05- O -1753

CITY COUNCIL
ATLANTA, GEORGIA

AN ORDINANCE
BY: ZONING COMMITTEE

AN ORDINANCE TO AMEND THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA, AS AMENDED, SO AS TO CREATE A NEW CHAPTER TO BE ENTITLED 20O, PEACHTREE HEIGHTS PARK HISTORIC DISTRICT; TO ESTABLISH OVERLAY REGULATIONS FOR SAID DISTRICT; TO ENACT, BY REFERENCE AND INCORPORATION, A MAP ESTABLISHING THE BOUNDARIES OF SAID DISTRICT; AND TO DESIGNATE AND ZONE ALL PROPERTIES LYING WITHIN THE BOUNDARIES OF SAID DISTRICT TO THE OVERLAY ZONING CATEGORY OF HISTORIC DISTRICT (HD) PURSUANT TO CHAPTER 20 OF THE ZONING ORDINANCE OF THE CITY OF ATLANTA, REZONING FROM R-2A (SINGLE-FAMILY RESIDENTIAL) to R-2A/HD (SINGLE-FAMILY RESIDENTIAL/HISTORIC DISTRICT), TO REPEAL CONFLICTING LAWS; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, as follows:

SECTION 1. That the properties lying within the Peachtree Heights Park Historic District, which properties are more fully described as shown in Attachment "A" to this ordinance, which attachment is incorporated herein, meet the criteria for Historic District as set forth in the Nomination Resolution of the Urban Design Commission attached hereto as Attachment "B" and incorporated herein, and are hereby determined to be a Historic District pursuant to Chapter 20 of the 1982 Zoning Ordinance of the City of Atlanta, as amended.

SECTION 2. That the 1982 Zoning Ordinance of the City of Atlanta, as amended, is hereby further amended by designating said properties described in Attachment "A" to the overlay zoning category "Historic District" pursuant to Section 16-20.006 of the 1982 Zoning Ordinance of the City of Atlanta, as amended.

SECTION 3. That the 1982 Zoning Ordinance of the City of Atlanta, as amended, is hereby further amended by adding a new Chapter 20O, Peachtree Heights Park Historic District, the regulations for which shall read as shown in Attachment "C", which attached regulations are incorporated herein.

SECTION 4. That the boundaries of the Peachtree Heights Park Historic District shall be established as shown on the attached map marked Attachment "A", which attached map is incorporated herein.

SECTION 5. That the official zoning map of the City of Atlanta, now on file with the office of the Office of the Municipal Clerk, be and is hereby amended so as to provide that the subject properties lying within said Peachtree Heights Park Historic District bear the zoning designation "Historic District," which designation shall be officially abbreviated as "HD" and which shall underlie the abbreviation for the existing R-2A zoning classification on said map.

SECTION 6. All properties lying within said Peachtree Heights Park Historic District shall be subject to the regulations attached hereto as Attachment "C" as well as the general regulations governing historic districts contained in Chapter 20 of the 1982 Zoning Ordinance, as amended, as well as any other applicable laws and regulations.

SECTION 7. That all ordinances or parts of ordinances in conflict with this ordinance are repealed.

DRAFT AS OF 09/1/05

Proposed Peachtree Heights Park Historic District District (Chapter 20-O)

Map produced by the
Atlanta Urban Design Comm., 9/1/05.

= Contributing Bldgs. within the District

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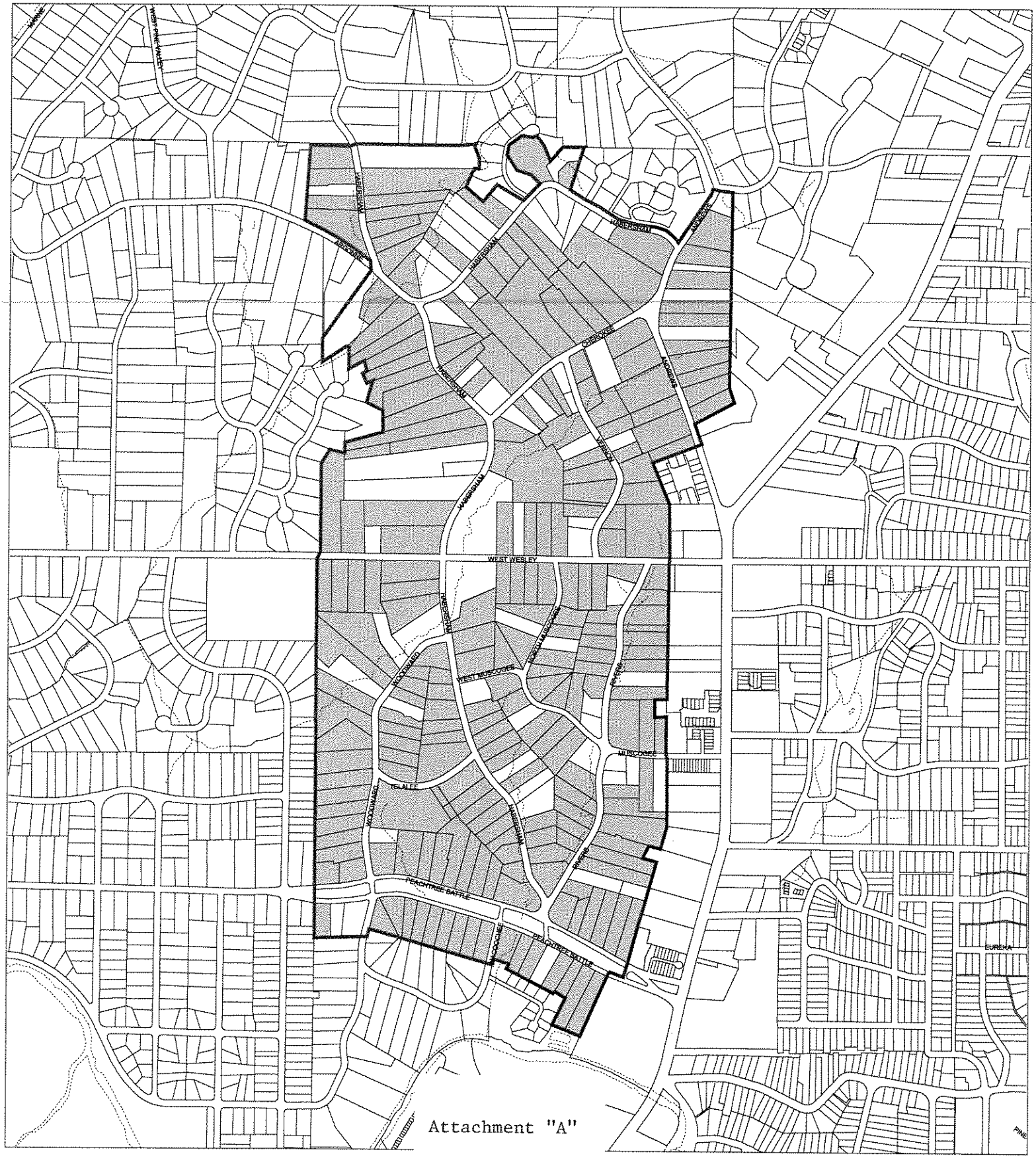

Attachment "A"

ATLANTA
URBAN DESIGN
COMMISSION

ATLANTA CITY HALL
55 TRINITY AVENUE, SW
SUITE 3400
ATLANTA, GEORGIA 30335-0331
(404) 330-6200

N-05-363

RESOLUTION

Whereas, the Peachtree Heights Park Historic District was listed in the National Register of Historic Places on December 8, 1980; and

Whereas, the Executive Director of the Atlanta Urban Design Commission initiated the nomination process by mailing the appropriate Notice of Intent to Nominate to all property owners in Peachtree Heights Park pursuant to Subsection (b) of the City of Atlanta Code of Ordinances, Section 16-20.005 Nominations; and

Whereas, the Executive Director has caused to be conducted extensive research regarding this proposed nomination and a written report has been compiled stating the findings and recommendations regarding the historic, architectural and cultural significance of said nomination pursuant to Subsection (d) of said code section, which report, Exhibit "A", is attached to this resolution and is hereby incorporated by this reference; and

Whereas, a public hearing was held by this Commission to consider said nomination after appropriate public notice was provided as required by Subsection (e)(1) of said code section; and

Whereas, this Commission has reviewed and considered said designation report as well as all other testimony, documentation and other evidence presented to it, including the testimony of all interested members of the public and property owners pursuant to Subsection (e)(1) of said code section;

Now, therefore be it resolved by the Urban Design Commission of the City of Atlanta as follows:

Section 1. That the designation report prepared at the direction of the Executive Director of the Urban Design Commission is hereby adopted by the Commission and shall constitute the Findings of Fact upon which this nomination is based.

Section 2. That the Commission hereby determines that Peachtree Heights Park, a map of which delineating all boundaries is attached hereto as Exhibit "B", hereby incorporated by this reference, is architecturally, historically, and culturally significant and is hereby determined to be eligible for designation to the category of Historic District (HD) as meeting, at a minimum, the eligibility criteria set forth in Section 16-20.004(b)(1),

specifically including subsections a., b., and c. of this code section. Peachtree Heights Park is located in Land Lots 100, 111, 112, and 113 (see map for boundaries), 17th District, Fulton County, Atlanta, Georgia.

Section 3. That the Commission hereby further determines that said Peachtree Heights Park meets the criteria set forth in Section 16-20.004(b)(2)d., specifically including those criteria in the following groups: Group I (Historic) 1, 2, & 3; Group II (Architectural) 1, 2, 3, 5, 6, 9, 12, 13 & 14; and Group III (Cultural) 1, 2 & 3.

Section 4. That the Commission having determined that Peachtree Heights Park meets and exceeds the criteria set forth herein, hereby nominates Peachtree Heights Park to the category of Historic District (HD), pursuant to Section 16-20.005(e)(3).

Section 5. That the Commission hereby directs the Executive Director to transmit this resolution including all supporting documentation to the Chair of the Zoning Committee of the Atlanta City Council, to the Commissioner of Planning and Community Development, and to notify by first class mail the owners of all properties within Peachtree Heights Park.

Approved and nominated by the Atlanta Urban Design Commission on August 31, 2005.

John Threadgill, Chair
Atlanta Urban Design Commission

PEACHTREE HEIGHTS PARK HISTORIC DISTRICT
District 17, Land Lots 100, 111, 112 & 113
Fulton County, City of Atlanta
Existing Zoning: R-2A

N-05-363
Proposed
Designation:
Historic District

National Register Listed: December 8, 1980

BOUNDARIES

The proposed boundaries for the Peachtree Heights Park Historic District are those boundaries shown on the Carrere and Hastings plan of 1911 (1915 and 1925 revisions) with the following exclusions: properties facing Peachtree Road and the Andrews Dunn House Landmark Site on the east; E. Rivers School and properties between the rear lot lines of those properties facing the south side of Peachtree Battle Avenue and Peachtree Creek on the south; and, three cluster home developments off Habersham Way on the north.

More specifically, the proposed Peachtree Heights Park Historic District includes all properties within the following general boundary: Beginning at the southeast corner of the property at 81 Peachtree Battle Ave., NW; then proceeding northeasterly 781 ft.; thence northwesterly 109 ft.; thence northeasterly 103.1 ft.; thence southeasterly 100 ft.; thence northerly 986.8 ft.; thence westerly 100 ft.; thence northerly 134.3 ft.; thence easterly 100 ft. to the rear property line of the property at 2615 Rivers Rd., NW; then proceeding northerly 1450 ft.; thence northwesterly 331.2 ft.; thence northeasterly 340 ft.; thence northerly 125 ft.; thence northeasterly 322.2 ft. to the rear property line of the property at 2811 Andrews Dr., NW; then proceeding northerly 1560.9 ft. along the rear property lines of properties facing Andrews Dr., NW; thence westerly 141.8 ft.; thence southwesterly 496 ft. along the west side of Andrews Dr., NW; thence northeasterly 905.8 ft. along the north side of Habersham Way, NW; thence northeasterly 337 ft.; thence westerly 159.2 ft.; thence southwesterly 154.3 ft.; thence northwesterly 194.4 ft.; thence westerly 110.2 ft.; thence southwesterly 101.9 ft.; thence southerly 85.8 ft.; thence southeasterly 218 ft.; thence southwesterly 135.3 ft.; thence northwesterly 230 ft.; thence southwesterly 164.2 ft.; thence northwesterly 173.8 ft.; thence northeasterly 146.5 ft.; thence easterly 46.6 ft.; thence northwesterly 139.6 ft.; thence westerly 960 ft.; thence southeasterly 25.5 ft.; thence westerly 273 ft. to the rear property line of the property at 3000 Habersham Rd., NW; then proceeding southerly 562.4 ft. along the rear property lines of properties facing Habersham Rd., NW; thence southeasterly 553 ft. along the north side of Habersham Rd., NW to the northwest corner of the intersection of Habersham Rd., NW and Argonne Rd., NW; thence southwesterly 75 ft. to the northwest corner of the property at 2930 Habersham Rd., NW; thence southwesterly 645.8 ft. along the northwest property line of the property at 2930 Habersham Rd., NW to a point; thence southerly 154 ft; thence northeasterly 205 ft; thence southeasterly 10 ft; thence southerly 225.2 ft; thence northeasterly 117.3 ft.; thence southeasterly 76.2 ft.; thence southwesterly 30 ft.; thence southeasterly 79.3 ft.; thence northeasterly 60 ft.; thence southwesterly 137.6 ft.; thence southeasterly 163.5 ft.; thence southerly 145.3 ft.; thence southwesterly 261.2 ft.; thence southerly 80 ft.; thence northwesterly 100 ft.; thence

southwesterly 148.4 ft.; thence southerly 730 ft.; thence westerly 25 ft.; thence southerly 2831.5 ft. to the rear property line of the property at 306 Peachtree Battle Ave., NW; then proceeding easterly 401 ft. along the rear property lines of properties facing Peachtree Battle Ave., NW to a point; thence northeasterly 50 ft. to the rear property line of the property at 260 Peachtree Battle Ave., NW; then proceeding southeasterly 948.5 ft. along the rear property lines of properties facing Peachtree Battle Ave., NW to a point; thence northeasterly 50 ft.; thence southeasterly 122.5 ft; thence southeasterly 50 ft.; thence southeasterly 387 ft.; thence northeasterly 17 ft.; thence southeasterly 100 ft.; thence southwesterly 216.7 ft.; thence southeasterly 200 ft.; thence northeasterly 500 ft. to the northeast corner of the property at 10 Peachtree Battle Ave., NW; thence northeasterly 178 ft. to the point of beginning.

SIGNIFICANCE

The Peachtree Heights Park neighborhood is located in the Buckhead area of Atlanta, Georgia. It was listed in the National Register of Historic Places in 1980. As one of Atlanta's first subdivisions planned in a park-like setting, it has a significant place in the city's development history. The original 1911 subdivision land plan and subsequent revisions (1915, 1925) were prepared by the renowned New York architectural firm of Carrere and Hastings for local developers Eretus Rivers and Walter Pemberton Andrews. Carrere and Hastings was the leading Beaux Arts firm in the United States. The fact that Peachtree Heights Park is the only subdivision designed by Carrere and Hastings in Atlanta adds to the historic importance of the neighborhood. Their exquisite subdivision plan reflects the naturalistic tenets of America's premier landscape architect Frederick Law Olmsted. The neighborhood is an architectural tapestry, rich in diversity of style, woven together by the lush greenery of the subdivision's park-like setting. Architects and landscape architects of local and national importance designed homes and gardens in the area for some of Atlanta's most prominent citizens. Peachtree Heights Park is significant for its planning, landscape architecture, residential architecture and notable residents, as well as its role in the northern expansion of residential development in Atlanta.

LOCAL HISTORY

Archeological research in our area suggests that the earliest inhabitants of prehistoric Buckhead were the Paleo-Indians of the Archaic Period (8000 B.C. – 1000 B.C.). Attracted by ample fresh water and an abundance of game to hunt in the richly forested land, these first residents had a settlement along the Chattahoochee River near Peachtree Creek known as Standing Peach Tree. Artifacts suggest there were continuous settlements in this area through the Woodland and Mississippian Periods (1000 B.C. – A.D. 500 and A.D. 500 – 1200, respectively). By the late eighteenth century, there was a Muscogee Indian village at Standing Peach Tree (present site of the City of Atlanta pumping station). At that time, the Chattahoochee River "...served as an approximate boundary line between the Muscogees on the eastern side and the Cherokee Indians on the western side, and was used by both for fishing and transportation."[1]

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[1] Susan Kessler Barnard, Buckhead, A Place for All Time (Athens: Hill Street Press, 1996), p.3.

The first white settlement was established along the Chattahoochee River in 1812. Early settlers were mainly small farmers and craftsmen who typically came from Virginia, the Carolinas and the mountains of North Georgia. These initial white settlers obtained their land through lottery disbursements. Farming remained the major economic activity in the area until the Georgia General Assembly voted in 1836 to build a state railroad linking the Georgia coast to the Midwest. The founding of the City of Atlanta in 1847 coincided with rise in popularity of the railroad. For Atlanta, the railroad was literally the engine that brought it to regional and, later, to national economic prominence. By the time the Civil War began, the city had four rail lines and a population of 10,000 residents.

During the Civil War, Atlanta was the supply and transportation center for the Confederacy. Its vital importance to the Confederacy was the very reason Union General William Tecumseh Sherman ordered its destruction in 1864. Yet, in five years after its destruction, Atlanta was again flourishing with a population twice the number of its prewar residents. Railroads continued to spur the city's economic growth from the end of the Civil War through World War II when the importance of air travel and truck transportation superceded the railroad's importance in the city's economy. Urban residential patterns that initially had clustered along rail routes also began to change, reflecting first the impact of the horse-drawn streetcar in 1871 and, later, the electric streetcar, which began operation in 1891.

RESIDENTIAL DEVELOPMENT PATTERNS

The hustle and bustle of this young vibrant city was not only creating demand for more commercial property at the end of the nineteenth century, it was also creating demand for residential land away from the noise and pollution of commercial activities associated with such a rapidly expanding urban area. This desire to get away from the detrimental aspects of their new urban life was especially acute among the rising number of affluent citizens profiting from the very hustle and bustle affecting their physical well-being:

> "Hundreds, indeed thousands of well-to-do men and women in the late nineteenth century suffered from a similar cluster of symptoms: insomnia, digestive difficulties, headaches, and nervous exhaustion.... The prevalence of these nervous symptoms suggested to later historians that Americans were ambivalent about post-bellum 'progress.' If they were grateful for innovations like the railroad, the steam engine, and the incandescent light bulb, they were also unnerved by boom-and-bust business cycles, industrialization, new waves of immigration, labor unions and land speculations.
>
> In 1869, a decade after the publication of Darwin's Origin of Species, America's nervous disease was dubbed 'neurasthenia' in medical literature. It was an affliction thought caused by the overly rapid advance of industrialization upon refined people. In 1881, George M. Beard, M.D., a leading proponent of the neurasthenic theory

> proclaimed: 'American nervousness is the product of American civilization.' Modernity, as expressed in such inventions as the telegraph, steam power, the sciences, journalism and feminism, had taken a terrible toll upon Americans – and particularly those of wealth, intelligence and artistic sensibilities."[2]

In the same year that Dr. John Pemberton created his original Coca-Cola formula for headache relief and Henry Grady gave his famous "The New South" speech in New York, Atlanta businessman Joel Hurt formed his East Atlanta Land Company in 1886 to develop Inman Park, Atlanta's first successful garden suburb. In effect, the development was modeled along the tenets of Frederick Law Olmsted, the leading American landscape architect of his time, who designed Riverside in Chicago, Central Park in Manhattan and, later, worked on the development of Druid Hills in Atlanta. At the request of Hurt, Olmsted first visited Atlanta in 1890 and then again in 1893 when he helped Hurt design Druid Hills. His design philosophy emphasized the importance of situating residential development in a park-like setting with curvilinear streets following the natural terrain as much as possible, together with green space and an abundance of trees to promote tranquility and well being.

Prior to the development of Inman Park, the preferred address for affluent Atlantans at the end of the nineteenth century was along Peachtree Street from just north of Five Points to Fourteenth Street where Peachtree Street becomes Peachtree Road. Just five miles to the north of that point was the crossroads known as Buckhead. George Washington "Wash" Collier owned the area in between. His house, the oldest still standing in the city of Atlanta, is located in what is now the Sherwood Forest neighborhood at 1659 Lady Marian Lane. Most of the Wash Collier holdings were virgin forest and became known as "Collier Woods," stretching from what is now Fifteenth Street to beyond what is now Andrews Drive. Despite many enticing offers to buy his land, including one from the Gentlemen's Driving Club (now the Piedmont Driving Club) and one from Edwin Ansley, Collier refused all offers over the years even when he had to mortgage part of his land in order to pay increasing property taxes. As Jack Spalding explained, Collier's refusal to sell any of his land up to his death at age ninety in 1903 prevented the natural northward expansion of affluent residential development along Peachtree Road, thereby forcing residential growth toward Inman Park and West End: "...[Atlanta] used to stop right there at Fifteenth Street, where the Christian Science Church is... The Colliers owned everything north of that, right on past Brookwood Station, and they wouldn't sell an inch, so that kind of forced the town to grow over toward Inman Park and toward West End. When 'Wash' Collier died, the land came on the market'."[3]

At the time of Collier's death in 1903, his estate owed $250,000 from mortgaging the property. In 1904, a judge ordered an auction of approximately 200 acres near Peachtree and 15th Street. Edwin Ansley and his partners were the high bidders. Part of this

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[2] Nancy Rubin, American Empress, The Life and Times of Marjorie Merriweather Post (New York: Villard Books, 1995), p. 4.
[3] Barnard, op. cit., p. 72.

acreage combined with other purchases became Ansley Park, Atlanta's first successful automobile-oriented suburb. With the availability of land now, the success of Ansley Park, the popularity of the automobile (by 1909, there were over 1,300 "horseless carriages" in Atlanta), and the extension of the streetcar line to Buckhead in 1907, the expansion of residential development along the ridge line known as Peachtree Road toward the little community of Buckhead became more feasible.

The Atlanta city limits were extended to what is now Palisades Road at Brookwood Hills in 1908 and Peachtree Road was widened and paved all the way to Buckhead. Several prominent Atlantans led by James L. Dickey, Sr., had already bought summer estates along Paces Ferry Road. Mr. Dickey bought 405 acres on Paces Ferry Road, later selling 73 acres to Robert Foster Maddox in 1904 on the north side of Paces Ferry where the Governor's Mansion now sits. The coolness of Buckhead resulting from its higher elevation and abundance of virgin trees together with its improved accessibility made the area also highly desirable for year-round residences. All these factors were favorable to the development of Peachtree Heights Park, described in the "Atlanta Journal" on May 22, 1910 as " … a residence section excelled nowhere in its beauty and desirability."

PEACHTREE HEIGHTS PARK HISTORY

Eretus "Petie" Rivers and Walter Pemberton Andrews were named executors for the estate of Wash Collier. As described by Bill Bell in the spring 1992 edition of the "Peachtree Heights Pipeline," Eretus Rivers was a colorful personality who became a clerk with the Central Georgia Railway in 1892 at the age of only fourteen.

> "At the age of twenty-five, he climbed to the position of general yard master of the Macon terminals. He was rated the youngest railroad official in the United States. In 1903, Eretus Rivers returned to Atlanta as a partner in the real estate firm Robson and Rivers… In addition to founding our neighborhood, Mr. Rivers helped organize the Atlanta Boys Club, which later merged with the YMCA. He was also a founder of Oglethorpe University and served on its Executive Board. He served several years on the Fulton School Board. In addition to his real estate business, he became First Vice President of the Atlanta Joint Stock Land Bank and a director in several enterprises."[4]

From 1927 through 1928, Petie Rivers was also president of the Capital City Club and instrumental in developing the new Capital City Country Club in Brookhaven.

According to Atlanta historian Franklin Garrett, the two executors (Rivers and Andrews) of Wash Collier's estate sold 500 acres of undeveloped woodland on the west side of Peachtree Road – west some 3,000 feet and north to just above what is now Habersham Way – to the Peachtree Heights Company on May 21, 1910 for $375,000.[5] The day after the purchase, an article in the "Atlanta Journal" discussed this major sale:

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[4] "Bill Bell, "Peachtree Heights Pipeline," (Spring, 1992).

[5] Franklin M. Garrett, Atlanta and Environs, Vol. II, (Athens: University of Georgia Press, 1988), p. 563.

> "...The Collier property, standing as it now does covered with timber will be changed as by a magician's wand. Where there are now but natural groves of pine, broad drives will cut their way, restful stretches of green park will be laid out, all improvements of sewerage, lighting and water will be provided, and in the end, Atlanta will boast a residence section excelled nowhere in beauty and desirability. Within the last year property on Peachtree Road has advanced about 30 percent. The construction of this park will provide an influence that will stimulate most effectively this advancement in values..."[6]

The following spring, another article on April 16, 1911, in the "Atlanta Journal" discussed the progress of the development of Peachtree Heights Park, specifically referring to the design and grading of Habersham Road then underway: "'Upon this road prospective home builders may secure tracts of one to five acres, or even larger, if desired – tracks which cannot be excelled for beauty of natural contour, forestry and in other features...'"[7]

While Walter Andrews was listed as co-executor of the estate of Wash Collier and a co-developer of Peachtree Heights Park, it is likely that his wife, Elizabeth Leontine Chisolm, was as actively involved in the financing and planning of Peachtree Heights Park as her husband. Left an orphan at thirteen after the early deaths of her parents, Mrs. Andrews inherited substantial wealth that was primarily in Atlanta real estate holdings. At twenty-four she married Walter Andrews. By all accounts, Leontine and Walter Andrews "...brought a wealth of business and social skills into the marriage as well as wealth...."[8] Continuing her shrewd investments after her marriage, Mrs. Andrews also helped to develop Peachtree Heights East, Garden Hills and Brookhaven in addition to Peachtree Heights Park.

At the entrance to his Peachtree Heights Park development, Eretus Rivers built a little house on Peachtree Battle Avenue just off Peachtree Road, opposite what is now E. Rivers School. He used it as his sales office. Later, around 1930, Mary Hardwick Bloodworth rented the little house to open a kindergarten in Buckhead. Since kindergarten was not offered in the public school system at that time, her kindergarten was a great success until her retirement in 1952. "'It was a marvelous place,' former student, Barrett Howell, said. 'Many of us were there for one year and then graduated... and went on to E. Rivers across the street.' 'There were no public kindergartens,' Henry Howell added. 'This was really the first socialization for most of us'"[9] Eretus Rivers also donated a site at the southwest corner of Peachtree Battle Avenue and Peachtree Road for an elementary school which was opened in September 1917. Initially named Peachtree Heights School it was later "...renamed E. Rivers School in May of 1926, in honor of

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[6] Ibid.
[7] Ibid.
[8] Bill Bell, A History of Peachtree Heights East to 1950 (Atlanta: Gateway Publishing, 2000), p. 16.
[9] Barnard, op. cit., p. 150.

Mr. Rivers as a tribute to his years of service on the Board of Education, to the community, and the Peachtree Heights School'."[10]

PEACHTREE HEIGHTS PARK LAND PLAN

Even at the time of its initial development, the land plan for Peachtree Heights Park was considered outstanding. As Franklin Garrett commented in his definitive history of Atlanta: "Peachtree Heights Park was indeed developed by artists and experts with a taste unknown to many present-day 'land butchers,' who with massive equipment reduce woods and picturesque terrain to sun-baked, monotonous, treeless expanses of level ground.... Today, Wesley Collier's former estate resembles one vast park, covered with some of the most beautiful homes in the South."[11] Today, the historic significance of Peachtree Heights Park's land plan is even more apparent. It is uncommon to have a residential subdivision of such low density and lush landscape within a 15-minute drive of the Central Business District (CBD) of a major metropolitan area.

The beauty of Peachtree Heights Park was no mere accident. Eretus Rivers hired Carrere and Hastings, one of the preeminent American architectural firms at the beginning of the twentieth century, to design the land plan for his exquisite piece of property. Their design reflected the influence of the Olmsted Brothers in its adherence to creating a park-like residential setting with curvilinear streets that follow the natural terrain. John Merven Carrere (1858-1911) and Thomas Hastings (1860-1929) met when they both attended the Ecole des Beaux Arts in Paris. Later they worked as draftsmen at the renowned New York firm McKim, Mead and White until the Florida developer, Henry Flagler, offered them the opportunity and encouragement to open their own firm in 1885. The New York Public Library competition which they won in 1897 "...marked the first major acceptance of their ideas, and also the first success of the Beaux Arts movement in America. ...In many areas of their work, Carrere and Hastings demonstrated the relevance of the best features of the Beaux Arts system for later architectural phases."[12] Essentially, Beaux Arts architects used classical origins to inspire their designs.

Like Atlanta architect Neel Reid who was also steeped in the Beaux Arts tradition, Carrere and Hastings emphasized the importance of the whole setting when designing country houses – the landscape, gardens and outbuildings as well as the house itself.[13] Interestingly, Thomas Hastings headed a study workshop at Columbia University School of Architecture at the same time Hentz, Reid and Adler attended there. That connection might be the link to Rivers hiring Carrere and Hastings to create the land plan for Peachtree Heights Park. For Rivers knew Hentz and Reid when their firm was just the two principals. In fact, the first house designed by Hentz and Reid for a home site north of Brookwood was in Peachtree Heights East which Rivers developed with his partner Frank C. Owens beginning in 1908. Hentz and Reid designed this house for a friend of

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[10] Ibid., p. 97.
[11] Garrett, op. cit., p. 564.
[12] Adolf K. Placzek, editor, MacMillan Encyclopedia of Architects, Vol. I, (New York: The Free Press, 1982), pp. 387 - 388.
[13] Ibid., p. 388.

Reid's, Mrs. Samuel C. Porter, in 1912 for a home site on Parkside Drive overlooking the duck pond. Furthermore, both firms had offices in the Candler Building and residential developers and architects often interact by virtue of their common business interests. So, it is possible that it was Hentz and Reid who were responsible for bringing the celebrated New York Beaux Arts firm to the attention of Eretus Rivers who then engaged them to create the superb land plan Peachtree Heights Park residents continue to enjoy today.

The Carrere and Hastings plans for Peachtree Heights Park indicate that the firm was responding to the existing topography and tree coverage, and that the curvilinear streets and wooded parks in the natural drainage areas reflect these land features. The building lots were generously sized. Some, however, were relatively narrow and deep, as shown on the plans. Research on real estate plates indicates that the original owners aggregated these narrow lots to provide for the construction of substantial residences surrounded by extensive gardens and sweeping lawns. These early residents who built in the 1911-1940 period of development established the pattern of larger lots that is prevalent in the neighborhood. The wide, deep uniform lot pattern that emerged during this period of initial development is an integral part of the historic significance of the neighborhood, as is the original owners' choices of leading architects and landscape architects to design their estates on these larger lots. The Adams Cates Realtors plat of 1932 is one document that clearly shows how the original owners, many of them prominent Atlanta businessmen, played a major role in the development plan for Peachtree Heights Park.

Edward Daugherty, one of Atlanta's most outstanding landscape architects, wrote that the Carrere and Hastings land plan results in "...a ninety year-old neighborhood which can best be described as a happy union of rolling forested land and well-sited houses of architectural quality. Its road system was designed to follow the land and flow in broad sweeping curves over ridge and valley. Streams were protected and wooded ravines set aside as green space. Similarly, generous lots were created to accommodate large and small houses placed in sympathy with hilly terrain." The plan's landscaped linear park running in the median of Peachtree Battle Avenue just west of its intersection with Peachtree Road marks the entrance to the park-like subdivision. It is also an appealing and calming transition from commercial enterprises along Peachtree Road. In giving the neighborhood passive green space to visually enjoy, the design also emulates Olmsted's vision of situating residential development in natural park-like settings.

Both the original subdivision land plan of 1911 and the later revised plans in 1915 and 1925 designated the rough, wooded ravines and stream beds at the northeast and southeast corners at the intersection of Habersham and West Wesley Roads, as well as the upper end of Woodward Way where it meets Habersham Road, as passive green space to remain undeveloped by virtue of topographical considerations and aesthetic design. These areas are now known in totality as Sibley Park. Initially called "The Woodland" and conserved by the efforts of Peachtree Garden Club in the 1930's, this neighborhood green space was dedicated first to Fulton County and later to the City of Atlanta when Peachtree Heights Park was annexed as part of the 1952 Plan of Improvement. In the early 1970's, the area was designated Sibley Park as a tribute to prominent Atlantan John Adams Sibley whose property was adjacent to the northeastern

portion of the green space. Ed Ellis recounts that at the ceremony dedicating the park in Mr. Sibley's honor, the Peachtree Heights Civic Association Board presented Mr. Sibley with a walking stick to commemorate the occasion. The parkland in the median of Peachtree Battle Avenue appears in the 1925 revision.

According to Mr. Daugherty, the Carrere and Hastings land plan has eighteenth century English antecedents in the designs of Kent, Chambers and Capability Brown, as well as designs of the nineteenth century American romantics: Andrew Jackson Downing and the Olmsted Brothers. Carrere and Hastings' twentieth century translation follows the dictum "nature abhors a straight line" and evokes the popular landscape painters of the nineteenth century who created a sense of mystery inherent in a curving landscape scene that evoked the question: "What lies just around the bend?" An English or naturalistic attitude was employed, leaving large stands of trees untouched with broad sweeping lawns and informal massing of native shrubs and shade trees. The streetscapes, therefore, are very irregular. The natural treatment of the landscaping between the houses must be credited with the successful blending of such a variety of architectural styles. Historically, few properties were enclosed by fences or walls thus creating the appearance of one contiguous landscape throughout the neighborhood. Most home sites have mature trees that come nearly down to the street, rather than clustered only around the residential structures. As Mr. Daugherty observed, when Peachtree Heights Park was developed, the clearing and grading of each site was more akin to cutting a hole in the forest and gashes in the red clay than today's large scale leveling of subdivision land. Work was done by mules and hand-held plows. Care was taken to preserve the virgin timber - pine and hardwood - that covered the area and cooled the land.

STREET NAMES

The Carrere and Hastings subdivision land plan created the following streets: Peachtree Battle Avenue west past Woodward Way, Rivers Road, Andrews Drive, Muscogee Road, North and West Muscogee Roads, (West) Wesley Road, Habersham Road, Cherokee Road, Serpentine Road (now Vernon Road), Habersham Way and part of Argonne Road. Rivers Road and Andrews Drive were named after the developers: Eretus Rivers and Walter Andrews. Peachtree Battle Avenue commemorates the Civil War battle of Peachtree Creek in the Spring of 1864 when Confederate troops who had pulled back from Chattanooga defended Atlanta in a furious battle that raged in the vicinity of what is now Bobby Jones Golf Course and at what is now the intersection of Brighton and Peachtree Roads. Muscogee Road is named after the Creek Indians who occupied land east and south of the Chattahoochee River and were part of the Muscogee Tribal Nation who used the 'Muskhogean' language.[14] It is likely that Habersham Road was named in honor of Major Joseph Habersham who was a major in the Revolutionary War and Postmaster in George Washington's Administration. He was also the Speaker of the Georgia General Assembly in 1785.

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[14] Eva Galambos, What's In A Name? Places and Streets in the Atlanta Area (Columbus, Ga.: Quill Publications, 1996), pp. 82 –83.

The name "Serpentine" was originally given to what is now called Vernon Road until it was renamed at the request of Edna Frederick Paullin, according to her granddaughters Cary Minnich Lide and Gail Minnich Watson. Dr. James Edgar Paullin, one of the founders of Piedmont Hospital, and his wife Edna built their beautiful home at 2834 Andrews Drive in the mid-1920s. In 1935/36 when their daughter, Caroline, and her husband, Dr. William Minnich, were building their house on the rear of the Paullins' property which fronted on Serpentine Road, Mrs. Paullin reportedly told Mr. Rivers that she did not want her daughter living on something called "Serpentine" Road. He asked her what name she would prefer and she replied: "Vernon." No one in the family knows why Mrs. Paullin chose the name "Vernon," but henceforth, the road was called Vernon.

LANDSCAPE ARCHITECTS

Peachtree Heights Park's overall significance in landscape architecture is derived from the successful natural treatment of the landscape between the houses that resulted in the blending of a great variety of architectural styles: Georgian, Regency, Federal, Norman, Italian, Spanish-Mediterranean, English Tudor, and Jacobean – the eclecticism typical of this period in Atlanta's architectural history. As Professor James Grady notes in his book on Neel Reid's architecture: "The landscaping of the houses in northwest Atlanta with their large lots follows a general pattern determined by the terrain. The house is at some distance from the street, placed on higher ground. Lawns flow without interruption from site to site; there are no walls or fences defining property lines. Trees and shrubberies complete the landscape from the street to the house. Often the driveway enters the site at one side and proceeds through a porte-cochere to the service court and garage."[15]

Beginning with the "Gilded Age" – the three decades following the Civil war – until World War II, the economic success of America's new capitalists encouraged the construction of imposing houses with equally elegant gardens. Popular magazines and books of the day featured these new mansions with their elaborate gardens. "Photography, a relatively new feature of these publications, did much to fuel the garden mania of the 1910's and 1920's."[16] Certainly in Atlanta, with its climate favorable for nearly year-round gardening, the desire for beautiful landscapes and elaborate gardens was as strong as that in other cities experiencing the expanding prosperity of this era. Care of the land has been a constant characteristic of homeowners since the beginning of Peachtree Heights Park's development when the grounds of new houses were first coaxed into order by the original owners aided by landscape architects, experienced landscape contractors, trained gardeners and, in some cases, the architect himself. Among those most active during the 1915-1940 period of significance were Ellen Shipmen, Constance Draper, Norman C. Butts, William C. Pauley, Robert Cridland, W. C. Hunter, William L. Monroe and, of course, the architect Neel Reid who designed an elegant house and its garden as a unit.

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[15] James Grady, The Architecture of Neel Reid in Georgia (Athens: University of Georgia Press, 1973), p. xviii.

[16] Judith B. Tankard, The Gardens of Ellen Biddle Shipman (Sagaponack, N.Y.: Sagapress, Inc., 1996), p. xvii.

Hailed in 1933 by "House and Garden" magazine as the "dean of American women landscape architects," Ellen Shipman opened her own office early in her career after a short apprenticeship with architect Charles A. Platt. Practicing first out of New England and then Manhattan, in the early 1900's, Shipman believed that one should "...design as nearly as possible to existing grades."[17] Her expertise was apparent in the plan she created for Mayfair, the elegant house Cooper and Cooper designed for the Henry Morrell Atkinsons and their daughter and son-in-law, the Jackson P. Dicks in 1929 at 10 Habersham Way. Originally, the house had 31 acres that included formal gardens, a tennis court, natural woods, native azaleas overlooking a stream, and a small golf course hidden by a hedge of arborvitae. The elaborate setting as documented in Peachtree Garden Club's acclaimed 1933 Garden History of Georgia 1733 - 1933 set a tone of luxury for Peachtree Heights Park residences.

Just around the corner from Mayfair were the equally elegant and lush gardens at Rossdhu, the home of Dr. and Mrs. Phinizy Calhoun at 2900 Andrews Drive. Mrs. Calhoun was an active and knowledgeable gardener who specialized in growing camellias, especially unique varieties. In the spring of 1923, her sister-in-law, Mrs. Andrew Calhoun, invited seven friends to tea to discuss forming Atlanta's first garden club. Mrs. Phinizy Calhoun was chosen to be the first president of the new club which members named "Peachtree Garden Club." Now the home of Peggy and Dudley Moore, Rossdhu has been beautifully restored but little of the original gardens was left by the time the Moores bought this historic house. Peggy Moore reports, however, that some of Mrs. Calhoun's prize camellias are still thriving.

On Cherokee Road, the historic landmark houses all had exceptional landscape designs at the time they were built, as well as now. Of particular note were gardens at 15 Cherokee Road and 3 Cherokee Road. Robert S. Pringle designed the house at 15 Cherokee Road in 1920 for Harold O. Rogers who made his fortune in the grocery business. From 1927 to 1986, it was the home of the Clarence and Elizabeth Rawson Haverty family. In his memoir of life at this beautiful pink stucco Mediterranean-style mansion, Rawson Haverty wrote that there were grapevines, fig trees, rabbits, a vegetable garden and chickens kept behind the garage.[18] The current owner, Belle Turner Lynch, has restored the grounds to mint perfect condition, as well as the rear gardens with their rock walls, tile walks and small wooden bridges which were originally designed to emulate the rock gardens of the Grove Park Inn in Ashville, North Carolina.

Neel Reid designed the house at 3 Cherokee Road in 1922 for Jesse Howlett Draper and his wife. Jessie Draper founded the Draper-Owens Company, served as a city councilman from Buckhead and was president of the Atlanta Historical Society. Constance Knowles Draper was a garden designer in her own right. In addition to working on her own notable garden, she was responsible for later plantings at Mayfair. During the 1930's, Mrs. Draper worked on the Ferrell Gardens at the Fuller Callaway's Hills and Dales estate in LaGrange, Georgia. The nucleus of the Fuller estate was the

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[17] Ibid., p. 46.

[18] William R. Mitchell, Jr., An Anniversary Celebration of Seventy Homes, (Atlanta: Harry Norman Realtors, 1999), p. 84.

original Ferrell homestead that had been held by the Ferrell family since Indian days. Mrs. Sarah Coleman Ferrell had created extensive gardens that were renown for their beauty on the original five-acre homestead. The Callaways preserved the original design of the gardens when they bought the Ferrell property as part of their estate, which is now open to the public. Mrs. Draper was commissioned by the Callaways to work on those gardens. Later, Mrs. Draper formed a partnership with the landscape designer Edith Henderson. The two worked together on many important Atlanta gardens, including those in Peachtree Heights Park.

Mrs. Draper was also another of the founding members of Atlanta's first garden club. As William R. Mitchell, Jr., points out in his biography of the architect, Reid was closely associated with Peachtree Garden Club from its beginning. Many of the members lived in houses he had designed and his own mother was a non-resident member. He presided as judge of the Club's first flower show in 1923 and participated in the movement to spread civic beauty in the community. After his untimely death in 1926, Peachtree Garden Club created the Neel Reid Scholarship in landscape architecture at the University of Georgia. The award honors Reid's years of designing both fine houses and fine gardens that have contributed to the distinction of Atlanta's architecture and landscape architecture. Mr. and Mrs. Draper along with Hal Hentz, Reid's longtime business partner, made the initial financial contributions to endow this scholarship in Neel Reid's memory.

Neel Reid was known not only for the excellence of his residential designs but also for the totality of his designs from the siting of the residential structure to its floor plan, exterior details, interior decoration and gardens. Architects of the Beaux Arts School like Neel Reid typically used European models for the design of their gardens, favoring stonework, parterres, statuary fountains and pools. As Professor James Grady pointed out in his book on the work of Neel Reid: "It is not possible to say that Reid designed most of the landscaping of his houses."[19] Often, though, like his protégé Lewis "Bud" Crook, Reid provided clients with an overall landscape plan for the grounds and garden features. Other landscape architects or installers then filled in the details and executed the plans. In some instances, however, it is clear that Reid was involved with the details as well as the overall design. In her history of Buckhead, Susan Kessler Barnard, a daughter of Philip C. McDuffie and his wife, Helen Bagley McDuffie, wrote about the gardens of her family home at 7 Cherokee Road which was designed by Neel Reid in 1922: "They had a beautiful, formal garden in the back, and they brought Neel Reid out on a stretcher to approve of the beautiful gazebo that was in the formal garden. He was dying."[20] The design of the domed Ionic gazebo was executed by Philip Shutze, while Reid was too weak to do the actual drawing himself; but he wanted to see its installation even if it meant being brought there by stretcher.

Another garden whose design is definitely attributed to Neel Reid is located at 125 West Wesley Road, the Henry B. Tompkins property. Built in 1922, Professor James Grady describes it as "...one of the most complete remaining examples of a Reid Villa.... This

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[19] Grady, op. cit., p. xix.
[20] Barnard, op. cit., p. 112.

must have been one of the architect's most sympathetic commissions.... The formal garden on axis with the library was cut out of a hill and walled with Stone Mountain granite. This is one of Reid's most pleasing landscape designs."[21] There is a complicated progression of indoor and outdoor spaces integrating the home with the garden beyond. The garden is bordered on both sides by stone walls thirteen feet in height. English ivy, turf and gumpo azaleas form the simple but effective plant palette. There is a small rectangular pool lushly edged in English ivy that is centered in a tapis vert leading to the statuary focal point at the end of the garden. This lovely old Italian statue is nestled between a pair of curving steps that lead up to the columned portico of the garage. Happily, this elegant garden remains today as it was originally designed by Neel Reid, a superb example of this outstanding Atlanta Beaux Arts architect's work. For as William Mitchell wrote: "A design by Reid was not a drawing board dream, a paper product, but an executed work down to the 'last shrub.'"[22]

Perhaps one of Reid's best-known houses is at 2789 Habersham Road with its exquisite garden façade overlooking Habersham Road. Until 1977, this house was located at 2 Vernon Road and accessed only from Vernon Road. The Cam Dorsey family, who built this house in 1925, gave the name "Lane's End" to the property. Earlier, Cam Dorsey had built a house for his family in 1919 at 108 West Wesley Road before purchasing the Vernon Road property. The Dorseys' daughter, Laleah Furniss, recalls the parties her mother would give down by the spring house that was built over the creek that ran through the meadow of Lane's End. One party in particular was memorable, even though Laleah was quite young. Her father and their neighbor, Charlie Shelton, who built his house at 2740 Habersham Road, were suitemates with Franklin Roosevelt at Columbia Law School. Both Dorsey and Shelton were great supporters, as well as friends, of Roosevelt. After Roosevelt was elected president the second time – but not yet inaugurated, he stopped in Atlanta and stayed at the Dorseys' house. The Dorseys gave a large party in his honor. A well-known accordion player of that era, Graham Jackson, entertained at the party. Later, after the death of President Roosevelt, Jackson played as the funeral train left Warm Springs, Georgia. There was a famous *Life* magazine cover photograph of him with tears streaming down his face as the funeral train pulled away from the station.

Though Reid was responsible for the design of the Dorseys' Vernon Road residence, as well as the overall design of its setting, an Atlanta landscape architect named William C. Pauley was responsible for the actual landscape plan. Access to the house was originally at the end of a 350-foot lane bordered by shrubbery. Only at the end of the lane could the house be seen, thus the name given to the property. The residence is sited on the brow of a hill whose west side slopes down to a small stream and then rolls up to Habersham Road. Native woodlands surround the property and frame the glorious garden façade. Every spring the delicate white blossoms of dogwoods appear to float through the woods. It is a spectacular display that attracts many visitors to the neighborhood. In addition to Lane's End, Pauley collaborated with Hentz, Reid and Adler on at least four other Atlanta

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[21] Grady, op. cit., p. 102.
[22] William R. Mitchell, Jr., J. Neel Reid Architect (Savannah: Golden Coast Publishing Company, 1997), p. 96.

estates, including two in Peachtree Heights Park: the Robert C. Alston property (1923) at 2890 Andrews Drive and the Charles B. Shelton property at 2740 Habersham Road.

William C. Pauley practiced landscape architecture in Atlanta from 1915 to 1970. He also designed the landscape for the house built for Ernest G. Beaudry at 2811 Andrews Drive. The residential architect was James T. Mitchell. There is a copy of Pauley's color sketch for the formal garden in William Mitchell's Gardens of Georgia. The design featured a dry-laid rock waterfall and pool surrounded by boxwood. William Mitchell described the plan as "one of Pauley's best naturalistic landscapes." The Beaudrys' daughter, Helen Beaudry Mathews, recalls being asked to pose as a very young child of five years for the sculpture of a child used for the fountain in the rear formal garden. From 1941 until 1995, the house was the home of the Howard Hailey family who preserved the Pauley landscape design much as it was drawn. Both Laura Hailey Bowen and her friend Retta Shoun Kern who lives next door remember happily playing in the garden and in the little structure on the property they called "the teahouse" which consisted of three small rooms. This structure is actually the remains of the dog kennel that was originally part of the estate of Walter and Leontine Andrews. It has been kept intact over the years, including by the current owners.

An excellent example of the work of the noted landscape architect Robert Cridland of Philadelphia is the Johnston-Gilbert garden located at 65 West Wesley Road. As the author of Practical Landscape Gardening published in 1918, Mr. Cridland was already a nationally recognized landscape architect by 1928 when he accepted the commission to design the gardens for Mrs. Richard W. Johnston in conjunction with the residential architect P. Thornton Marye who the Johnstons had engaged to design their new house on West Wesley Road. The lower garden area is elevated above West Wesley Road and consists of a series of landscaped terraces connected by picturesque hedges, walls, walks and paths. As noted in Garden History of Georgia 1733 – 1933, specimen plants in the Johnston garden had been collected from old Georgia gardens. In 1930, W. C. Hunter of Atlanta designed an upper garden area comprised of three more terraces. After the death of her parents, Pam Johnston Patterson resided there with her husband, Harold "Pots" Patterson and maintained the integrity of the original garden design. The current owners, Dr. and Mrs. Robert W. Gilbert, have continued to preserve Mr. Cridland's vision for their beautiful garden.

Another garden of historic significance in Peachtree Heights Park that has remained true to the original design is at 2 West Muscogee Avenue. The house and garden were originally designed as a unit for Mr. and Mrs. Hal Hentz in 1935. At that time, Hentz was the senior partner of the firm that had become Hentz, Adler and Shutze after Neel Reid's death. Research indicates that the design of the house and garden was a collaborative effort within the firm, though Philip Shutze was the principal designer of the parterre garden. The third owners of the property, Mr. and Mrs. Howard J. Morrison, have an original sketch of the parterre garden that is in the style of Philip Shutze. Since Shutze was the firm's chief designer and this lot presented significant challenges from a design perspective, it was natural that he would have undertaken the design of the garden area.

The eastern side of the lot where the garden was created literally had been a dumping ground for debris in the neighborhood up until Mr. and Mrs. Hentz purchased the property in 1932. Load after load of trash had to be removed before Shutze's plan could be executed and box bordered beds in concentric circles could be planted with seasonal flowers that would bring beauty to this former dumping round. Under the care of Mrs. Hentz, the former Frances Connolly, the garden became notable for its year-round elegance. Later owners, the Mills B. Lanes and the Howard J. Morrisons, maintained the integrity of Shutze's original design. A respected gardener in her own right, Mrs. Morrison enjoyed hosting spring garden parties in this beautiful setting. The current owners, Karen and Keith Summerour, also have kept the integrity of the parterre garden and enhanced the transition from the eastern elevation of the house to the garden with the addition of a water feature designed by Mr. Summerour who himself is a highly regarded architect.

Norman C. Butts was another important figure in the history of landscape architecture and garden design in Atlanta during the development of Peachtree Heights Park. A graduate of Cornell University, Butts moved from Duchess County, New York to Atlanta in 1913. He had an excellent and popular plant nursery on Peachtree Road, just north of Oglethorpe University on a site that is now part of Peachtree Golf Club. The nursery provided a wide array of plants suitable to the Atlanta climate. In addition to his nursery, Butts was responsible for many of the garden installations in Peachtree Heights Park, including those of Neel Reid's, according to Edward Daugherty who worked with him for many years. In fact, Mr. Daugherty considers Butts a highly regarded mentor in his landscape architecture practice.

The contributions of William L. Monroe to the beauty of Peachtree Heights Park were also immense. He was a knowledgeable plant installer with an extensive nursery, as well as a respected garden designer. W. L. Monroe was born and raised in rural North Carolina. A graduate of Elon College, he also attended Trinity College and Cornell University. His military service brought him to Atlanta in 1917 when he was sent to Camp Gordon. After deciding to stay in Atlanta, he first worked with the A.C. Dahl Company and, perhaps, at the Ashford Nursery owned by Norman C. Butts. In 1924, he formed his own company and began a very successful landscape design, installation and stonework business. In an interview with Ed Daugherty, W. L. Monroe's son, Bill, recalled that when he was a teenager his father's company was actively working in Peachtree Heights Park. Bill Monroe said that his father always sought to preserve the natural beauty of the area whenever he undertook a job there. While all drawings of W. L. Monroe's work prior to 1956 were destroyed in a fire at his office, there are a number of gardens known to be his work in Peachtree Heights Park, as well as those at the landmark Nunnally house on Blackland Road and the Robert Woodruff house on Tuxedo Road along with his work at Chastain Park. He was diligent in his effort to create the best landscape setting for a beautiful house. For example, to achieve the magnificent front lawn vista at the Nunnally house, Bill Monroe said that his father graded the slope with mules and drag pans in 1938-39. When that was not enough to get the desired

effect, Bill Monroe told Edward Daugherty that Blackland Road was lowered opposite the property of Rufus DeWitt King, a neighbor to the west of Nunnally.

William L. Monroe's forte was stonework and rock gardens. Perhaps one of the best examples of his rockwork is in Peachtree Heights Park at 2875 Habersham Road. Monroe designed the grounds and rock garden with extensive water features for his friend Troy Chastain and his wife Lillian. Mr. Chastain was president of the Atlanta Chemical Company and a Fulton County Commissioner. Rock gardens were especially popular during the 1930's and 1940's. According to Troy Chastain's sister-in-law, Mattie Lou Burns Hallum, who spoke with the current owners before her death, the Chastains were very involved with all details of the design and construction of the house, as well as the landscape design. Monroe's design took advantage of the natural springs in this part of Peachtree Heights Park. It featured a narrow rock-lined waterfall in the front yard ravine, along with three ponds in the rear garden that were connected by a stone-lined water channel that utilized gravity to move water from the upper pond through the middle pond to the lower pond. The front yard, house site and rear lawn area were literally formed by cutting into the existing hill. Rocks from Stone Mountain were used to create a beautiful rock wall at the end of the rear lawn. The rock wall and its built-in stone garden bench act as a focal point, as well as marking the transition to the upper garden level. Stone steps on the north side of the wall led guests around the two upper ponds to a patio at the top of the hill where a built-in stone grill remains as it was originally designed. A second set of steps and a path led from the kitchen door for household help who brought the food for the many outdoor parties the Chastains held over the years. Much of the original plant material remains on the property, including a large stand of hemlocks that form the northern border of the property, as well as mountain laurel, native rhododendron, camellias, and white oak trees planted throughout the property.

In 1965, the State of Georgia purchased the Chastain property to use as the residence of the Chancellor of the Board of Regents for Georgia's University System. Mrs. Hallum told the current owners, Maureen and John Foley, that the State was especially interested in the entertaining aspects of the house, both indoor and outdoor. During the thirty years the State of Georgia owned the property the original Monroe plan was preserved with the exception of a walkway from the street to the front steps that was added by Edward Daugherty. When the current owners bought the house in 1995, the waterfall and two ponds were covered by ivy. While the original landscape plans for the property were lost in the fire that destroyed W. L. Monroe's office, the Foleys have worked with Monroe's son and grandson, both landscapes architects, to preserve the original design. The only significant changes they have made to date include enlarging the patio area with the Monroes' help and adding a flower garden in front of the rock wall which was originally designed as a planting wall for small ferns and other small woodland plants. Bill Monroe told the Foleys that the rock features on their property were the most extensive his father had designed and installed with the exception of those he had done for Robert Woodruff at his Tuxedo Road property before it was subdivided in recent years.

Prior to 1940, most of the original residents typically employed professionals to design their grounds and gardens, but some designed their own. An excellent example of this

approach was the garden of Mr. and Mrs. Kenyon B. Zahner at 231 Peachtree Battle Avenue. Burge and Stevens designed their Georgian Revival house. Begun in 1928, the garden was designed and built by the Zahners without any professional assistance. Foundation plantings consist of large boxwoods that are in keeping with the Georgian architecture of the house. Garden walls were dry-laid by Kenyon Zahner himself. Loyèr Lawton Zahner designed the extensive gardens herself, utilizing old brick, weathered rock and antique wrought iron gates to give the gardens an aged look from the beginning. A horseshoe garden opened from the house where two perennial borders echoed the horseshoe curve. A wide flight of steps led to the next terrace featuring evergreens and berried shrubs around a sundial. Other less formal garden areas were created in the side yard. In the late 1960's/early 1970's, additional enhancements were made to the Zahners' garden plan, including a swimming pool and additions to the garden by Ryan Gainey, while generally maintaining the overall integrity of the original plan. The current owners, Barbara and Charles Slick are carefully restoring parts of the garden that were in need of attention but plan to keep the Zahners' vision for their exquisite and extensive garden. Barbara Slick has begun restoration of the pond the Zahners built on the southwestern side of the property reached by a long stretch of dry-laid steps installed by Kenyon Zahner. Children used to fish for bream in the pond that had been filled with lily pads and swamp iris.

RESIDENTIAL ARCHITECTURE

Peachtree Heights Park is an affluent neighborhood that has one of the largest concentrations of houses designed by Atlanta's most outstanding architects active during the 1910 to 1955 period. It is no wonder that Franklin Garrett wrote "...Wesley Collier's former estate resembles one vast park, covered with some of the most beautiful homes in the South."[23] The neighborhood is filled with architecturally significant houses, the majority of which were built prior to 1940. A windshield survey of the subdivision by architect Lewis Nix and landscape architect Edward Daugherty suggests that an overwhelming percentage of the houses in Peachtree Heights Park built prior to the start of World War II was designed by architects. In contrast, since World War II the national norm for architect-designed houses is only five percent of new housing construction. Even more important is the quality of these contributing residential structures and the variety of architectural styles represented in the neighborhood. These styles include Regency, Federal, Georgian, Norman, Italian, Spanish-Mediterranean, English Tudor and Jacobean.

The eclecticism found in Peachtree Heights Park was typical of residential architecture in Atlanta during the first half of the twentieth century. What makes this neighborhood exceptional in Atlanta and even nationally, though, is the fact that for the most part this array of quality architecture from that era has been preserved. As pointed out in the Atlanta Urban Design Commission's book on Atlanta landmarks, "The splendid combination of exceptional quality architecture set within an exquisite landscape design accounts for the reputation of Peachtree Heights Park as one of Atlanta's most beautiful

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[23] Garrett, op. cit., p. 564.

residential areas."[24] The beauty of the neighborhood is an enduring reason that long-time residents continue to stay and newcomers have been attracted to the area ever since it was developed. As Shepherd Ansley, who grew up in Peachtree Heights Park and continues to live in the neighborhood, pointed out: "If you look along the street, every house has some character. Apparently that's what people like to see because the tour buses come by regularly."[25]

The architectural importance of Peachtree Heights Park is also evidenced by the fact that three of the houses in this historic subdivision have already been placed on the National Register of Historic Places: the Henry Tompkins house at 125 West Wesley Road, designed by Neel Reid; the Stuart Witham house at 2922 Andrews Drive also designed by Neel Reid; and the Evans-Cucich house at 306 Peachtree Battle Avenue designed by A. F. N. Everett. As previously discussed, Professor James Grady calls the Tompkins house "...one of the most complete remaining examples of a Reid Villa."[26] Both the house and garden are a perfect complement to each other as a unit; they are a superb example of Reid's Beaux Arts' classicism, as well as his ability to master scale relative to the size of a home site, even when his design antecedents were those of a more grandiose Anglo-Palladian manor house.

The Stuart Witham house at 2922 Andrews drive is another Neel Reid house on the National Register. Begun in 1923 and finished in 1926, the Witham house is one of the last houses Reid designed and completed before his premature death at age forty. It was built for Stuart and Harriet Witham. Mrs. Witham was the sister of Dr. Phinizy Calhoun who lived at Rossdhu, the house at 2900 Andrews Drive that was contiguous to the Witham's southern property line. The Witham's daughter, Harriet Witham Ellis, said her maternal grandmother lived with them and built the house with her parents. Not only were there three generations living in her family home, there was also a constant flow of children and grandchildren between her house and her aunt and uncle's residence next door, as well as daily visits from other family members who lived nearby. These included Mr. and Mrs. Andrew Calhoun, another aunt and uncle, who built their magnificent mansion named Tryggvesson – or affectionately termed "the pink palace" by many Atlantans – on West Paces Ferry Road. "It was so lively and fun growing up in that house, because it was always full of family and friends." Mrs. Ellis declared. The Stuart Witham house has late seventeenth century English antecedents in Reid's design. Its imposing large entrance doorway with its beautiful scrolled pediment is perfectly scaled to the massive central block of the structure. It sits atop a rise overlooking Andrews Drive with an air of grandeur and quiet restraint and firmly planted on its site – as though it is ready to weather the vagaries of life.

Stylistically, the Evans-Cucich House is one of the most unique in Peachtree Heights Park and in Atlanta. Built in 1935, it was designed by A.F.N. Everett for the Evans family and has been restored to its original plan by the current owner. In Atlanta, it is

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[24] Atlanta Urban Design Commission, Atlanta's Lasting Landmarks (Atlanta: Urban design Commission, 1987), p. 123.
[25] Atlanta Journal/Constitution, September 17, 1995, Homefinder Section, p. 6.
[26] Grady, op. cit., p. 102.

rare to find the Art Deco influence in a private residence, so it is highly significant that such a residence is located in this subdivision. The house boasts both geometrical details typical of Art Deco designs, as well as what the architect's son calls "modern Egyptian motifs."[27]

One of the major reasons Peachtree Heights Park subdivision is so architecturally diverse is a result of the way home building was done in Atlanta at that time. Until the development of Garden Hills, it was customary to first buy a lot then choose an architect to design the house. In 1926, Phillips C. McDuffie changed the way home building had been done for years. He was the first developer to build a series of speculative homes designed by up and coming young architects of that era. His approach was the beginning of the way large-scale residential developers operate today. In contrast to Peachtree Heights Park and other earlier residential subdivisions like Ansley Park, Peachtree Heights East and Inman Park, there is a far greater degree of uniformity in architectural styles in the Garden Hills neighborhood.

In marketing Peachtree Heights Park, E. Rivers followed the custom of that time and held several auctions of home sites to excite interest in his beautiful new development – the first park-like residential development in Atlanta. An article in the "Atlanta Constitution" dated Saturday, May 4, 1912 – the day of the second auction – described the event as "the season's foremost auction...and all indications point to a record attendance of Atlanta home seekers and investors... The Buckhead [street] cars will leave every ten minutes preceding the sale..." While rain throughout the day might have dampened spectators and sales, a photograph accompanying the article shows a crowd of men all dressed in suits and hats milling around a long line of automobiles at the entrance to the subdivision. According to William R. Mitchell, Jr., almost all the home sites in Peachtree Heights Park had been sold by 1925, which was the height of the Southern land boom. The local and national economy began to decline by the end of the 1920's. Many of the initial sales were to speculators based on these early newspaper accounts. After the land plan was revised in 1915, however, residential construction took off. The pace accelerated in the 1920's then slowed for a few years after the 1929 stock market crash before picking up again after 1932/33. According to Ed Daugherty, by 1940 Peachtree Heights Park was substantially completed as we see it today.

ARCHITECTS

Virtually all of the leading residential architects practicing in Atlanta during the period of historic significance designed houses in Peachtree Heights Park. These included the following firms or individual architects: Hentz, Reid and Adler; Hentz, Adler and Shutze; Ivey and Crook, Tucker and Howell, Cooper and Cooper, Pringle and Smith, Burge and Stevens, Frazier and Bodin, Abreu and Robeson, P. Thornton Marye, James T. Mitchell, William Griffin, Henry Toombs, James Wise, Edward Emmett Dougherty, and A.F.N. Everett. Of all of these, the most prolific was **Neel Reid** (1885 – 1926). In fact, William R. Mitchell, Jr. refers to Peachtree Heights Park as "Neel Reid Country." A founding

[27] Atlanta Urban Design Commission, Atlanta Historic Resource Workbook (Atlanta: Urban Design Commission, 1981), p. 109.

partner of Hentz, Reid and Adler, Reid was the chief designer in the firm. Professor James Grady and William Mitchell have documented fifteen houses designed principally by Reid in Peachtree Heights Park. The first of these was executed for Charles C. Case at 69 North Muscogee Avenue. He later designed another house for Mr. Case at 2624 Habersham Road. Often referred to by neighbors as "the Eagle House," the second Case house is a stately limestone residence whose design inspiration came from "The Manor House," in Tintinhull, Somerset that Reid visited when he traveled in England. Professor Grady calls it one of Reid's most charming and appealing designs. The garage with its own apartment was built first in 1919. The residence was completed in 1921. After studying architecture at Columbia University and the Ecole des Beaux Arts in Paris and then working in New York for a few years at the firm of Murphy and Dana, Reid returned to Atlanta to begin his professional practice in 1909. In an astonishingly short time, he became one of the most respected and popular residential architects in Atlanta until his untimely death in 1926. When Reid died at age forty from a brain tumor, he was at the peak of his career. An article about Atlanta homes in the June 7, 1948 issue of *Life* magazine declared, "'Reid set a style which has been conscientiously and admiringly followed by most architects who came after him.' (p. 80)."[28] "In addition to their residential work, Hentz, Reid and Adler undertook many important commercial and institutional commissions. These included the Butler YMCA (1916-20) with the African American builder Alexander Hamilton; Brookwood Station (1916-17) for Southern Railway; the old Scottish Rite Hospital building (1918-19); Muse's Clothing Store (1921) which has been converted to loft apartments; the Haas Howell Building (1920) and the Reid House Apartments (1923-24) now converted to condominiums. Among its other commissions, the firm also designed the clubhouse for the Atlanta Athletic Club at East Lake in 1914 (now the East Lake Golf Club); and, several renovations for the Piedmont Driving Club.

Philip Trammell Shutze (1890-1982) became chief designer and partner after the death of Reid in 1926. Henceforth, the firm became Hentz, Adler and Shutze. Like Reid, Shutze was schooled in the Beaux Arts traditions. He practiced in Atlanta for over forty years and was often called America's greatest living classicist during those years. During the time he worked as a draftsman for the firm while Reid was still alive, he participated in much of the firm's design work, including some commissions in Peachtree Heights Park. Only two houses in the subdivision, however, are attributed to the firm after Shutze became partner. They are the residence designed for Hal Hentz himself at 2 West Muscogee Avenue, which has been discussed previously, and a house at 2620 Habersham Road for John B. Horne built in 1928-29 (Job # 638). The latter is an elegant structure immediately south of the Eagle House. Its lovely façade is a softer counter-point to the dominant feel of the Case house's more severe limestone façade. In addition to the numerous private residences he designed, Shutze also designed many landmark institutional structures in Atlanta such as The Temple (1930-31); North Fulton High School (1925-33) now Atlanta International School; the Science Building (1930) and Chapel (1924) at Spelman College; Glenn Memorial Church (1931); and The Academy of Medicine (1940).

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[28] Mitchell, J. Neel Reid, Architect, p. 69.

Among the most active architects in Peachtree Heights Park during this period of significance was the firm of **Ivey and Crook**. Both trained under the renowned Francis Palmer Smith at Georgia Institute of Technology's School of Architecture, followed by apprenticeships at Hentz, Reid and Adler. "Buck" Crook (1898-1967) was Reid's protégé and became a leading member of the Georgia Classicists. In 1923, Ivey and Crook formed their own firm, which lasted until Crook's death in 1967. Buck Crook was known for his consistently high quality in design. Ed Ivey was a specialist in construction and excelled at ensuring the quality execution of the firm's design work. In discussing the importance of Buck Crook, William R. Mitchell, Jr., observed, "Lewis Crook devised a contemporary version of Southern Greek Revival architecture for Atlantans, red brick with white trim."[29] One of their first commissions was for Henry C. Wagstaff, Jr. in 1923. Located at 2542 Habersham Road, it is the oldest Ivey and Crook house in Peachtree Heights Park. Designed in a Colonial Revival style, the residence features a scroll-neck pediment above the entrance door.

Crook's design for another Peachtree Heights Park property is often considered the finest of his residential designs. In 1951, Crook designed the best example of his Southern Greek Revival architecture for Fred Patterson, owner of H. M. Patterson and Sons, Funeral Directors. It is located at 2959 Andrews Drive and exhibits the great sense of refinement that characterized Crook's work. Crook also designed the H. M. Patterson Funeral Home at Oglethorpe Hill in 1957. Other Crook-designed residences in Peachtree Heights Park include the stately Otis Barge House (1932) at 2730 Habersham Road and his own residence at 172 Peachtree Battle Avenue which Professor Robert Craig of Georgia Institute of Technology's School of Architecture calls "...a little jewel of Southern Colonial style, whose four-columned portico became a signature element of late Ivey and Crook houses...."[30] Ivey and Crook were also well known for their institutional and commercial projects. These include Trinity Presbyterian Church (1953), Wieuca Road Baptist Church (1955), Candler Library at Emory University (1924), Druid Hills High School (1928) and the Rhodes Center (1937), which was Atlanta's first shopping center.

Samuel Inman Cooper (1894-1974) is another respected architect who is responsible for the exceptional residences in Peachtree Heights Park. A 1917 graduate of Princeton University, he completed graduate school in architecture at the University of Pennsylvania and returned to his hometown of Atlanta where he founded the firm of Cooper and Cooper with his brother, Joe, in 1925. His residential designs were traditional in style. They reflected his preference for symmetry and simplicity, as well as his keen sense of scale and proportion. His first commission in Peachtree Heights Park was for the antebellum home of the Henry Morrell Atkinsons and their daughter and son-in-law, Jackson P. Dicks, in 1929. Called Mayfair by the original owners, the piazza on the garden façade of this elegant house is in the style of Mount Vernon with columns set in the classic Temple of the Winds order. A later house built in 1937 for Dr. and Mrs. Green Warren at 2878 Habersham Road is a wonderful stately Regency design that is an

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[29] Mitchell, An Anniversary Celebration of Seventy Homes, p. 83.

[30] Professor Robert M. Craig, "Ivey and Crook," The New Georgia Encyclopedia (Atlanta: Georgia Humanities Council and University of Georgia Press, 2004-05).

excellent example of Sam Cooper's superb sense of scale and proportion. The front façade features a set-in arched double door flanked by perfectly proportioned single columns with a simple balustrade above that acts as a pediment. The design is subtle, restrained and elegant. In addition to their residential work, Cooper and Cooper designed a number of Atlanta landmarks such as the Atlanta Masonic Temple (Shriners), the Administration Building and Student Center at Georgia State University, the old Retail Credit (Equifax) headquarters on Peachtree Street that is now the Savannah College of Art and the old BellSouth building.

Some of the most unique and interesting houses in Peachtree Heights Park are the work of the **Tucker and Howell** firm. Born in Bartow, Florida, McKendree "Mack" Tucker graduated in 1919 from the two-year architecture course at Georgia Institute of Technology. With Lewis Crook, he apprenticed at Hentz, Reid and Adler until the late 1920's when he formed a firm with Albert Howell (1904-1974) who was the son of "Atlanta Constitution" editor Clark Howell. Albert Howell began his architectural studies at the University of Georgia, but had to leave Athens when his grandmother died from the flu, according to Henry Howell, Albert's son. He then attended Georgia Institute of Technology before obtaining his degree from Columbia University School of Architecture, a leader at that time in the Beaux Arts tradition in the United States. Henry Howell described his father as a real classicist who excelled in architectural drawing, a prerequisite for architects schooled in the Beaux Arts tradition.

The first Tucker and Howell residence in Peachtree Heights Park was for a traditional brick home at 2868 Habersham Road built for Fonville McWhorter in 1929/30. As an example of the best in Southern architecture, it was included in the 1931 "Southern Architecture Illustrated," a compendium of the best work in Southern architecture of its day. Later in 1934, Tucker and Howell designed a Norman-French period Revival house for Albert's younger brother, Julian Howell, at 2690 Habersham Road. The original design by Albert Howell featured an entrance door set in a turreted tower. This romantic French chateau sits above Habersham Road with a sweep of lawn below. It is a charming residence that adds delightful character to the subdivision. Perhaps, one of the most unique Tucker and Howell designs in Peachtree Heights Park, however, is actually a renovation of the stable that was a part of the original estate of Leontine and Walter Andrews. Located at 2825 Andrews Drive, the Andrews' stable was renovated into an elegant Italian palazzo at the behest of Mrs. Hunter Cooper. The original foundation of the stable still exists, according to Retta Shoun Kern who grew up and still lives in the house. It is a most unique and imaginative reuse of an old stable – a residence of great value to the history of the neighborhood and Atlanta's architectural history.

Like most architects practicing in the 1930's, Tucker and Howell survived on commercial business since residential work was more limited during those years. The firm developed a specialty in theater design in the 1930's and designed many theaters throughout Georgia. Tucker and Howell also designed Garden Hills School (1938), Morris Brandon School (1947) and the Georgia State Prison at Reidsville where they worked with the famous Georgia sculptor Julian Harris. They also designed the Atlanta Constitution building in 1941.

PROMINENT CITIZENS

The residents of Peachtree Heights Park during the period of significance reads like a veritable "Who's Who" of Atlanta. They were leaders in business, politics, education, law, medicine, the arts and cultural pursuits. The efforts of these men and women contributed greatly to the prosperity and well-being of the citizens of Atlanta during the first half of the twentieth century. They left an enviable record of achievement in the annals of Atlanta's history. Among the most prominent early residents of Peachtree Heights Park are the following:

Jesse Howlett Draper: founder of Draper-Owens Company; City Councilman; president of the Atlanta Historical Society.

Constance Knowles Draper: notable garden designer; restored historic Ferrell Gardens at Hills and Dales estate of Fuller Callaway in LaGrange, Georgia

Troy Chastain: president of Atlanta Chemical Company; Fulton County Commissioner; instrumental in preserving land for Chastain Park which is named in his memory.

John Adams Sibley: prominent attorney; chairman of the Sibley Commission.

Rybun Clay: president of the old Fulton National Bank; brother of World War II General Lucius Clay who was a frequent guest.

James Edwin Hickey: investor and board member of the old Trust Company of Georgia (now SunTrust) and the First National Bank of Atlanta.

Clarence Haverty: founder of Haverty Furniture.

Dr. William G. Hamm: first plastic and reconstructive surgeon in Atlanta; the William G. Hamm Chair of Plastic and Reconstructive Surgery at Emory University School of Medicine is named in his honor, as well as an endowed chair in his name at Washington University in St. Louis.

Katherine "Kitty" Catheart Hamm: founder of the Atlanta Speech School; initiated the founding of the Atlanta Speech School by the Junior League of Atlanta in 1938; it is one of the Southeast's largest and finest centers for children and adults with communication disorders (speech, language, hearing and learning disabilities).

Fred Patterson: Owner of H. M. Patterson and Sons Funeral Directors.

Dr. James Edgar Paullin: prominent physician and a founder of Piedmont Hospital; awarded the Medal of Merit (the highest civilian award possible) by President Truman.

Cam Dorsey: prominent attorney and Democrat; suitemate of Franklin Roosevelt at Columbia Law School.

Charles B. Shelton: prominent attorney and Democrat; suitemate of Franklin Roosevelt at Columbia Law School.

William B. Disbro, Jr.: Owner of a family lumber business that specialized in fine millwork.

Dr. William Minnich: prominent Atlanta physician and board member of Piedmont Hospital.

Brevard Springs Williams: owner of Brevard Interiors, which was located on Peachtree Street in downtown Atlanta.

Stuart Witham: banker; after retiring from banking, he worked for Atlantic Realty (Courts & Co.).

Norman and Dreylle Sharp family.

Dr. Green Warren: prominent dentist.

Harold O. Rogers: grocery business.

H. Ewing Dean: insurance business.

Henry Grady family.

Dr. Phinizy Calhoun: Chair of the Department of Ophthalmology at Atlanta Medical College, which became Emory University School of Medicine in 1915; established and endowed medical library at Emory in memory of his father; Atlanta philanthropist Robert Woodruff endowed a chair in ophthalmology at Emory in Dr. Calhoun's honor.

Helen C. Smith: a founder of the Atlanta Youth Orchestra in 1945 which formed the core of the musicians that became the Atlanta Symphony; instrumental in starting the Atlanta Music Club in 1930's; managed the regional auditions for the Metropolitan Opera during the early 1960's.

Howard C. Smith: manager of Southern Operating Division for Retail Credit Company (now Equifax).

Dr. Hal Davidson: prominent physician; served in the American Expeditionary Force in Russia after the Russian Revolution.

Natasha Davidson: former dancer with the Bolshoi Ballet; renown in Atlanta musical circles in the 1930's and 1940's for hosting musical concerts with visiting musicians of international repute.

Frank J. O'Gara: vice president of Davisons Department Store.

Montague Boyd family.

Phillips C. McDuffie: attorney; newspaperman with "The Atlanta Georgian"; investor; real estate developer; developer of Garden Hills subdivision.

Ernest G. Beaudry: owner of Beaudry Ford.

Hal Hentz: architect and partner in Hentz, Reid and Adler.

Kenyon B. Zahner: president of Union Central Life Insurance.

Mills B. Lane, Jr.: founder of Citizens and Southern National Bank (now bank America).

Fonville McWhorter: stock broker; worked at Courts and Company.

Joel Chandler Harris, Jr.: son of Joel Chandler Harris, author of the Uncle Remus stories.

CRITERIA

Peachtree Heights Park meets the following criteria for designation as a City of Atlanta Historic District:

Group I (Historic): 1, 2, 3

Group II (Architectural): 1, 2, 3, 5, 6, 9, 12, 13, 14

Group III (Cultural): 1, 2, 3

FINDINGS

The proposed nomination of the Peachtree Heights Park Historic District meets the above referenced specific criteria, as well as, the minimum criteria for a Historic District as set out in Section 16-20.004 of the Code of Ordinances of the City of Atlanta.

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INTERVIEWS

(Telephone and Personal)

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Laura Hailey Bowen
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Brenda Dreyer
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Harriett Witham Ellis
Laleah Furniss
Ruthie Grantham
Pat Hartrampf
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Richard Lee
Cary Minnich Lide
Helen Beaudry Matthews
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Florence Monroe
Peggy Moore
Howard Morrison
Mary Morrison
Mary Robinson
James Malcolm Sibley (grandson of James Adams Sibley)
Hamilton Smith
Keith Summerour
Gail Minnich Watson
Ruth White
Tim White
Patricia Winship

DRAFT AS OF 09/1/05

Proposed Peachtree Heights Park Historic District District (Chapter 20-O)

Map produced by the
Atlanta Urban Design Comm., 9/1/05.

= Contributing Bldgs. within the District

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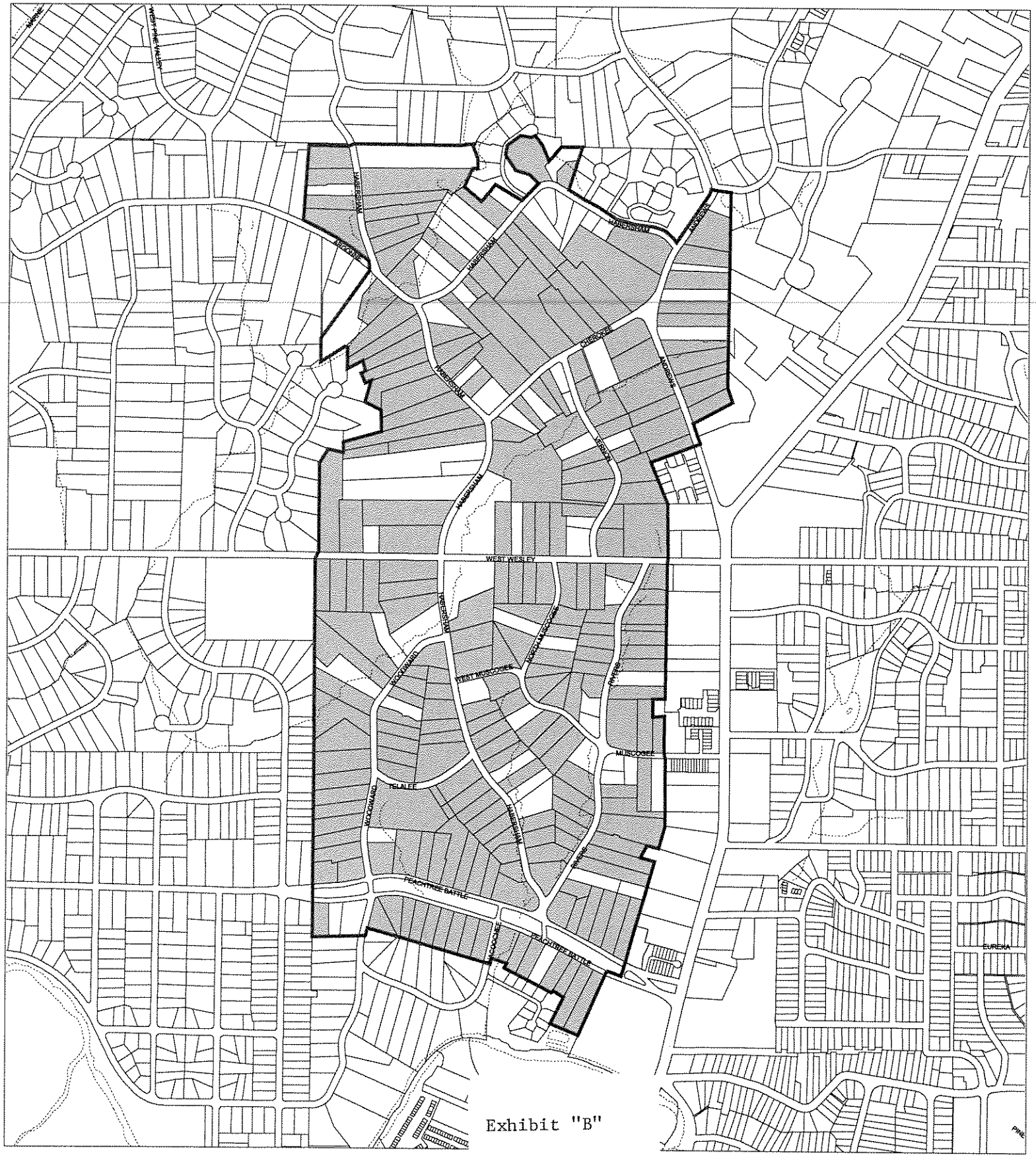

Exhibit "B"

Peachtree Heights Park Historic District Regulations (Chapter 20O)

Sec. 16-20O.001. Statement of Intent

The intent of the regulations for the Peachtree Heights Park Historic District is as follows:

(1) To preserve the historic as-built physical pattern of the district created during the 1911 to 1940 period primarily consisting of single-family residential development on large lots, and including curvilinear streets, woodland preserves, spatial relationships between buildings and spatial relationships between buildings and the street, as well as to ensure that new development is compatible with the historic Carrere and Hastings plans for this district and the present architectural and spatial attributes that prevail.

(2) To ensure that new construction observes the general setback and height restrictions that characterize the original development period of 1911 to 1940, consistent with the historic character of the district.

(3) To preserve the historic architecture of the district that includes residences designed by important master architects.

(4) To preserve the historic landscape pattern, which aesthetically relates the diverse residential designs, built during the 1911-1940 period.

(5) To prevent the subdivision of existing lots and construction of new streets in any manner that would disrupt the development patterns, lot sizes, and spatial relationships established during the 1911-1940 development period, or otherwise detract from the identified historic qualities of the District.

(6) To integrate and enhance land use regulations tailored to the historic character of this district with existing land use regulations, and to implement elements of the Comprehensive Development Plan pertaining to this District.

(7) To preserve and enhance the historic and architectural appearance of the district so as to substantially promote the public health, safety and general welfare.

Sec. 16-20O.002. Scope of regulations.

The scope of these regulations for the Peachtree Heights Park Historic District is as follows:

(1) The existing zoning map and all regulations governing all properties within the Peachtree Heights Park Historic District shall remain in full force and effect. The

regulations contained within this chapter 20O shall be overlaid upon, and shall be imposed in addition to, said existing zoning regulations. Whenever the following overlay regulations are at variance with said existing zoning regulations, the following regulations of chapter 20O shall apply, provided that the provisions of Chapter 24 (nonconformities) shall remain in full force and effect.

(2) Except where it is otherwise explicitly provided, the provisions of chapter 20 of this part shall apply to this district. Whenever the regulations of chapter 20O conflict with the provisions of chapter 20, the regulations of chapter 20O shall apply.

(3) All other statutes, rules, regulations, ordinances, or other governmentally adopted regulations pertaining to properties within this Peachtree Heights Park Historic District shall continue to apply. In the event of any conflict between said other regulations and the following regulations of this chapter 20O, the interpretation provision set forth in section 16-20.011 of the Code of Ordinances shall govern.

Sec. 16-20O.003. Boundaries.

The boundaries of the Peachtree Heights Park Historic District constitute an overlay Historic District (HD) zoning district, which district shall be as shown on the official zoning map adopted herewith entitled "Peachtree Heights Park Historic District."

Sec. 16-20O.004. Organization.

The overlay zoning regulations for the Peachtree Heights Park Historic District are composed of general regulations, development controls, specific regulations, and other provisions that shall apply to all property located within the district.

Sec. 16-20O.005. General Regulations.

The following general regulations shall apply to all properties located within the Peachtree Heights Park Historic District.

(1) Compatibility Rule

The compatibility rule is a standard requiring that alterations, new construction, and lot sizes and configuration are consistent with existing elements of design, scale, lot patterns, and other identifiable characteristics of the district, with particular attention to the immediate environment consisting of Adjacent Properties. In accordance with this purpose, the compatibility rule is as follows: "To the maximum extent possible, each element regulated in this District that references this rule shall substantially match that which predominates on Adjacent Properties. When elements are quantifiable, such as lot size, they shall equal the statistical average of all like elements on the Adjacent Properties." Those elements to which the compatibility rule applies are specified in these regulations

by reference to the "compatibility rule." For purposes of applying this rule to this district, "Adjacent Properties" shall mean the nearest two lots on each side of the subject lot(s) that front the same side of the street within a block between intervening streets. If there are less than the required number of lots (2 on each side totaling 4) on the same side of the street within said block, Adjacent Properties shall refer to that lesser number of lots. If the subject lot is a corner lot, Adjacent Properties shall refer to the nearest two lots on the same side of the street facing the front entryway façade of the subject lot's existing or proposed principal structure. Lots located outside the district shall not be considered "Adjacent Properties" for purposes of applying this definition.

(2) Certificates of Appropriateness.

(A) Except as otherwise provided herein, the procedures for determining the appropriate type of certificate of appropriateness shall be those specified in section 16-20.008 of the Code of Ordinances.

(B) Notwithstanding any other provision herein, no certificate of appropriateness shall be required unless, at a minimum, the work would otherwise require a building permit.

(C) Type I certificates of appropriateness for ordinary repairs and maintenance shall not be required in this district. For example, painting or repainting of any structure or portion thereof, or roof or driveway repair using same materials, do not require a certificate of appropriateness.

(D) Type II certificates of appropriateness. Type II certificates of appropriateness shall be required for any of the following to the extent they are clearly visible from a public street or public sidewalk: Any minor alteration to any façade of any principal structure or accessory structure, and any minor alteration to any fence, wall, deck, or paving. If a Type II certificate of appropriateness is required and the proposed alteration meets the requirements of this Chapter, as applicable, and other criteria applicable to Type II certificates, the Director of the Commission shall issue the Type II certificate within 14 days of receipt of the completed application. If a Type II certificate of appropriateness is required and the proposed alteration does not meet the requirements of this Chapter, as applicable, the Director of the Commission shall deny the application with notice to the applicant within 14 days of receipt of the completed application. Appeals from any such decision of the Director regarding the approval and/or denial of Type II certificates may be taken by any aggrieved person by filing an appeal in the manner prescribed in the appeals section of chapter 16-20.008(a) for Type I certificates.

(E) Type III certificates of appropriateness shall be required for:

(i) All new principal structures.

(ii) All major alterations and additions to existing structures where clearly visible from a public street or public sidewalk.

(iii) Subdivisions or aggregations of lots, and planned developments.

(iv) The removal of any tree with a diameter at breast height of 6 inches or greater that is associated with a Type III certificate of appropriateness for new construction or major alterations.

(F) Type IV certificates of appropriateness shall be required for demolition or moving of any contributing principal structure. A partial demolition of a contributing principal structure shall require a Type IV certificate of appropriateness only when said partial demolition will result in the loss of significant architectural features that destroys the structure's historic interpretability or importance.

(3) Variances, special exceptions, and appeals. Variance applications, applications for special exceptions, and appeals from these regulations shall be heard by the Commission. The Commission shall have the authority to grant or deny variances from the provisions of this chapter when, due to special conditions, a literal enforcement of its provisions in a particular case will result in unnecessary hardship. The procedures, standards, and criteria for decisions regarding such variances shall be the same as those specified in chapter 26 of this part 16. The Commission shall have the authority to grant or deny applications for special exceptions pursuant to the standards in chapter 25 of this part 16. The Commission shall have the authority to grant or deny applications for appeal pursuant to the standards in section 16-30.010 and the appeal provisions for said decision, set forth in section 16-30.010(e), shall also apply to the Commission's decision.

(4) Subdivisions and aggregation of lots/new streets.
The large lot platting pattern of the Peachtree Heights Park Historic District created during its 1911 to 1940 period of primary development is an important element of the historic character of this district. Therefore, the subdivision or aggregation of any lot(s) within this district, including all requests for Planned Development Housing (PDH) under Chapter 19 of Part 16 of the Code of Ordinances and subdivisions under Part 15 of the Code of Ordinances, shall require review and approval by the Commission in addition to, and prior to, compliance with all other PD, subdivision code, and zoning requirements. No application to rezone to the PDH zoning category or to subdivide pursuant to Part 15 shall be filed with or accepted by the Bureau of Planning until a PDH site plan meeting the requirements of Chapter 19 of Part 16, or a preliminary subdivision plat meeting the requirements of Part 15, has been approved by the Commission as meeting the criteria and requirements of this section. The burden of

establishing compliance with this section shall be on the applicant following tender of a completed application to the Commission on forms established by the Director. Applications shall follow the requirements for Type III certificates of appropriateness. No subdivision of lots, aggregation of lots, creation of Planned Developments, or creation of new public or private streets shall be approved by the Commission unless it makes a finding that the resulting lot(s) and/or street(s) are consistent with the district's as-built historic platting pattern and street system with regard to lot size, lot dimensions, lot configurations, and, if applicable, street layout. Consistency regarding these identified elements shall be based upon compliance with the compatibility rule, except that consistency regarding street layout shall be based upon review of other streets within the District.

(5) Tree preservation and replacement. The provisions of the City of Atlanta Tree Ordinance, Atlanta City Code section 158-26 et seq, shall apply to this district, provided that the following additional criteria and procedures also shall apply.

All applications for Type III Certificates of Appropriateness involving new construction, major alterations or additions, subdivision or aggregation of lots, or planned developments shall require and include a tree plan if any trees with a diameter at breast height of 6 inches or greater are to be removed, or are likely to be negatively impacted, as a part of said Type III activity. This tree plan shall make every effort to preserve existing trees and shall include:

(A) Location of all existing trees with type and diameter indicated, including boundary trees;

(B) Location of all existing trees to be saved indicated; and

(C) Location of all proposed trees located with type and diameter indicated.

Sec. 16-20O.006. Development Controls.

The following regulations shall apply to all properties located within the Peachtree Heights Park Historic District.

(1) *Front Yards:* Front yard setbacks shall: (i) conform to the setback of the previously existing contributing principal structure; (ii) conform to the setback of the existing principal structure; or (iii) comply with the compatibility rule.

(2) *Side yards:* Side yards shall: (i) conform to the setback of the previously existing contributing principal structure; (ii) conform to the setback of the existing principal structure; or (iii) be no less than 15 feet.

(3) *Rear yard:* Rear yard setback shall be 30 feet.

(4) *Off-street parking and driveway requirements:*

(A) Off-street parking shall not be permitted in the first 60 feet of the front yard or half-depth front yard.

(B) Independent driveways within the first 60 feet of the front yard or half-depth front yard shall be a maximum of 12 feet wide and shall have a maximum curb cut of 12 feet, exclusive of the flare.

(C) Parking where permitted in front yards and half-depth front yards shall be subject to landscape screening and to design approval by the Urban Design Commission.

(5) *Accessory Structures:* Accessory structures, other than fences, when permitted, shall be placed to the side or rear of the principal structure within the buildable area of the lot so as not to project beyond the front of the principal structure.

(6) *Maximum Floor Area Ratio:* The maximum floor area ratio shall not exceed 0.35.

(7) *Maximum Lot Coverage:* Maximum lot coverage shall not exceed 35 percent of total lot.

(8) *Maximum Height Requirements*: No building shall exceed 35 feet in height as provided by 16-04A.009.

Sec. 16-20O.007. Specific Regulations.

The following additional specific regulations shall apply to development and construction associated with new principal structures:

(1) *Statement of Intent.* The purpose of these regulations is to set forth basic, minimum standards of architectural design and construction that are compatible with and complementary to the existing historic residences within the neighborhood, as the cumulative historic diversity of the built environment is a defining characteristic of this neighborhood. It is not the intent of these regulations to limit the design of new housing to replication of styles of existing structures, but to foster residential design that, with regard to massing, size, scale, materials, and architectural elements, enhances the architectural quality of the neighborhood and simultaneously encourages creativity. Additionally, these regulations are intended to integrate the physical characteristics of new construction into the existing neighborhood in a meaningful way so as to restore and promote the public health, safety, and welfare of this neighborhood.

(2) *Design standards and criteria for new principal structures.*

(A) The compatibility rule shall apply to the form and pitch of the primary roof of the primary structure, as well as ridge, dormer, overhang and soffit construction.

(B) The compatibility rule shall apply to the scale and massing of the principal structure. In no case shall the height of a structure exceed 35 feet.

(C) The maximum height of the first floor of the front façade above grade shall be subject to the compatibility rule.

(D) The design and size of front porches, and the placement and orientation of front steps shall be consistent with the architectural style of the house. Front porches shall contain roofs, balustrades, columns, steps, and may extend up to ten feet into the required front yard.

(E) Decks are permitted only when located to the rear of the principal structure and such decks shall be no wider than the width of the principal structure.

(F) The use of chimneys with new principal structures is encouraged. When any portion of a chimney is visible from a public street as a façade element, the chimney shall originate at grade.

(G) Fences and walls, excluding retaining walls, visible from a public street upon completion, subject to provisions of section 16-28.008(5) and the following limitations, may occupy required yards:

(i) Fences not exceeding four feet in height may be erected in the front yard or half-depth front yard. Walls, excluding retaining walls, are not permitted in the first 60 feet of the front yard or half-depth front yard.

(ii) Fences and walls, excluding retaining walls, not exceeding six feet in height may be erected in side or rear yards.

(iii) Fences located in the front yard or half-depth front yard shall be constructed of brick, stone, ornamental iron, or wood, or faced with brick or stone.

(H) Retaining walls located in the first 60 feet of a front yard or half-depth front yard that are clearly visible from a public street shall be faced with stone, brick or smooth stucco. At no point shall such retaining wall exceed four feet in height.

(I) Fenestration, if visible from a public street upon completion, shall meet the following requirements:

(i) Windows in the front façade shall be predominantly vertical in proportion.

(ii) If muntins or mullions are used, such muntins or mullions shall be either true divided lights or simulated divided lights with muntins integral to the sash and permanently affixed to the exterior face of glass.

(iii) The size and shape of individual window openings and the overall pattern of fenestration as it relates to the building façade shall be consistent with the architectural style of the house.

(J) Mechanical and communication equipment shall be located to the side or rear of the principal structure in the location least visible from a public street. Screening with appropriate plant material or fencing is required if the equipment is visible from a public street.

(K) Wood or smooth-finish cementitious lap siding, wood shingles, aluminum siding, brick, stone, and true stucco are permissible building materials for the facades of the principal structure. Corrugated metal and vinyl siding are not permitted.

(L) In addition to all other applicable regulations, the following building materials and design elements, if clearly visible from a public street upon completion, are subject to approval:

(i) The size, type and material of front entry doors.

(ii) The materials and pattern of roofing, gables and gable returns, and dormers.

(iii) Above-grade foundation materials. Exposed concrete, concrete masonry unit (CMU) foundation walls, and lap siding are prohibited as a finished surface.

(iv) Exterior portions of chimneys. Chimneys shall be faced with masonry or stucco, and siding on chimneys is not permitted.

(v) The location and design of skylights. When practical, skylights should be located where least visible from the public street. If skylights are visible from the public street, the glass shall be tinted to match the surrounding roof area. Protruding "bubble" skylights are prohibited.

(vi) Grading shall not excessively or unnecessarily alter the existing topography of the site. New grades shall meet existing topography

in a smooth transition. Erosion shall be prevented and runoff kept to a minimum.

Sec. 16-20O.008. Permitted Accessory Uses and Structures.

These regulations permit uses and structures that are customarily incidental and subordinate to permitted principal uses and structures. These uses and structures include but are not limited to the following, subject to limitations and requirements set forth herein or elsewhere in this part.

(1) Greenhouses, garden sheds, private garages, and similar structures.

(2) When a private garage is part of a principal structure, the vehicular entry door shall not be located on the front façade of the main building, and all vehicular access to the garage shall be from the rear or side of the principal structure. Attached garages shall not be constructed forward of the front façade of the principal structure. Garages, when detached from the main residential structure, shall be located to the rear of the main structure within the buildable area of the lot and, on corner lots, shall be subject to all side yard and half depth front yard setbacks.

(3) Swimming pools, tennis courts, and similar private recreational facilities and areas, subject to the following limitations: Such active recreation facilities in any yard, required or other, adjacent to a street shall require a special exception from the Commission, which shall be issued only upon finding that:

(A) The location will not be objectionable to occupants of neighboring property or the neighborhood in general by reason of noise, lights, or concentrations of persons or vehicular traffic; and

(B) The area for such activity could not reasonably be located elsewhere on the lot. The Commission may condition the special exception based on concerns regarding fencing, screening or other buffering, existence and/or location of lighting, hours of use, and such other matters as are reasonably required to ameliorate any negative effects of the proposed facility on the neighborhood.

(4) Home occupations, subject to limitations set forth in section 16-29.001(17).

(5) Structures necessary for active on site construction projects.

(6) Devices for the generation of energy, such as solar panels, wind generators, and similar devices, when not located in or to the front of the main building.

(7) The following regulations shall apply to all permitted accessory uses and structures:

(A) Except in the case of home occupation, no accessory use shall be of a commercial nature.

(B) No accessory building shall be constructed until construction of the principal building has actually begun, and no accessory building shall be used or occupied until the principal building is completed and is in use.

(C) Accessory buildings shall not cover more than 25 percent of the rear yard.

(D) Accessory structures shall be placed to the rear of the main structure within the buildable area of the lot.

(E) Accessory buildings shall not exceed 25 feet in height or the height of the main structure, whichever is less, and shall not contain a total floor area greater than 30 percent of the main structure.

Sec. 16-20O.009. Design Standards and Criteria for Alterations and Additions to Non-Contributing Structures.

Alterations and additions to non-contributing structures requiring a certificate of appropriateness, shall be consistent with and reinforce the architectural type and features of the existing structure or shall comply with the applicable regulations for new construction set forth in subsection 16-20O.007 above.

Sec. 16-20O.010. Design Criteria for Alterations and Additions to Contributing Structures.

Alterations and additions to contributing structures requiring a certificate of appropriateness shall comply with one of the following:

(1) Alterations and additions shall be consistent with and reinforce the historic architectural character of the entire existing contributing structure and shall comply with the applicable regulations set forth in subsection 16-20O.007 above; or

(2) Alterations and additions shall not destroy historic materials that characterize the property. The new building elements and materials may differentiate from the old. To protect the historic integrity of the property and its environment, the compatibility rule shall apply to any new work regarding the massing, size, scale, and architectural features of the property and environment.

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9/19/05
2:31 PM

Atlanta City Council

REGULAR SESSION

MULTIPLE 05-O-1762 1761 1760 1759 1758 1757
05-O-1756 1755 1754 1751 1753
REFER

YEAS:	10
NAYS:	0
ABSTENTIONS:	0
NOT VOTING:	4
EXCUSED:	0
ABSENT	2

B Smith	Y Archibong	Y Moore	NV Mitchell
NV Starnes	Y Fauver	B Martin	Y Norwood
Y Young	Y Shook	Y Maddox	NV Willis
Y Winslow	Y Muller	Y Sheperd	NV Borders

MULTIPLE

RCS# 7009
9/19/05
2:14 PM

Atlanta City Council

COMMITTEE OF THE WHOLE

MULTIPLE 05-O-1762 1761 1760 1759 1758 1757
05-O-1756 1755 1754 1751 1753
REFER

YEAS:	12
NAYS:	0
ABSTENTIONS:	0
NOT VOTING:	2
EXCUSED:	0
ABSENT	2

B Smith	Y Archibong	Y Moore	Y Mitchell
NV Starnes	Y Fauver	B Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	Y Sheperd	NV Borders

MULTIPLE