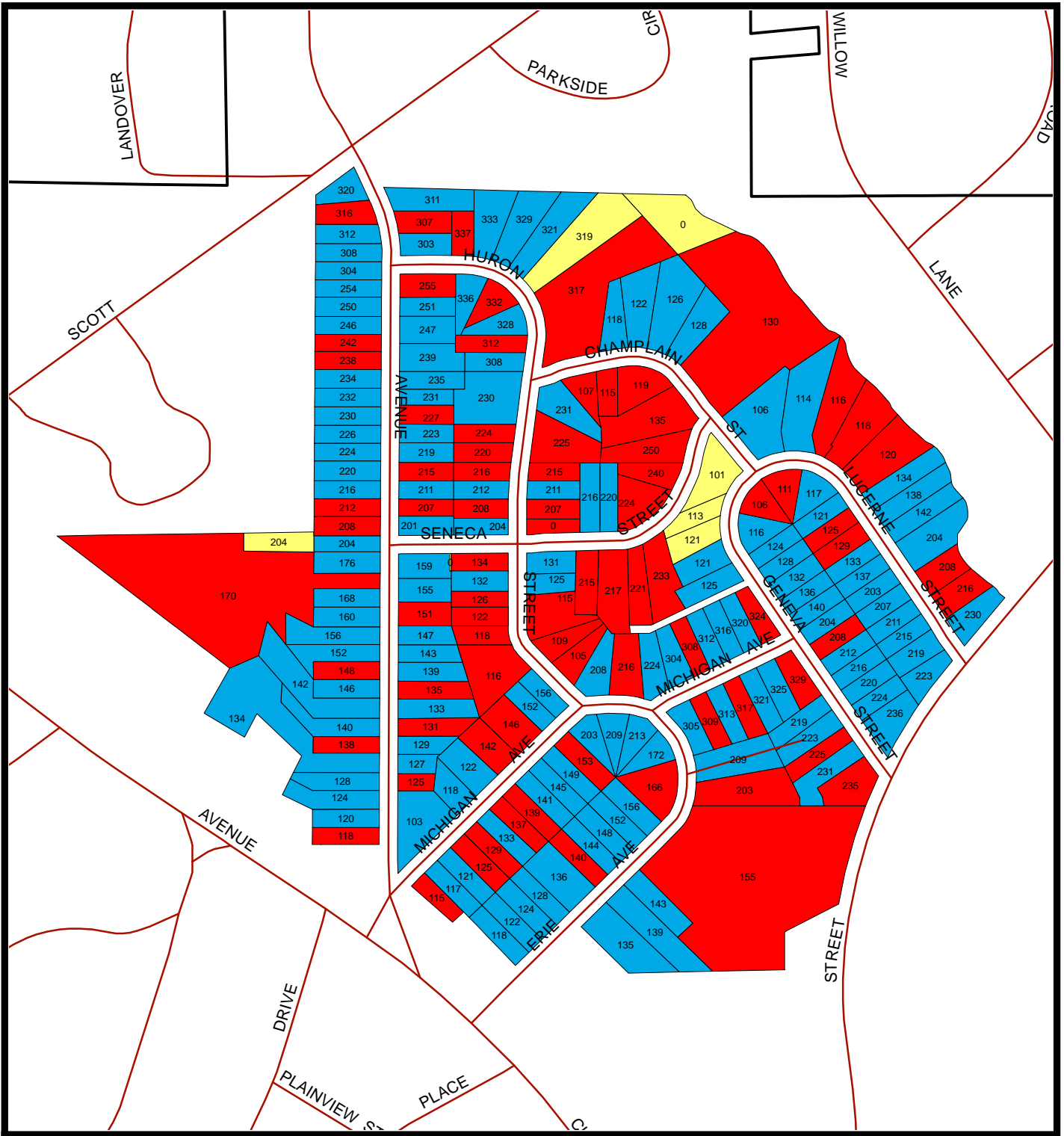
Reason for Significance (National Register of Historic Places Areas of Significance): Architecture, Community Planning and Development

Description of Significance: Great Lakes is significant in the area of Architecture for containing excellent examples of American Small houses, bungalows, and English cottages, many of which retain distinctive elements of Craftsman and English Vernacular Revival styles. Great Lakes is also significant in the area of Community Planning and Development, as an excellent example of a planned garden style suburb, which was popular in the U.S. in the early twentieth century. Typical of garden style suburbs are curving streets, irregular lot shapes, landscaped lawns, and picturesque revival style architecture.



Decatur Historic Resources Survey Neighborhood Summary

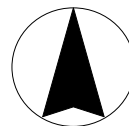
Recommended Historic District Designation: Local Historic District; National Historic District



Great Lakes

0 250 500 1,000 Feet

City of Decatur
 Community & Economic Development
 509 N. McDonough Street -- P.O. Box 220, Decatur, GA 30031
 (404) 371-8386 Fax: (404) 371-1593 info@decaturga.com
 September 1, 2009



STATUS

- Park/Greenspace
- Contributing
- Non-contributing
- Vacant



Decatur Historic Resources Survey Neighborhood Summary

Date: September 1, 2009

Name: Greenwood-Pattillo-Howard

Property Type: District

Boundaries: The proposed Greenwood-Pattillo-Howard historic district is roughly bounded by Greenwood Circle to the north and west, Pattillo Way to the east, and West Howard Avenue to the south.

Primary Dates of Development: 1910s – 1940s

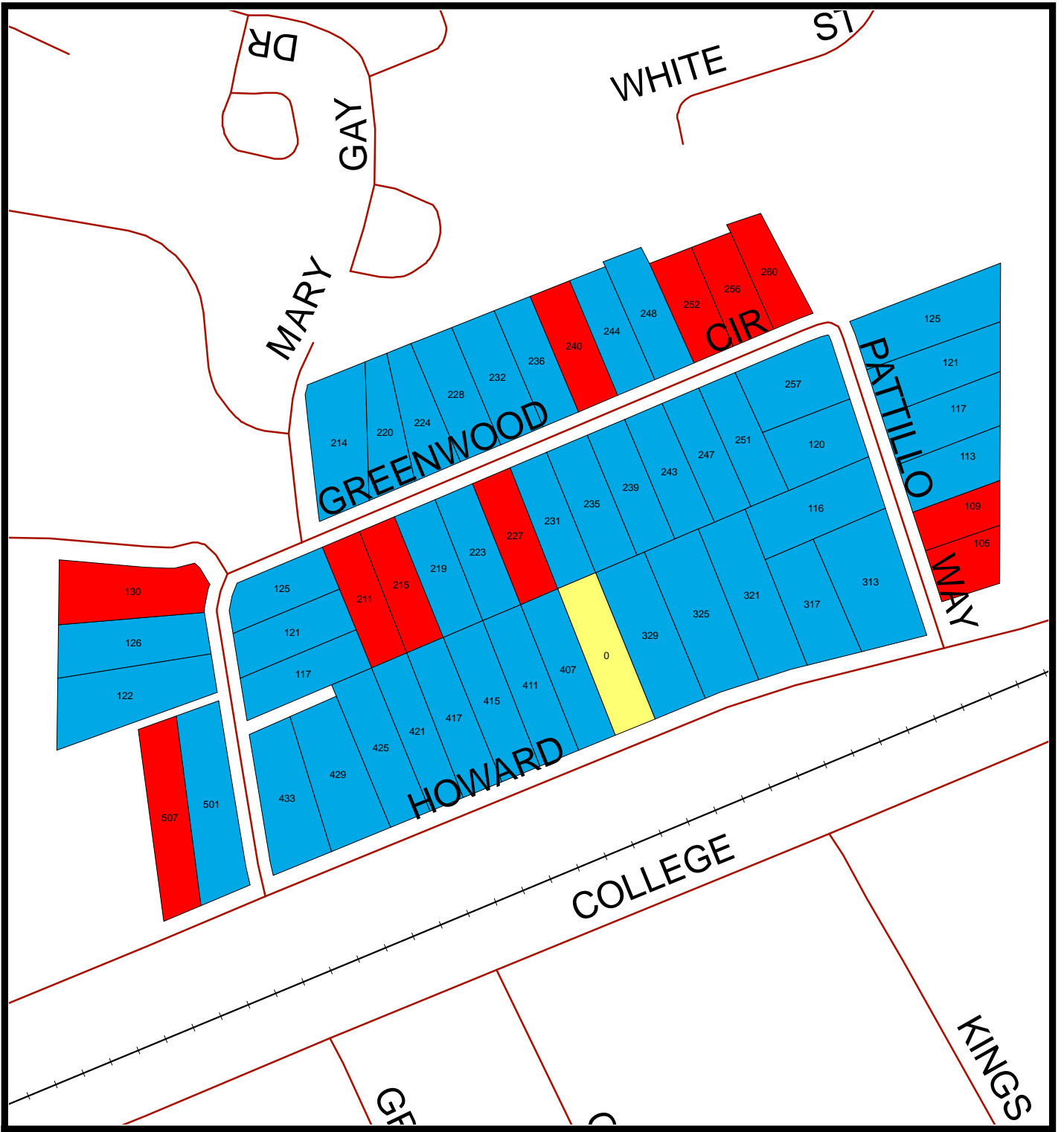
Physical Description: Greenwood-Pattillo-Howard is a small, eleven-acre historic district set amid extensive modern developments. This remnant of older development contains numerous intact historic resources, including several particularly finely crafted craftsman bungalows. Its primary dates of development were in the 1910s and 1920s, with a subsequent construction boom in the 1940s. It has been largely untouched since then. The pattern of development it saw in its early years has left it with a combination of American Small houses and bungalows, most of which have no academic style.

Greenwood-Pattillo-Howard contains 54 parcels, of which 42 (77.8%) are currently contributing historic properties, 11 (20.4%) are non-contributing, and one (1.9%) is vacant. The oldest houses in the neighborhood are all Craftsman bungalows built in 1910, and are located at 224 Greenwood Circle, and 421 and 425 West Howard Avenue.

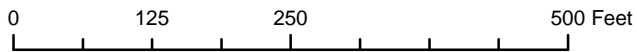
Reason for Significance (National Register of Historic Places Areas of Significance): Architecture, Community Planning and Development

Description of Significance: Greenwood-Pattillo-Howard is significant in the area of Architecture for containing numerous examples of early twentieth century housing, including several fine examples of craftsman bungalows. It is significant in the area of Community Planning and Development for illustrating the pattern of development that Decatur saw in its early years, prior to the surrounding modern development being constructed.

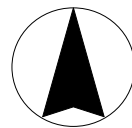
Recommended Historic District Designation: Local Historic District; National Historic District



Greenwood-Pattillo-Howard



City of Decatur
 Community & Economic Development
 509 N. McDonough Street -- P.O. Box 220, Decatur, GA 30031
 (404) 371-8386 Fax: (404) 371-1593 info@decaturga.com
 September 1, 2009



STATUS	
	Park/Greenspace
	Contributing
	Non-contributing
	Vacant



Decatur Historic Resources Survey Neighborhood Summary

Date: September 1, 2009

Name: Lenox Place

Property Type: District

Boundaries: The proposed Lenox Place historic district is roughly bounded by Emerson Avenue to the north, Drexel Avenue and Lansdowne Avenue to the east, West Howard Avenue to the south, and Melrose Avenue to the west.

Primary Dates of Development: 1910s – 1920s

Physical Description: Lenox Place is a small residential area consisting of two parallel streets with cross streets running between. Its primary construction period was in the 1910s and 1920s, but with subsequent minor construction booms in the 1940s and 1950s, and again in the 1980s and 1990s. As a result of this pattern, the primary contributing historic buildings are bungalows from the 1910s and 1920s, and American Small houses from the 1940s and 1950s. Very few of the houses follow any academic style, but those that do are Craftsman. The neighborhood is heavily shaded, and the lots are small and regular, oriented east-west along Drexel, Melrose, and Lansdowne avenues. There are no commercial properties in the neighborhood.

Lenox Place contains 210 parcels, of which 125 (59.5%) are currently contributing historic properties, 71 (33.8%) are non-contributing, and 14 (6.7%) are vacant. The six oldest houses in the neighborhood were all built in 1910. Five are located on Melrose Avenue (214, 218, 222, 234, 323), while the sixth is 803 West Howard Avenue. All are bungalows, except 234 Melrose Avenue, which is a gabled-wing cottage. Also in Lenox Place is the only Lustron house in the City of Decatur. The 1949 Farmer Lustron House is located at 513 Drexel Avenue, and is listed on the National Register of Historic Places.

Reason for Significance (National Register of Historic Places Areas of Significance):
Architecture, Community Planning and Development

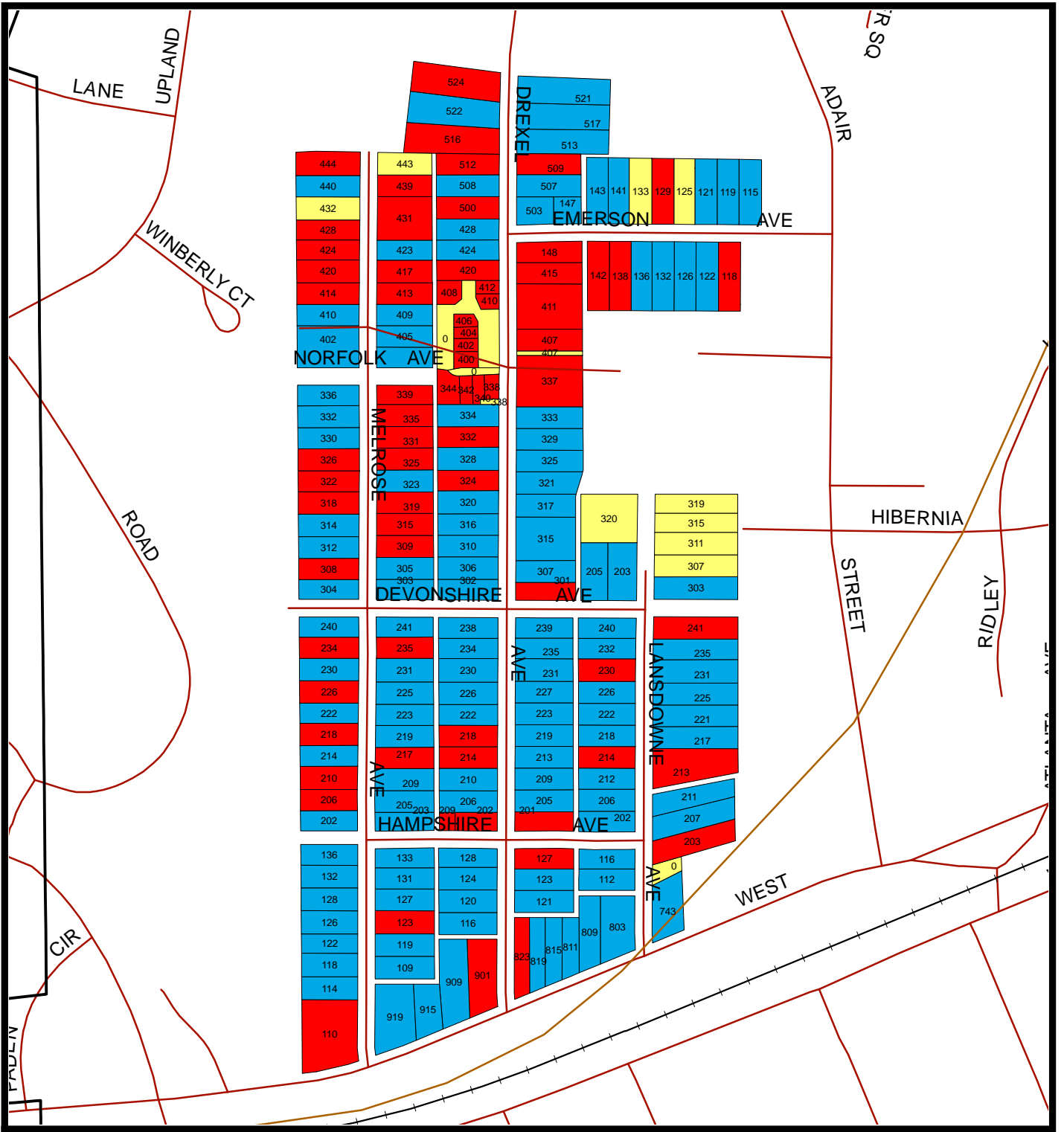
Description of Significance: Lenox Place is significant in the area of Architecture for containing a variety of building types and styles, most notably many fine examples of Craftsman bungalows. It is also significant in the area of Community Planning and Development as a good example of an early twentieth century planned suburban community. It features such common characteristics as gridded streets and consistent lot



Decatur Historic Resources Survey Neighborhood Summary

size and setbacks. These characteristics give the community a unified appearance.

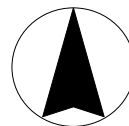
Recommended Historic District Designation: Local Historic District; National Historic District



Lenox Place

0 250 500 1,000 Feet

City of Decatur
 Community & Economic Development
 509 N. McDonough Street -- P.O. Box 220, Decatur, GA 30031
 (404) 371-8386 Fax: (404) 371-1593 info@decaturga.com
 September 1, 2009



STATUS

- Park/Greenspace
- Contributing
- Non-contributing
- Vacant



Decatur Historic Resources Survey Neighborhood Summary

Date: September 1, 2009

Name: Medlock-North Decatur

Property Type: District

Boundaries: The Medlock-North Decatur area is located roughly between North Decatur Road on the north, Church Street on the southeast, and Clairemont Avenue on the southwest. The main streets running through the area are North Decatur Road, Scott Boulevard, and Church Street.

Primary Dates of Development: Two primary phases: 1930s – 1950s, and 2000s

Physical Description: The Medlock-North Decatur area is residential, comprised mainly of single-family houses and a number of recent multi-family units. Partly because the neighborhood is divided by the busy thoroughfares of Scott Boulevard and Church Street, there is not a high degree of neighborhood cohesiveness. The historic houses are mainly American Small and ranch type houses, which follow no academic style.

Medlock-North Decatur contains 434 total parcels (136 acres), of which 133 (30.6%) would be considered contributing historic properties, 203 (46.8%) are non-contributing, and 98 (22.6%) are vacant. There were two distinct periods of development; 176 of the houses were built in the mid-twentieth century and 100 have been built since 2000. The oldest house in the area, an American Foursquare house type, was built in 1920 and is located at 422 Superior Avenue.

Reason for Significance (National Register of Historic Places Areas of Significance): Not proposed as a historic district

Description of Significance: Not proposed as a historic district

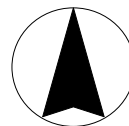
Recommended Historic District Designation: N/A



Medlock - North Decatur

0 500 1,000 2,000 Feet

City of Decatur
 Community & Economic Development
 509 N. McDonough Street -- P.O. Box 220, Decatur, GA 30031
 (404) 371-8386 Fax: (404) 371-1593 info@decaturga.com
 September 1, 2009



STATUS

- Park/Greenspace
- Contributing
- Non-contributing
- Vacant



Decatur Historic Resources Survey Neighborhood Summary

Date: September 1, 2009

Name: Oakhurst

Property Type: District

Boundaries: The proposed Oakhurst historic district is roughly bounded by West College Avenue to the north. Forming the eastern boundary are Greenwood Avenue, South McDonough Street between Oakview Road and West Benson Street, and McKoy Street from West Benson Street to West Pharr Road. The southern boundary is formed roughly by West Pharr Road, Gordon Street, and Northern Street. Mellrich Avenue forms most of the western boundary.

Primary Dates of Development: 1910s – 1940s.

Physical Description: Oakhurst is a residential neighborhood consisting primarily of Craftsman bungalows and American Small houses which follow no academic style. Interspersed throughout the neighborhood are several neighborhood commercial districts, most notably at the intersection of East Lake Drive and Oakview Road, and along College Avenue. It is a heavily wooded neighborhood spanning 346 acres. It contains 1384 parcels, of which 854 (61.7%) are currently contributing historic properties, 413 (29.8%) are non-contributing and 117 (8.5%) are vacant. Oakhurst has no consistent road pattern, with two separate street grid patterns, each of which is bisected by multiple roads which follow no grid at all. The oldest building, a wood-sided Queen Anne house located at 350 West Hill Street, was built in 1880. Other significant houses in Oakhurst include the “castle” style building at 138 Fayetteville Road, constructed in 1900, and a two-story Victorian house at 303 Fifth Avenue built circa 1880. However, the neighborhood’s primary construction boom spanned from the 1910s to the 1940s. There has been another construction boom occurring since 2000, which has resulted in substantial loss of historic fabric.

Reason for Significance (National Register of Historic Places Areas of Significance):
Architecture, Community Planning and Development

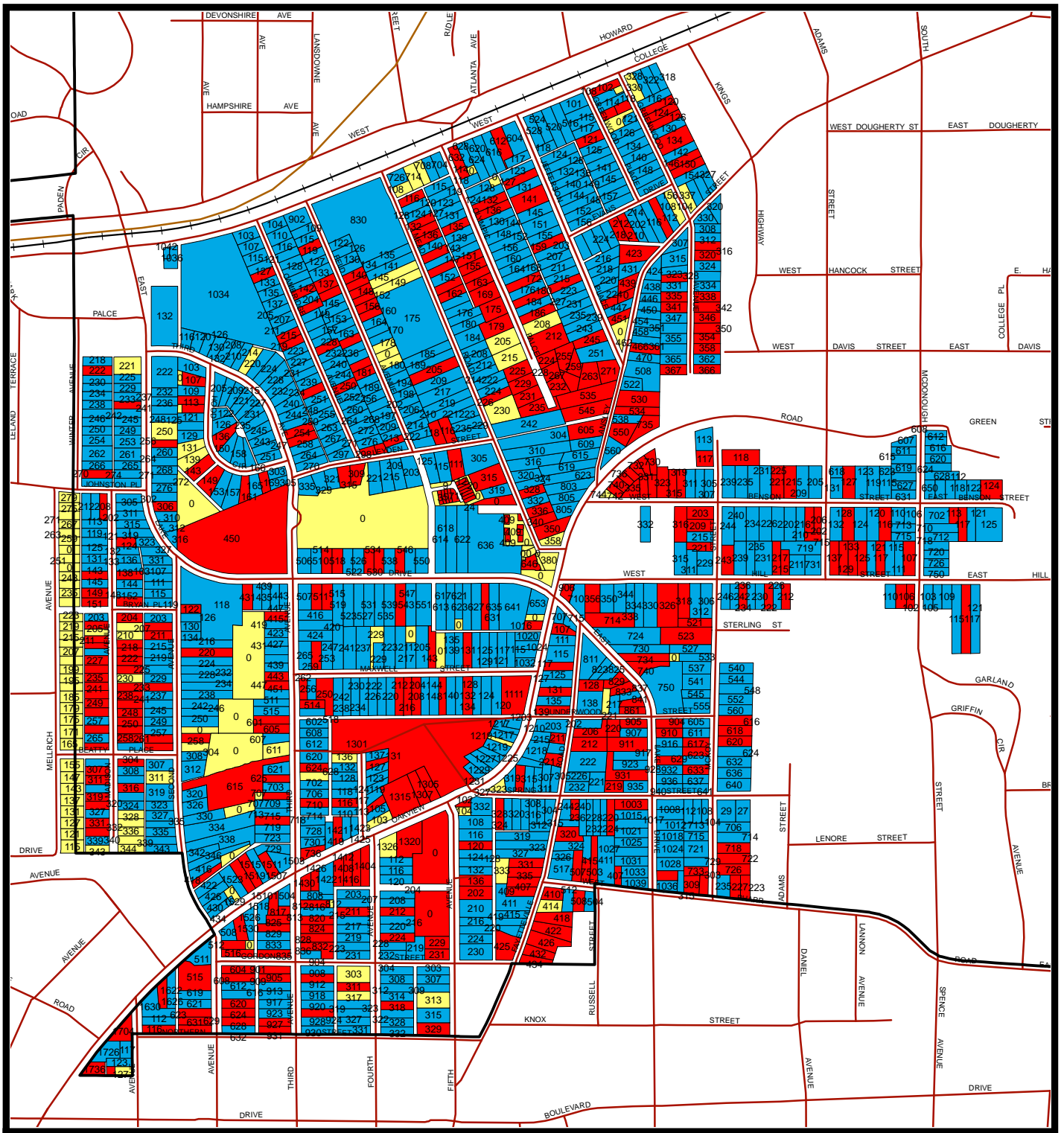
Description of Significance: Oakhurst is significant in the area of Architecture as an excellent example of Craftsman architecture. Oakhurst contains some of the most distinctive examples of the Craftsman style in the city of Decatur. The buildings are generally of a high quality and exhibit a variety of distinctive design elements. Oakhurst is also significant in the area of Community Planning and Development as a good example of



Decatur Historic Resources Survey Neighborhood Summary

an early twentieth century suburban community. It features such common characteristics as gridded streets, consistent lot size and setbacks, street tree plantings and landscaped lawns, which give the community a unified appearance. As the neighborhood extends away from downtown, it also illustrates the transition from the earlier, more individualized Craftsman houses to the later, more uniform American Small houses and eventually ranch houses.

Recommended Historic District Designation: Local historic district; national historic district



Oakhurst

0 375 750 1,500 Feet

City of Decatur
 Community & Economic Development
 509 N. McDonough Street -- P.O. Box 220, Decatur, GA 30031
 (404) 371-8386 Fax: (404) 371-1593 info@decaturga.com
 September 1, 2009



STATUS

- Park/Greenspace
- Contributing
- Non-contributing
- Vacant



Decatur Historic Resources Survey Neighborhood Summary

Date: September 1, 2009

Name: Parkwood

Property Type: District

Boundaries: The proposed Parkwood historic district roughly consists of Pinetree Drive to the north, Melrose Avenue to the east, and the City of Decatur city limits to the west. East Parkwood Road is the southernmost street.

Primary Dates of Development: 1950s

Physical Description: Parkwood is a mid-twentieth century neighborhood on the western border of Decatur, with a portion inside the city limits and another outside. The boundaries proposed are those inside the city limits. The majority of the houses in the neighborhood were constructed in the 1950s, although there are a few earlier houses along West Ponce de Leon Avenue. Most houses are single story brick ranches. The ranch houses on East Parkwood Road are particularly large and well-detailed examples of the type. Houses on Upland Road are more varied in style and type, including many revival styles. The lot sizes are substantially larger and deeper than is typical for Decatur and the streets are curvilinear, which is typical of a mid-twentieth century ranch subdivision. Houses are set deeply back from the street, and front lawns are largely clear of vegetation other than grass. Back yards, however, are full of mature trees, giving the neighborhood a wooded atmosphere.

Parkwood contains 128 parcels, of which 102 (79.7%) are currently contributing historic properties, 21 (16.4%) are non-contributing, and five (3.9%) are vacant. The oldest building in the neighborhood, a brick Georgian house, was built in 1923 and is located at 815 West Ponce de Leon Avenue.

Reason for Significance (National Register of Historic Places Areas of Significance):
Architecture, Community Planning and Development

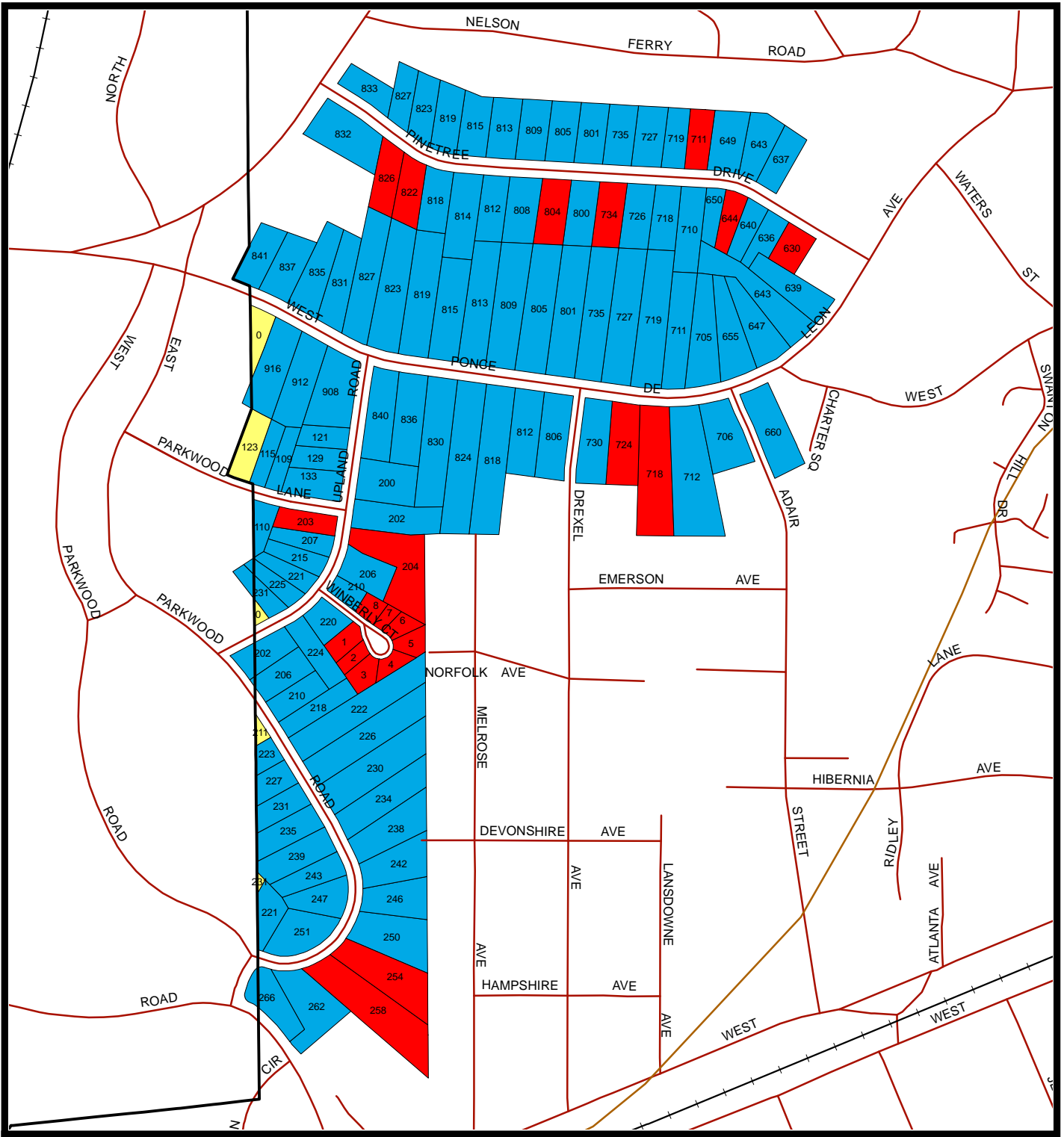
Description of Significance: Parkwood is significant in the area of Architecture for containing numerous examples of mid-twentieth century housing, most notably a substantial number of ranch houses. Many of these ranch houses are particularly large and well designed. It is significant in the area of Community Planning and Development as an example of a mid-twentieth century ranch neighborhood. Typical features of this



Decatur Historic Resources Survey Neighborhood Summary

neighborhood type include large, deep suburban-style lots, heavily wooded back yards, minimally planted front lawns, driveways with carports and garages, and curving streets.

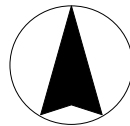
Recommended Historic District Designation: Local Historic District; National Historic District



Parkwood

0 250 500 1,000 Feet

City of Decatur
 Community & Economic Development
 509 N. McDonough Street -- P.O. Box 220, Decatur, GA 30031
 (404) 371-8386 Fax: (404) 371-1593 info@decaturga.com
 September 1, 2009



STATUS	
	Park/Greenspace
	Contributing
	Non-contributing
	Vacant



Decatur Historic Resources Survey Neighborhood Summary

Date: September 1, 2009

Name: South Candler Street-Agnes Scott National Register District

Property Type: District

Boundaries: The South Candler/Agnes Scott Historic District consists of the Agnes Scott College campus and its affiliated surrounding properties. It is roughly bounded by College Avenue to the north, South Candler Street to the east, East Hill Street and East Davis Street to the south and South McDonough Street to the west.

Primary Dates of Development: 1880s – 1960s

Physical Description: Agnes Scott College and its surroundings are good examples of late nineteenth and early twentieth century design and development. The college campus dates to 1889. It consists of Gothic Revival style buildings arranged around one major quadrangle, facing East College Avenue, and several smaller quadrangles. These greens are landscaped with planting areas and mature hardwood trees. Buildings are constructed of brick and many of them have porches or colonnades facing the open spaces. Numerous prominent architectural firms contributed to the design of the campus throughout its history.

The neighborhood along South Candler Street dates to the same period as the campus and contains fine examples of Craftsman architecture, as well as several later examples of revival styles, including Colonial Revival, English Vernacular Revival, Federal Revival, and Folk Victorian. The neighborhood has a dense tree cover and the lots are relatively large, especially closer to the campus. As the houses move away from the campus, they become slightly smaller and less ornate, a result of subdivision of earlier lots.

Reason for Significance (National Register of Historic Places Areas of Significance): Architecture, Education, Landscape Architecture, Religion, Women's History

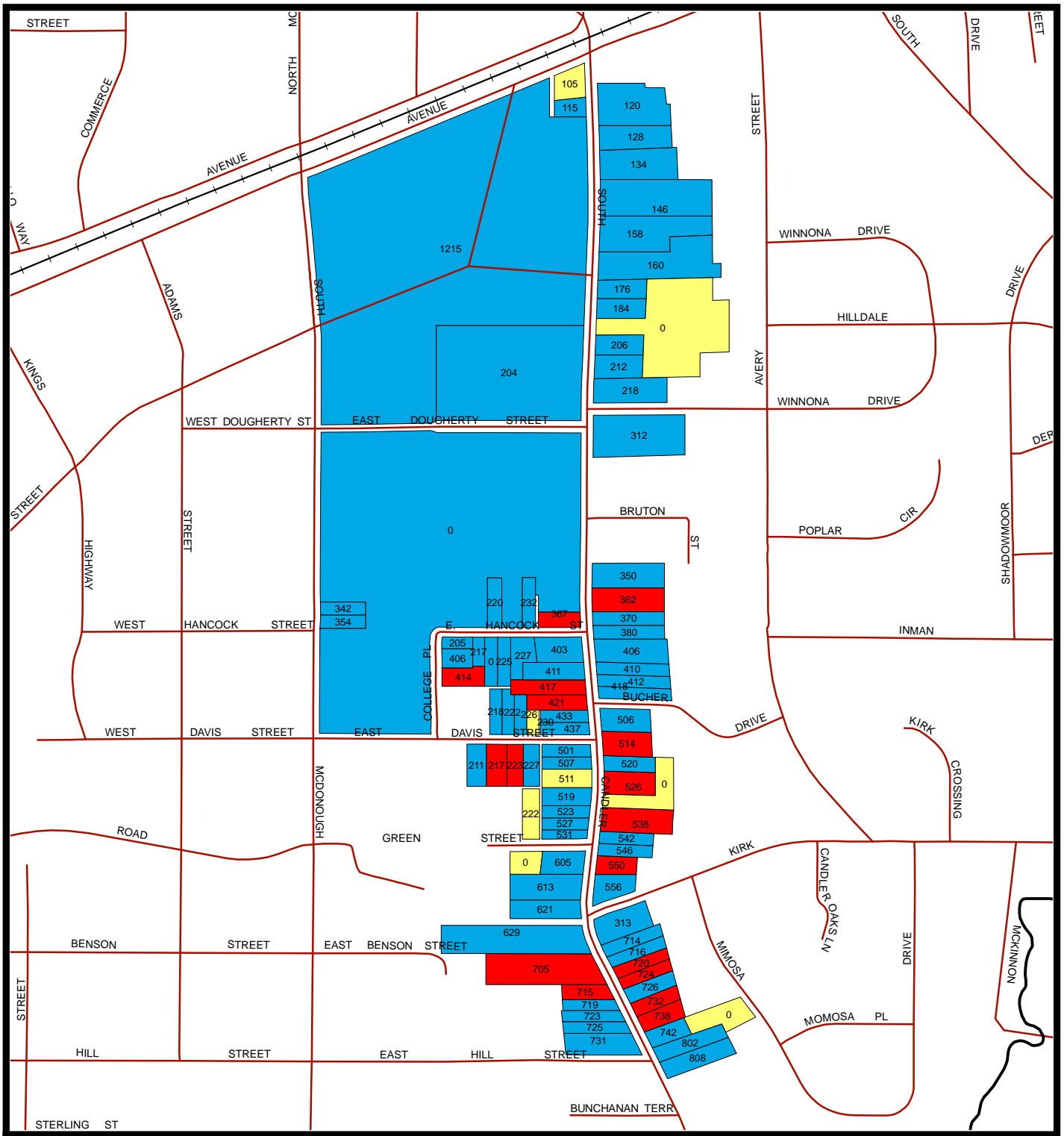
Description of Significance: The South Candler/Agnes Scott historic district is significant in the area of Architecture for containing numerous fine examples of of late nineteenth to early twentieth century architectural styles. The campus itself is Gothic Revival, while the South Candler residential neighborhood includes many Craftsman homes, along with Italianate, Folk Victorian, and many of the revival styles that were popular in the period. Many locally prominent architects designed the campus buildings, including Bruce & Morgan, Morgan & Dillon, Robert & Company, John Portman, Ivy and Crook, and Edwards &



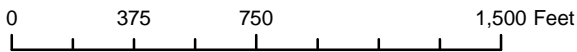
Decatur Historic Resources Survey Neighborhood Summary

Sayward. It is significant in the area of Education as a regionally significant institute of higher learning, established in 1889 for the education of women. It is significant in the area of Landscape Architecture for representing a common collegiate campus layout of the area, in which the buildings are arranged facing an expansive green or lawn. It is significant in the area of Religion, as a college that was founded by the Presbyterian Church and continues to be associated with that denomination to the present time. It is also significant in the area of Women's History since it was founded as a college to educate women, and was the first regionally accredited women's college in Georgia history.

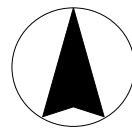
Recommended Historic District Designation: Local Historic District; National Historic District



South Candler-Agnes Scott National Register District



City of Decatur
 Community & Economic Development
 509 N. McDonough Street -- P.O. Box 220, Decatur, GA 30031
 (404) 371-8386 Fax: (404) 371-1593 info@decaturga.com
 September 1, 2009



STATUS

- Contributing
- Non-contributing
- Vacant



Decatur Historic Resources Survey Neighborhood Summary

Date: September 1, 2009

Name: Southeast Decatur

Property Type: District

Boundaries: The area of Southeast Decatur is an assemblage of numerous discontinuous parcels of land, roughly bordered by East College Avenue on the north, South Columbia Drive on the east, East Pharr Road on the south, with the most westward parcel bordered by Fifth Avenue.

Primary Dates of Development: 1940s – 1960s

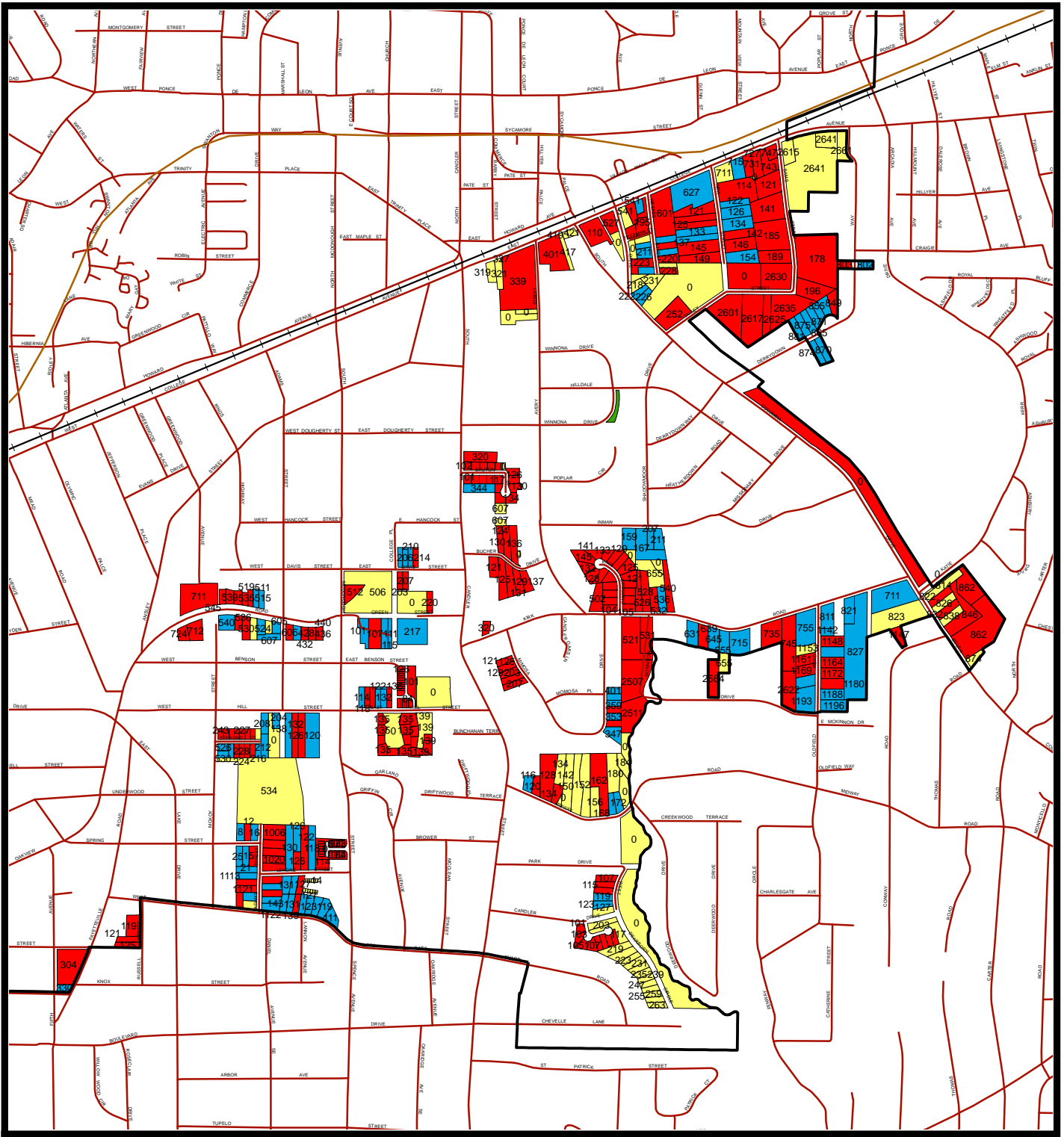
Physical Description: Southeast Decatur is a predominantly residential area with a modest number of historic houses, most of which were built in the 1940s, 1950s, and 1960s. Houses constructed during this period were mainly American Small houses and ranches, which followed no academic style. From the 1980s to the present, many incompatible in-fill houses have been constructed, which have destroyed cohesiveness and continuity and has detracted from the area's historic character.

Southeast Decatur contains 438 parcels (229.6 acres), of which 105 (24%) would be considered contributing historic properties, 243 parcels (55.5%) are non-contributing, and 90 (20.5%) are vacant. The oldest house in the area is a 1904 Craftsman bungalow located at 540 Oakview Road.

Reason for Significance (National Register of Historic Places Areas of Significance): Not proposed as a historic district

Description of Significance: Not proposed as a historic district

Recommended Historic District Designation: N/A



Southeast Decatur

0 500 1,000 2,000 Feet

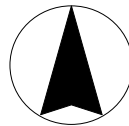


City of Decatur

Community & Economic Development

509 N. McDonough Street -- P.O. Box 220, Decatur, GA 30031
 (404) 371-8386 Fax: (404) 371-1593 info@decaturga.com

September 1, 2009



STATUS

- Park/Greenspace
- Contributing
- Non-contributing
- Vacant



Decatur Historic Resources Survey Neighborhood Summary

Date: September 1, 2009

Name: West Clairemont

Property Type: District

Boundaries: The proposed West Clairemont historic district is roughly bounded by Clairemont Avenue to the north, Ponce de Leon Place to the east, West Ponce de Leon Avenue and Nelson Ferry Road to the south, and Scott Boulevard to the west.

Primary Dates of Development: 1910s – 1940s

Physical Description: West Clairemont is a residential neighborhood consisting primarily of small houses on small, inconsistently shaped lots. The lawns are generally clear of trees, and there are few street trees in the neighborhood. The greatest number of homes were built in the 1930s and 1940s, with American Small houses, English cottages, and bungalows comprising the majority of the houses. Particularly noteworthy are the numerous examples of English cottages. Though most houses follow no academic style, there are numerous examples of Colonial Revival, Craftsman, and English Vernacular Revival styles.

West Clairemont consists of 503 parcels (136.4 acres), of which 382 (75.9%) are currently contributing historic properties, 106 (21.1%) are non-contributing, and 15 (3%) are vacant. The oldest house in the neighborhood, a bungalow built in 1910, is located at 215 Beaumont Avenue.

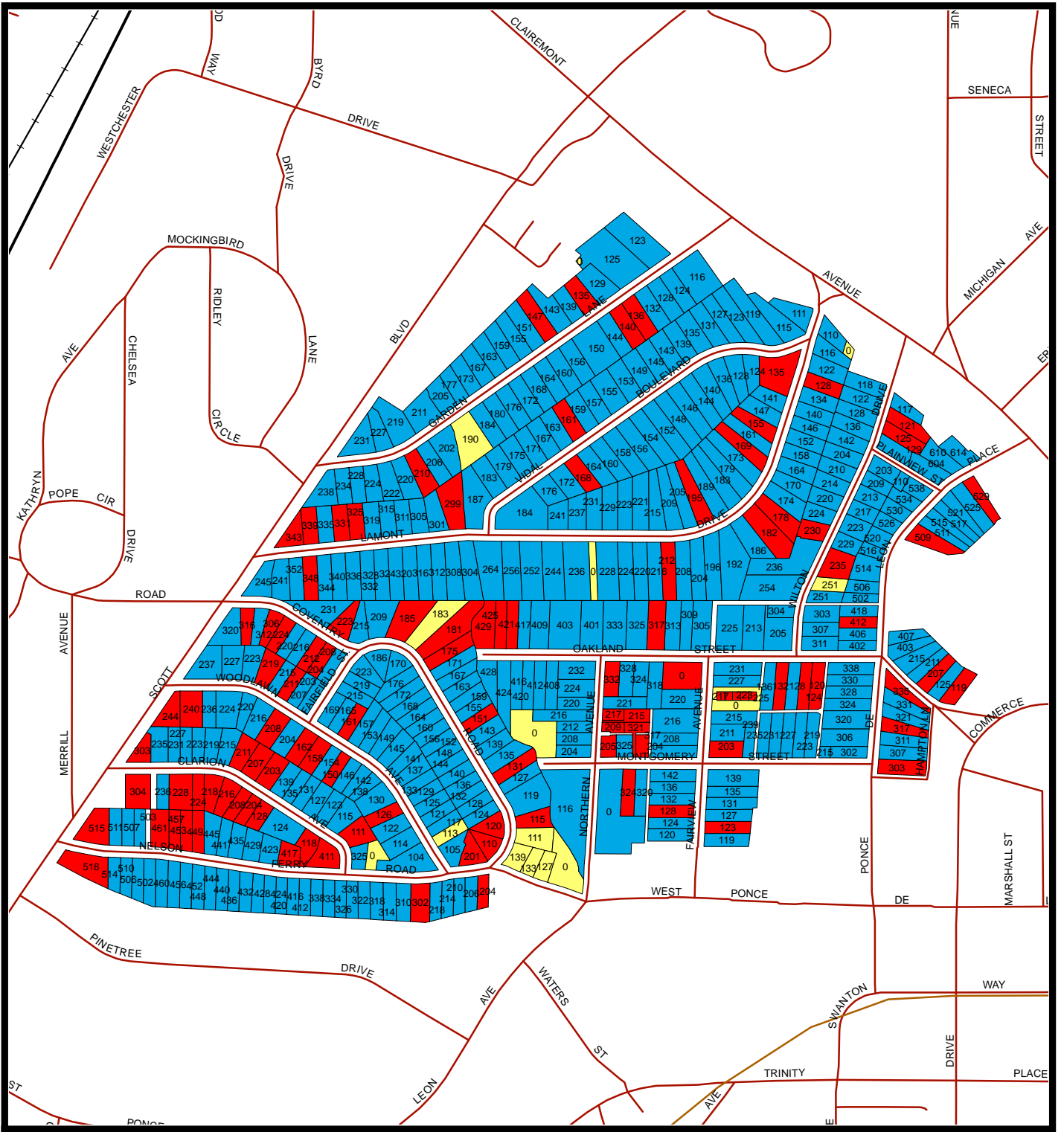
Reason for Significance (National Register of Historic Places Areas of Significance): Architecture, Community Planning and Development

Description of Significance: West Clairemont is significant in the area of Architecture for containing a variety of building types and styles, most notably many fine examples of English cottages. It also contains excellent examples of Craftsman bungalows, Colonial Revival and English Vernacular Revival styles, as well an extensive collection of American Small houses. West Clairemont is significant in the area of Community Planning and Development for illustrating the development of the city of Decatur. It is a good example of a garden style suburb, popular in the early twentieth century. Typical features of this garden suburb include curving streets, irregular lot shapes, landscaped lawns, and picturesque revival style architecture.



Decatur Historic Resources Survey Neighborhood Summary

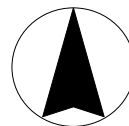
Recommended Historic District Designation: Local Historic District; National Historic District



West Clairmont

0 250 500 1,000 Feet

City of Decatur
 Community & Economic Development
 509 N. McDonough Street -- P.O. Box 220, Decatur, GA 30031
 (404) 371-8386 Fax: (404) 371-1593 info@decaturga.com
 September 1, 2009



STATUS

- Park/Greenspace
- Contributing
- Non-contributing
- Vacant



Decatur Historic Resources Survey Neighborhood Summary

Date: September 1, 2009

Name: West Decatur

Property Type: District

Boundaries: West Decatur is an assemblage of numerous discontinuous parcels of land in the western sections of town, primarily along Scott Boulevard, the CSX railroad line, and the East Lake MARTA station.

Primary Dates of Development: 1940s – 1950s

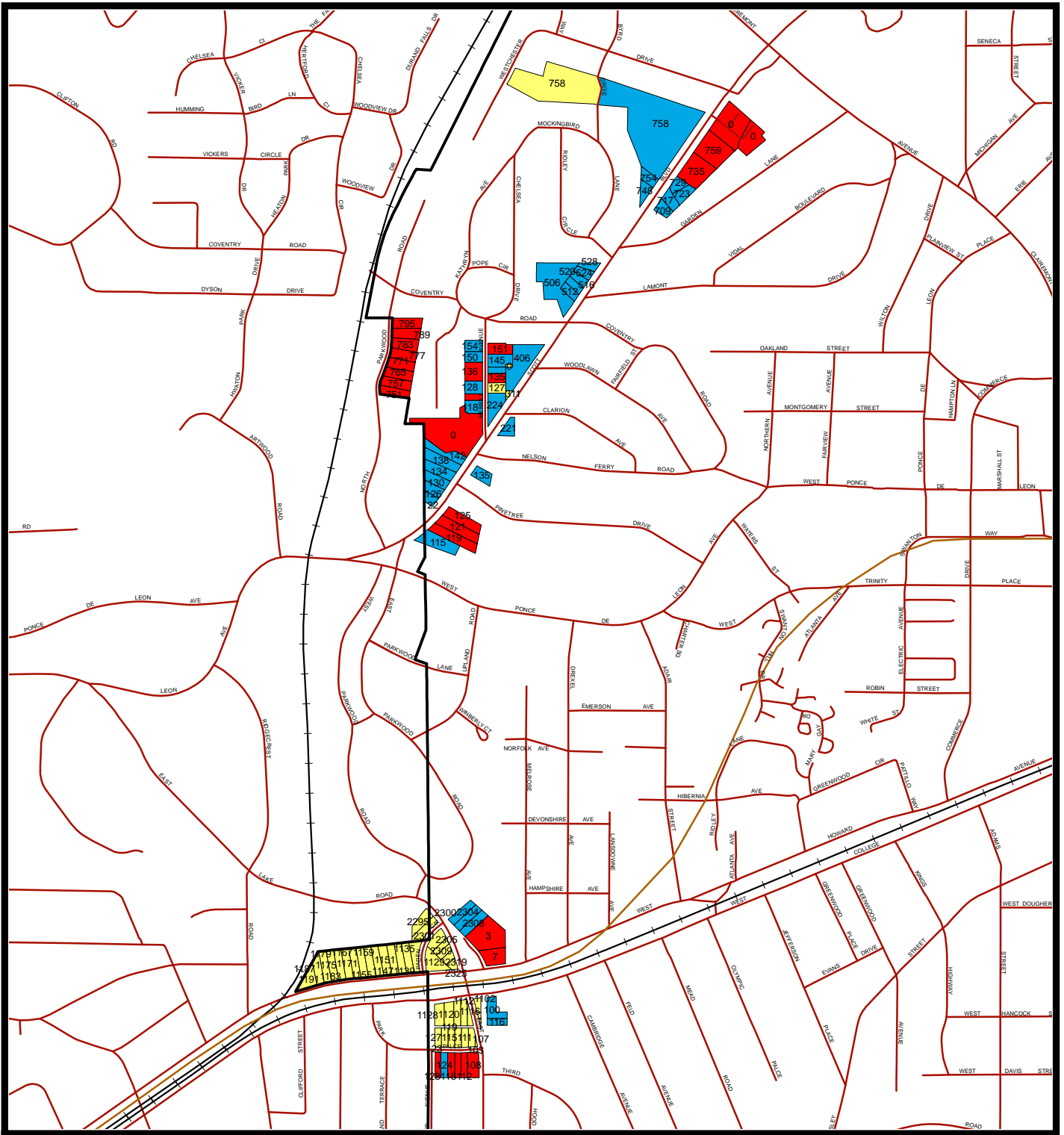
Physical Description: West Decatur consists of historic and non-historic properties, primarily dating to the 1940s and 1950s. The southern parcels are all part of the MARTA station parking lot. The few properties that have any historic integrity are primarily American Small houses and ranch houses. Almost half of the parcels in this area are currently vacant.

West Decatur consists of 105 parcels (47.6 acres), of which 36 (34.3%) are currently contributing historic properties, 27 (25.7%) are non-contributing, and 42 (40%) are vacant. One of the oldest houses in the area is located at 124 Park Place. Built in 1910, it is a good example of a Georgian cottage with Craftsman details.

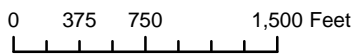
Reason for Significance (National Register of Historic Places Areas of Significance): Not proposed as a historic district

Description of Significance: Not proposed as a historic district

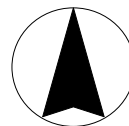
Recommended Historic District Designation: N/A



West Decatur



City of Decatur
 Community & Economic Development
 509 N. McDonough Street -- P.O. Box 220, Decatur, GA 30031
 (404) 371-8386 Fax: (404) 371-1593 info@decaturga.com
 September 1, 2009



STATUS

- Park/Greenspace
- Contributing
- Non-contributing
- Vacant



Decatur Historic Resources Survey Neighborhood Summary

Date: September 1, 2009

Name: Westchester Hills

Property Type: District

Boundaries: The proposed Westchester Hills historic district is bounded roughly by Maediris Drive to the north, Harold Byrd Drive to the east, Westchester Drive to the south, and the CSX railroad to the west.

Primary Dates of Development: 1940s (Maediris Drive, Harold Byrd Drive, and Dogwood Way) and 1950s (Westchester Drive).

Physical Description: Westchester Hills is a residential neighborhood consisting primarily of two distinctive types of houses which were built mainly in two time periods. The section of the neighborhood which was developed first, in the late 1930s and 1940s, includes Maediris Drive, Harold Byrd Drive, and Dogwood Way. Houses on these three streets are mainly American Small houses which follow no academic style. The houses along Westchester Drive were built mainly in the 1950s and nearly all are ranch houses. The neighborhood is bounded by two busy thoroughfares, Scott Boulevard to the southeast and Clairemont Avenue to the northeast. The terrain is slightly hilly and the longest street, Westchester Drive, bisects the neighborhood, starting at Scott Boulevard and ending at Hidden Cove Park. The neighborhood has moderately sized houses with uniform setbacks, granite curbs, and no sidewalks. On Westchester Drive, the houses are set on the uniform rectangular lots with deep setbacks, and the deep lawns, front plantings, and mature trees result in a unified appearance.

Shared with the Chelsea Heights neighborhood to the south, Westchester Elementary School (currently an administration building) and Hidden Cove Park are important landmarks that are integral to the strong sense of community and identity in the neighborhood.

Westchester Hills contains 96 parcels (30.5 acres), of which 75 (78.1%) are currently contributing historic properties, 15 (15.6%) are non-contributing, and six (6.3%) are vacant. The oldest house in the neighborhood, which was built in 1939, is located at 124 Harold Byrd Drive. It is an American Small house type with no academic house style. The neighborhood has mainly retained its historic character, but currently infill development is beginning to threaten the historic integrity of the neighborhood.

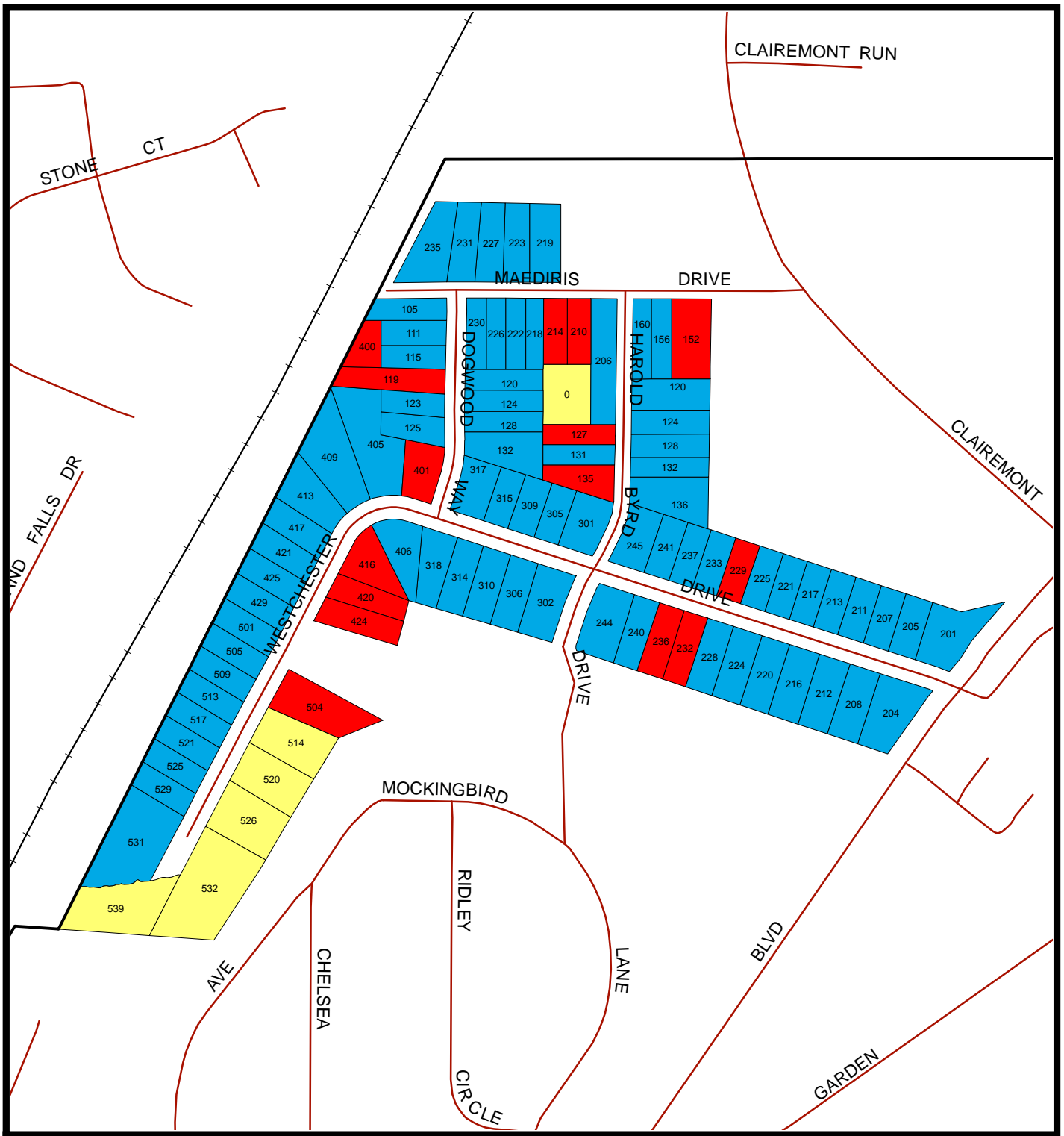


Decatur Historic Resources Survey Neighborhood Summary

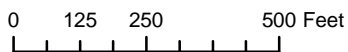
Reason for Significance (National Register of Historic Places Areas of Significance):
Architecture, Community Planning and Development

Description of Significance: Westchester Hills is significant in the area of Architecture because of the numerous examples of early American Small houses and ranches. The buildings are generally of a high quality and the houses along Westchester Drive are excellent examples of the classic ranch house type. Westchester Hills is also significant in the area of Community Planning and Development as a good example of a mid-twentieth century planned suburban community.

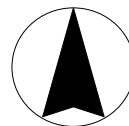
Recommended Historic District Designation: Local Historic District; National Historic District



Westchester Hills



City of Decatur
 Community & Economic Development
 509 N. McDonough Street -- P.O. Box 220, Decatur, GA 30031
 (404) 371-8386 Fax: (404) 371-1593 info@decaturga.com
 September 1, 2009



STATUS

- Park/Greenspace
- Contributing
- Non-contributing
- Vacant



Decatur Historic Resources Survey Neighborhood Summary

Date: September 1, 2009

Name: Winnona Park National Historic District

Property Type: District

Boundaries: The Winnona Park historic district, listed on the National Register of Historic Places in 2002, is bounded roughly by East College Avenue on the north, South Columbia Drive on the east, Columbia Theological Seminary and Mimosa Drive on the south, and Avery Street on the west.

Primary Dates of Development: Winnona Park was developed between 1914 and the 1940s as four primary areas: Winnona Park (1914), Missionary Heights (1938), Winnona Heights (1940), and Mimosa Drive (1941.)

Physical Description: Though built over several time periods, the residential Winnona Park neighborhood exhibits many like elements, styles, and characteristics, giving the neighborhood cohesiveness and a strong sense of continuity. Characteristics found throughout the neighborhood are curvilinear street patterns, sidewalks and sidewalk strips for plantings, and mature trees. Most of the houses in the neighborhood are one-story or one-and-one-half story American Small houses, with a number of bungalows and English cottages with elements of the English Vernacular Revival style. The neighborhood consists of mostly uniformly rectangular lots, consistent setbacks, landscaped front and side yards, garden beds, sidewalks, and mature trees.

Among the oldest houses in Decatur, the Avary-Fulton house at 205 South Columbia Drive was built in 1868. It is a good example of post-bellum house built in the traditional Georgian house plan. An important neighborhood center is the Winnona Park School at 510 Avery Street. The school was completed in 1924, and in 2001 an addition was built in that is compatible with the historic building. Another neighborhood landmark located at 120 Avery Street is the Agnes Lee Chapter House of the United Daughters of the Confederacy, which is listed on the National Register of Historic Places.

Winnona Park consists of 443 parcels (127.6 acres) of which 294 (66.4%) are currently contributing historic properties, 136 (30.7%) are non-contributing, and 13 (2.9%) are vacant. Though the neighborhood retains a high degree of its historic character, recent infill houses and incompatible renovations are beginning to impact the historic integrity of the neighborhood.

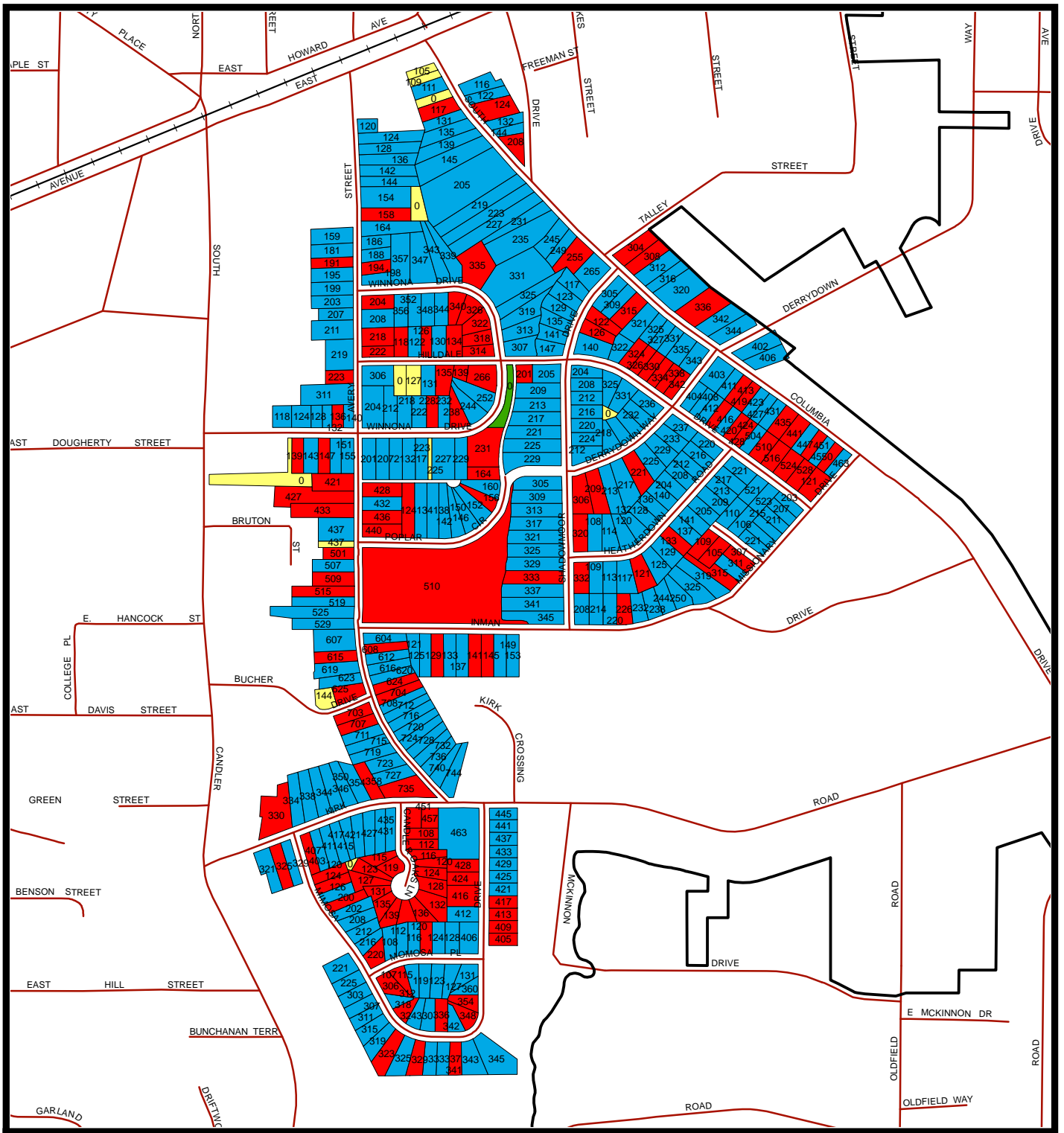


Decatur Historic Resources Survey Neighborhood Summary

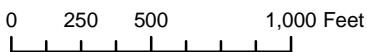
Reason for Significance (National Register of Historic Places Areas of Significance): Architecture, Landscape Architecture, Community Planning and Development

Description of Significance: Winnona Park is significant in the area of Architecture for the many excellent examples of American Small houses, bungalows, and English cottages, a number of which have English Vernacular Revival style elements. It is also significant in the area of Landscape Architecture because its development in four phases reflects the changing tastes in landscape design during the early twentieth century. Winnona Park's curvilinear streets, landscaped front lawns, sidewalk planting strips, and mature trees reflected the growing popularity of the Frederick Law Olmsted-inspired garden suburb. Winnona Park is also significant in the area of Community Planning and Development because it represents the growth of a residential district near a central city core. By offering smaller lot sizes and uniform layouts, the residences appealed to the small to moderate-home buyer, a demographic that was growing during the middle of the twentieth century.

Recommended Historic District Designation: Local Historic District; National Historic District



Winnona Park National Register District



City of Decatur
 Community & Economic Development
 509 N. McDonough Street -- P.O. Box 220, Decatur, GA 30031
 (404) 371-8386 Fax: (404) 371-1593 info@decaturga.com
 September 1, 2009



STATUS

- Park/Greenspace
- Contributing
- Non-contributing
- Vacant