AVONDALE ESTATES, GEORGIA

Phase II HISTORIC RESOURCE INVENTORY SURVEY REPORT

August 2014



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Historic Preservation Division
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Madison, Georgia 30650

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SURVEY BACKGROUND AND METHOD

The City of Avondale Estates, through the Avondale Estates Historic Preservation Commission, sponsored the completion of Phase II of a Historic Resource Survey of the limits of Avondale Estates, Georgia. Phase I, conducted the year prior, included the locally designated historic district as well as the Central Business District (CBD). The current phase encompasses the remainder of the City of Avondale Estates. The project was funded through a Certified Local Government grant obtained from the Historic Preservation Division of the Georgia Department of Natural Resources and matching funds from the City of Avondale Estates. The goal of this survey, the two phases combined, is to provide a base of information for the local government to use toward the preservation of its cultural resources. Piedmont Preservation, a preservation firm located in Madison, Georgia, performed the survey beginning in Winter 2013.

The method used for the Avondale Estates Phase II Survey is based upon the Georgia Historic Resources Survey program, an ongoing, statewide survey of buildings, sites, structures, and objects of historical, architectural and cultural significance administered by the Historic Preservation Division of the Georgia Department of Natural Resources. The goal of the Georgia Historic Resource Survey is to collect, as uniformly and reliably as possible, the minimum level of information needed statewide for preservation activities. Under the Georgia system, information and photographs gained during fieldwork is entered into Georgia's Natural, Archaeological and Historic Resources Geographic Information System (GNAHRGIS), an online database program maintained by the Historic Preservation Division.

Surveys in Georgia do not routinely document all buildings forty years or older. Resources to be documented are identified by surveyors during a field survey of the area and are evaluated for condition and architectural integrity. The assessment of condition is based upon the future viability of the resource. For instance, any house in which the roof is open to the weather is not surveyed. In order for a building to display architectural integrity, it must continue to convey an accurate sense of the past. Those resources less than forty years in age or older buildings lacking integrity were not recorded in the GNAHRGIS, nor are they analyzed in this document. They were, however, catalogued in a separate document for the City of Avondale Estates.

The consultants conducted an intensive field survey between December 2013 and June 2014. The historic resources were surveyed using field forms and a digital camera. The forms contained notations corresponding to fields on the GNAHRGIS system. Narrative information such as noted alterations to the resource, an architectural description, and outbuildings were recorded. Digital photographs were taken of each building for inclusion in GNAHRGIS.

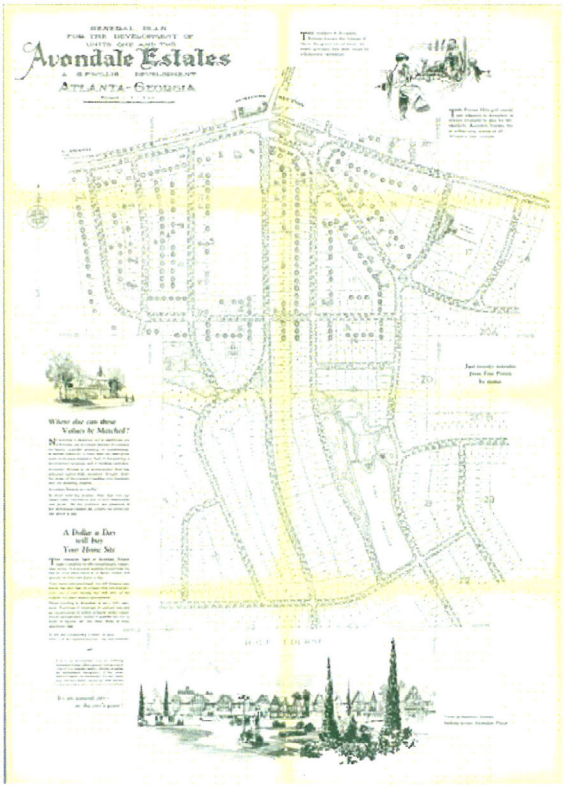
The location of resources is recorded by three different methods: by street address, by latitude and longitude, and finally on maps in the appendix of this document. Also in the appendix is an index correlating the resource numbers to their physical address. The following survey report was created to assist in the analysis of the information gained during the survey and to provide recommendations for the future preservation activities.

HISTORICAL SUMMARY AND CONTEXT

Developmental History*

This Phase II survey encompasses all areas within the City of Avondale Estates limits beyond the local historic district and the Central Business District (CBD). This includes primarily neighborhoods south and east of the original portion of the City of Avondale Estates as well as a small section north of Covington Highway. These areas are an extension of the original planned City of Avondale Estates.

The City of Avondale Estates was the creation of George F. Willis (1879-1932), who amassed his wealth in patent medicines. Turning to real estate development in mid-1920s, Willis sold his patent medicine stock in order to finance a major real estate investment. His intention was to create a model city suburb with extensive residential, commercial, and recreational facilities.



Original plan for Avondale Estates

In January 1924, Willis purchased 1000 acres of land in DeKalb County, just seven miles from downtown Atlanta. Several large farms and a small rural community named Ingleside comprised the property. Willis chose the property due to its relation to existing transportation routes that made it ideal for a suburb. The land was located on an existing streetcar route, had a stop on the Georgia Railroad, and was bisected by the main Atlanta-to-Augusta highway.

A portion of this highway was designated as part of the new Eastern Division of the Dixie Highway, anational highway running from Florida to Michigan, connecting the north to the south. Carl Fisher, known as the Father of the Dixie Highway, proposed the idea for the highway in 1914 partly to encourage travel to his Florida development which eventually became Miami Beach. The new Eastern Division, which was designated in 1916 and ran between Atlanta and Milledgeville, was one of several alternate routes. The Dixie Highway entered the City of Avondale Estates on the west from Decatur then turned north on N. Clarendon Avenue.

Willis selected prominent professionals to assist him in realizing his development. Credited with the layout of Avondale Estates is O.F. Kauffman (1876- 1930), a civil engineer from Atlanta responsible for much of the second phase work on Druid Hills, Atlanta's premier, Olmsted-

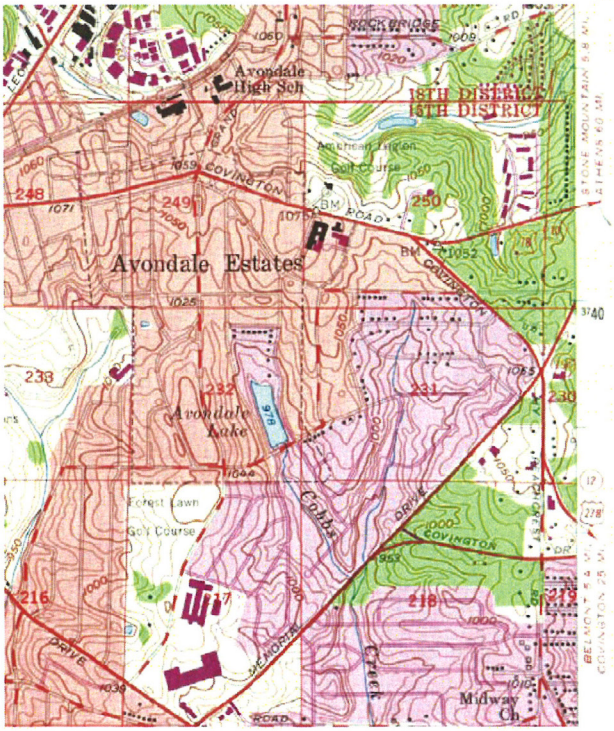
* Information on the original sections of Avondale Estates was excerpted from Brooks, Carolyn and Richard Cloues. "National Register of Historic Places Nomination Form." 1986. Filed at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.

designed suburb, as well as other Atlanta suburbs including Brookwood Hills. Robert Cridland, a well-known landscape architect from Philadelphia, who executed a number of projects in Atlanta, was in charge of landscaping.

The original boundaries of the City of Avondale Estates included planned landscape features located throughout the community. In addition to a park complete with pool, poolhouse, tennis courts, and playground equipment and a lake for the community, there were landscaped medians, traffic islands, and traffic circles, three small parks in the interiors of residential blocks, two larger community parks, and several bridal paths.

The residential development of the original portion of the City of Avondale Estates is a story of intermittent eras of development that also correspond to development in certain areas of the current survey. Approximately one hundred and twenty-five houses were constructed before the onset of the Depression, which slowed development within the original planned community. In the current survey area, the only concurrent development taking place in these first decades of the twentieth century was on Melford Place and Oakham Place. These areas were not within the limits of Avondale Estates at the time.

The Great Depression would end George Willis' development of Avondale Estates. Development ground to a halt with the outbreak of World War II. After the war, house construction began again both within and around the limits of the City of Avondale Estates.



1954 Northeast Atlanta Quadrangle map with 1968 photo revisions. Streets in purple added after 1954.

The pent-up demand for housing curtailed by the war effort was unleashed in the late 1940s and continued through the 1960s. Avondale Estates experienced growth as part of the population boom occurring in Dekalb County and greater Atlanta. Initial house construction took advantage of existing infrastructure. Avondale Estates saw the addition of housing on established lots while in the adjacent area to the east houses began to be constructed along Covington Highway and Stratford Road.

Home ownership in the postwar period was equated with the attainment of middle class status. The 1949 Housing Act which called for "a decent home and suitable living environment for every American family" also drove this boom in housing. Unlike earlier eras where houses reflected historic styles, housing built in the postwar period was a reflection of the modern life.

The demand for new homes coupled with government programs established to assist working class families and veterans with homeownership, resulted in the demand to produce new homes at affordable prices. Homeownership increased in the postwar years due to federal assistance. Both

the VA and the FHA directed their investments toward new buildings in the suburbs, ignoring the older residential core.

Also directing housing to the suburbs was the influence of the automobile and improving highways. Whereas the original core of Avondale Estates was predicated on location along a streetcar line, post-WWII development depended on an improving highway system. Georgia State Route 12 (the Covington Highway), which is on the northern edge of the survey area, was designated US 278 in 1955, providing an arterial road for commuting into Atlanta.

The Ranch type was the dominant type of residential design during the mid-century. It was based on the early Spanish haciendas built throughout Mexico and Southern California in the 1800s and characterized by a single-story sprawling floor plan, with integration of indoor and outdoor space. The Ranch house of the mid-century was built on a smaller scale than the sprawling haciendas of old California.

Population growth in the area demanded additional housing sites. Majestic Circle, Wynn Drive, and Nottingham Drive were added by 1954. These streets were quickly populated with houses. After 1954, a cluster of streets – Chatsworth Drive, Bromley Road, Dunwick Drive, Charlbury Place, and extensions of Clarendon Avenue, and Berkeley Road – were added. These two clusters of streets, at that time both outside the limits of Avondale Estates, were laid out in a similar manner as those of the town. Between these two areas Hess Drive, Viscount Court, and Lakeshore Plaza were added. These streets introduced the cul-de-sac design to the area. All of these new streets were nearly entirely built-out by 1970. Banbury Cross and its houses were added in the early 1970s.

These areas remained outside of Avondale Estates for several decades. According to the records of Georgia's Surveyor General, Avondale Estates made annexations in 1982, 1984, and 1985 bringing these streets and buildings into the limits of the City of Avondale Estates. This is reflected in census housing data for Avondale Estates, housing units: 1970 – 565, 1980 – 540, 1990 – 1,074. This jump in housing units reflects annexation between 1980 and 1990 rather than new construction.

SURVEY RESULTS

PREVIOUS SURVEY ACTIVITY

Avondale Estates has not had a historic resource survey performed to HPD standards to date. There have been two less intensive surveys in the past. The first was in conjunction with the nomination of the Avondale Estates National Register District in 1986. The second was a windshield survey performed to create a tier system of significance for use by the Avondale Estates Historic Preservation Commission in conjunction with design review.

SURVEY COUNT

The Phase II survey of Avondale Estates resulted in the documentation of 483 historic structures for the GNAHRGIS database. Historic structures extant within the Avondale Estates Phase II survey area retain a high degree of integrity. There were only 42 non-historic structures in the survey area the majority of which were built after 1999.

PROFILE OF USES AND CONSTRUCTION DATES

The Phase II survey area was entirely residential in character and exclusively single-family dwellings.

Residential Uses	***number***	***1910 to 1919***	***1920 to 1929***	***1930 to 1939***	***1940 to 1949***	***1950 to 1959***	***1960 to 1974***
total by decade		1	0	6	61	241	174

Dekalb County Census Data	
Year	total population
1930	70,278
1940	86,942
1950	136,395
1960	256,782
1970	415,395
source: U.S. Census Data	

While Avondale Estates' population exhibited two boom periods in growth during the historic period, the current survey area was not annexed into the City of Avondale Estates until the mid-1980s. Therefore, we must look to the aggregate population of Dekalb County to explain the distribution of construction dates. There is a clear correlation between house construction dates and population increase for the decade of the 1950s. The correlation is less clear for the 1940s and the 1960s. The lower number houses constructed in the 1940s as compared to population growth occurred because residential building ground to a halt during World War II as the United States focused on the war effort. Construction of housing within the survey area trailed off in the 1960s and early 1970s as a function of the number of building lots available. In other words, the area was nearing complete build-out.

PROFILE OF RESOURCE TYPES

"Type" is a term used to describe the basic shape and floor plan of a building. The Georgia Historic Preservation Division has identified building type for residential structures, commercial structures, religious structures, and schools.

Variant Residential Types

No identifiable type	10
Extended Hall-Parlor	4
English Cottage	3
American Small House	58
Alphabet Ranch	6
Bungalow Ranch	11
Compact Ranch	3
Courtyard Ranch	15
Half Courtyard Ranch	26
Linear Ranch	114
Linear-w/-Clusters Ranch	117
Mid-20th Century Two Story	38
Split Level	78

One Story Single Family Residential Types:

- **Extended Hall-Parlor** – The extended hall-parlor is just as the name implies. The width is similar to a hall-parlor, two unequal rooms, but the depth is a massed plan extending two or three rooms to the rear. Chimneys are often along the exterior walls though sometimes on an interior roof slope where it can be shared between two rooms. Popular in the early twentieth century, the form is sometimes confused with the front gable bungalow which is visually similar.



Extended Hall-and-Parlor

- **English Cottage** – The English cottage is characterized by a steeply pitched roof, sometimes simply side gabled and sometimes cross-gabled and a lateral chimney on the façade of the house which reads clearly from the exterior. Mildly polychromatic brick or stone accents are common, as are stoops and inset porches.



English Cottage

- **American Small House** – The American Small House is commonly associated with the post-WWII building boom although examples predating the war are not uncommon. The American Small House is generally a simple rectangular box with a low to medium pitched side-gabled roof, and is almost defined by the absence of eaves. Chimney placement along the ridgeline is common. In plan the form is generally composed of non-proportional rooms clustered around a completely interior hall. Stylistic details are typically non-existent or very minimal with some Colonial Revival or English Vernacular accents.



American Small House

- **Ranch** – Ranch houses were popular in the 1950s, 1960s, and into the 1970s. Ranches are long, low, and one story, though sometimes with a basement level where topography permits. Interior plans range from simple to complex with zoned interior spaces that separate common areas from private areas. Window types vary though a tripartite opening with a center picture window and flanking operable windows is common. Their ground-hugging form integrates ranch houses to their site. Sub-types surveyed include (descriptions from - *The Ranch House In Georgia: Guidelines for Evaluation*):

  ~ Compact Ranch – This type is small and simple. It is proportionally a rectangle but almost square in form with a length-to-width ratio of less than 2:1. The house can be expanded with a carport.



Compact Ranch

~ **Linear Ranch** – This is a simply massed Ranch similar to the Compact but longer with a length-to-width ratio of 2:1. The Linear Ranch may have slight projections or recessed elements but the overall effect is of a long, narrow linear form.



Linear Ranch

~ **Linear-with-Clusters Ranch** – This is a Linear Ranch with a cluster of rooms (usually bedrooms) at one end that projects to the front, back, or both. The clusters give this subtype a truncated "L" or "T" shape but the overall appearance of a linear form predominates.



Linear-with-Clusters Ranch

~ **Courtyard Ranch** – The Courtyard Ranch has at least two wings that embrace a courtyard, typically on the front. Some examples have slight diminutive wings that suggest the presence of a courtyard.



Courtyard Ranch

~ **Half Courtyard Ranch** – This subtype features a half-courtyard formed by the intersection of two wings of the house. Think of it as a Linear Ranch bent 90 degree in the middle. Both wings must contain living space.



Half Courtyard Ranch

~ **Bungalow Ranch** – Long, low, and as deep as it is wide, the Bungalow Ranch has a square plan and a large hipped roof.



Bungalow Ranch

~ **Alphabet Ranch** – This is a catchall category for Ranch Houses that conform in plan to a letter of the alphabet, for example "T" shaped, "Y" shaped, and "V" shaped houses.



Alphabet Ranch

Two Story Single Family Residential Types:

- **Split Level** – The Split Level is a product of mid-twentieth century suburbs and was popular in the 1950s, 1960s, 1970s, and into the 1980s. The split level house consists of three levels in which the floor levels are staggered so that the "main" level of the house is halfway between the upper and lower floors. The main doorway is near the center, entering into the middle level, and the garage is typically in the lowest level.



Split Level

- **Mid-twentieth Century Two Story** – Identified by the Georgia Historic Preservation Division, though not formally defined, this is a catchall for two-story houses of the era with two stories that are not Split Levels. In Avondale Estates, many resemble the Georgian House form though do not necessarily follow the symmetrical interior plan of that type. One story wings are also prevalent among this type in Avondale Estates.



Mid-twentieth Century Two Story

PROFILE OF STYLES

"Style" is the manner in which architecture is decorated. Of the 483 resources identified in course of the Avondale Estates Phase II survey, 91 represented at least elements of the "academic" styles (that is, design movements identified by architectural historians). The remaining buildings were found to have no academic style or to be "plain-style" (the latter term used by Georgia HPD for ranch and split-level houses with no academic style).

Represented Styles

Colonial Revival	60
English Vern. Revival	6
Contemporary	23
Rustic	2

The table at left delineates the breakdown of represented styles identified in the survey area. It is not surprising to find the majority of styles represented to be those most common to Ranch and Split Level houses as these comprise the majority of resources. A few resources with elements of the English Vernacular Revival style were identified in the areas of pre-WWII development.

- **Colonial Revival** – Following the country's centennial celebration in 1876, Americans expressed a renewed interest in their colonial heritage including architectural style from that time. The Colonial Revival style, popular in Georgia from 1890 into the mid- twentieth century, includes exact copies of colonial houses as well more contemporary house types with borrowed elements. The latter is especially true of Ranch and Split Level houses which predominate the survey area. In Avondale Estates, these house types often feature Colonial Revival details such as entry porticos, shutters, cornice moldings, and columns.



Colonial Revival

- **English Vernacular Revival** – This revival style draws inspiration from the architecture of medieval England such as the manor houses of the time as well as small county cottages. Borrowed elements include half timbering, brick walls with stone trim, steeply pitched gables, and chimneys as focal points. While English Vernacular Revival is a dominant style in the core of Avondale Estates, only a few houses in the current survey area exhibit elements of this style. Not only had its popularity waned by the 1950s, the style does not blend well with the horizontal lines of the dominate house type in the area, the ranch house.



English Vernacular Revival

The following two style are specific to mid-twentieth century houses, primarily ranch houses (descriptions from - *The Ranch House In Georgia: Guidelines for Evaluation*).

- **Contemporary Style** – Clean lines, abstracted, geometric planes and surfaces, exposed post and roof beams, and lack of applied ornamentation are indicative of the Contemporary style. Stone and wood are used to add warmth but form and structure are paramount.



Contemporary

- **Rustic Style** – This style has a "carpenter" aesthetic: board and batten siding (sometimes just rough-hewn weatherboards), exposed rafter ends, and simple porch posts.



Rustic

PREVIOUS PRESERVATION ACTIVITY & RECOMENDATIONS

A Certified Local Government since 1993, the City of Avondale Estates has embraced historic preservation for many years and has completed many of the actions which generally follow a historic resource survey such as pursuing and achieving a National Register Historic District listing and designating a local historic district. However, those earlier actions focused on the older core of the City of Avondale Estates that was the area surveyed in Phase I. This survey is the first preservation activity to occur in the current, Phase II survey area. Similar registration and designation actions that have been achieved in the older section of the City of Avondale Estates should be contemplated for the current survey area.

Future Survey Efforts – This survey completes the second of a two-phase survey of the entire limits of the City of Avondale Estates. Since both phases of the survey included resources that are forty years of age or older, there should be little need for an updated survey for ten years unless the City of Avondale Estates or the Historic Preservation Commission feels that there have been significant changes to resources or policies that would necessitate an update.

Historic Resources of the Recent Past Education Campaign – Nearly all of the surveyed resources in Phase II date to the mid-twentieth century. The historic value of such resources is not universally accepted in the general public and any efforts to plan for their preservation should begin with and education campaign. The City of Avondale Estates, via the Historic Preservation Commission, should begin highlighting the importance of these resources. A good template for such an effort is the educational endeavors undertaken by Montgomery County, Maryland "to help raise the public's understanding of - and appreciation for - these buildings and communities developed during a time of tremendous growth." The "Montgomery Modern" page of their website, MontgomeryPlanning.org, features tours, spotlights buildings, and provides links to further information. The Georgia Trust for Historic Preservation and Documentation and Conservation of the Modern Movement in Georgia (DOCOMOMO/US Georgia Chapter) could be potential partners for such efforts.

National Register–The Avondale Estates Historic District was listed in 1986 and encompasses much of the original town boundaries. All of the survey area south of Covington Highway is recommended as a second National Registre Historic District (see map p. 16). While this area is adjacent to the existing National Register District and could be considered for an expansion of that district, a couple of factors point to recommending it as a separate district. First, the sheer size of the area suggests this as a separate district. Second, aside from some of the infill housing in the existing district which is contemporary with the resources in this potential district, the two areas have radically different developmental histories. Third, designating this area as a separate district may raise the stature of these resources in the eyes of the public.

Though not required by the Georgia Historic Preservation Act or by the Avondale Estates Historic Preservation Ordinance, it would be prudent for the nomination of this potential district to be preceded by the above described education effort as well as a second to explain the benefits of designation. This listing would introduce the potential for owners to qualify for state tax incentives on substantial rehabilitation projects for contributing properties.

Note: This recommendation does not change the existing Avondale Estates Historic District National Register nomination in any way. Any such changes must be made through the formal National Register of Historic Places process outlined in 36 CFR 60, as amended.

Local Historic District – The City of Avondale Estates adopted a local historic district in 1990, the boundaries of which encompassed the entire City of Avondale Estates. The district was amended in 2007 scaling the district back to an area nearly similar to the original limits of the City of Avondale Estates as well as some non-contiguous properties. Properties in the current survey area had not reached fifty years of age and therefore were not considered historic. The eligibility of the area and its resources as a National Register District would recommend it for local designation as well, as least as age and significance are concerned (see map p. 17). Of course, the desires of the community factor greatly into such an action.

There is potential for the area to be designated as two local districts, one to the south and one to the east should the residents of one area show interest in designation prior to the residents of the other. These the boundaries of the districts could be drawn based either on the connectivity of the roads or on the age of the developments. The former would group Berkeley Road, Bromely Drive, Charlbury Place, Chatsworth Drive, Clarendon Avenue, and Dunwick Drive together and group Banbury Cross, Hess Drive, Kensington Road, Lakeshore Drive, Lakeshore Plaza, Majestic Circle, Nottingham Drive, Stratford Road, Viscount Court, Wiltshire Drive, and Wynn Drive together based on these areas being separated by Cobbs Creek (see map p. 17).

An alternative would be to group streets in place prior to 1955 – Kensington Road, the northern portion of Majestic Circle, Nottingham Drive, Stratford Road, the western portion of Wiltshire Drive, and Wynn Drive – together, and group streets developed after 1955 – Banbury Cross, Berkeley Road, Bromely Drive, Charlbury Place, Chatsworth Drive, Dunwick Drive, Hess Drive, Lakeshore Drive, Lakeshore Plaza, the southern portion of Majestic Circle, Viscount Court, and the eastern portion of Wiltshire Drive – together (see map p. 18). The exception to the rule would Clarendon Avenue which would be included with the second group even though it was in place by 1955.

APPENDIX

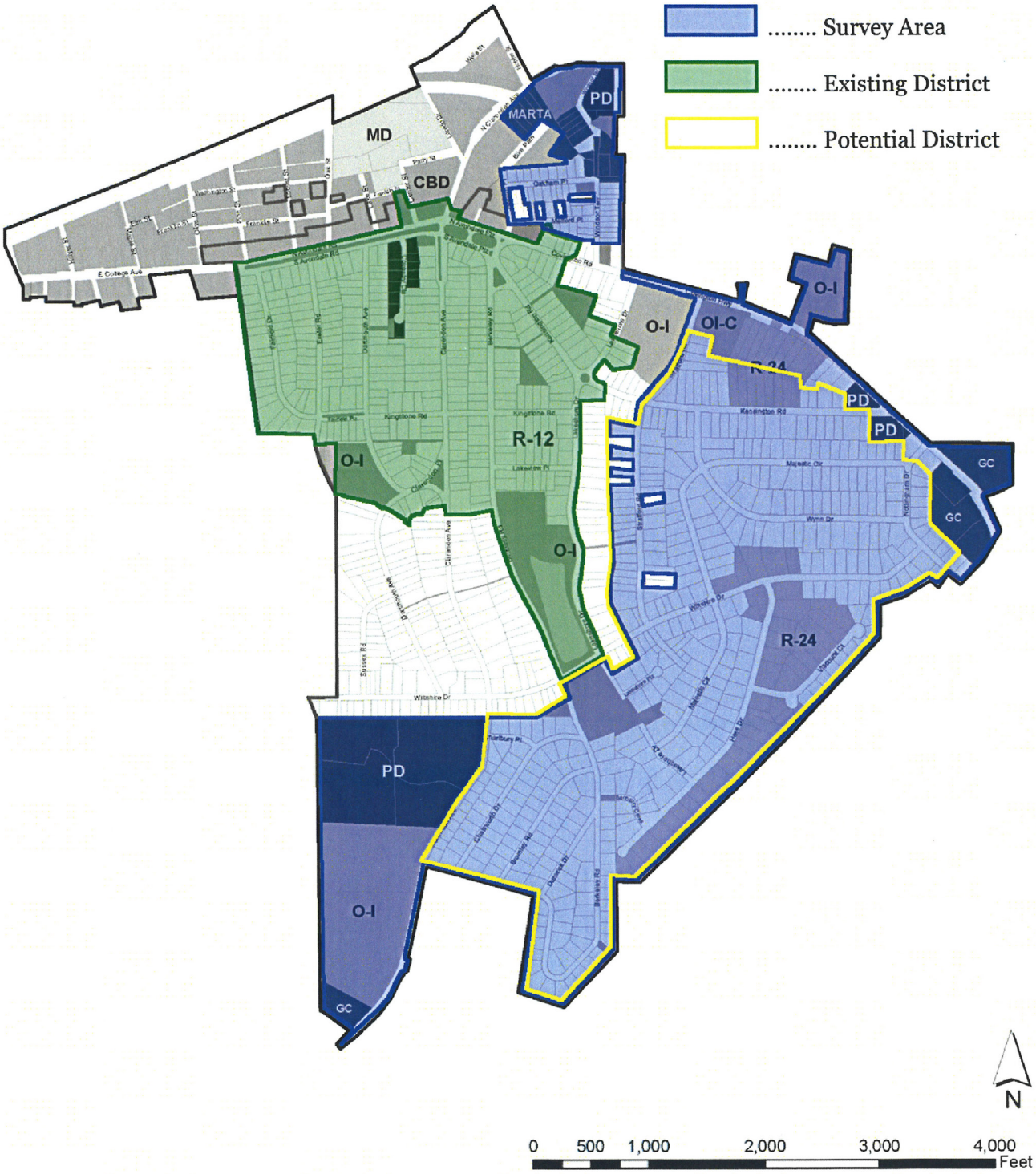
Existing and Potential National Register Historic Districts Map

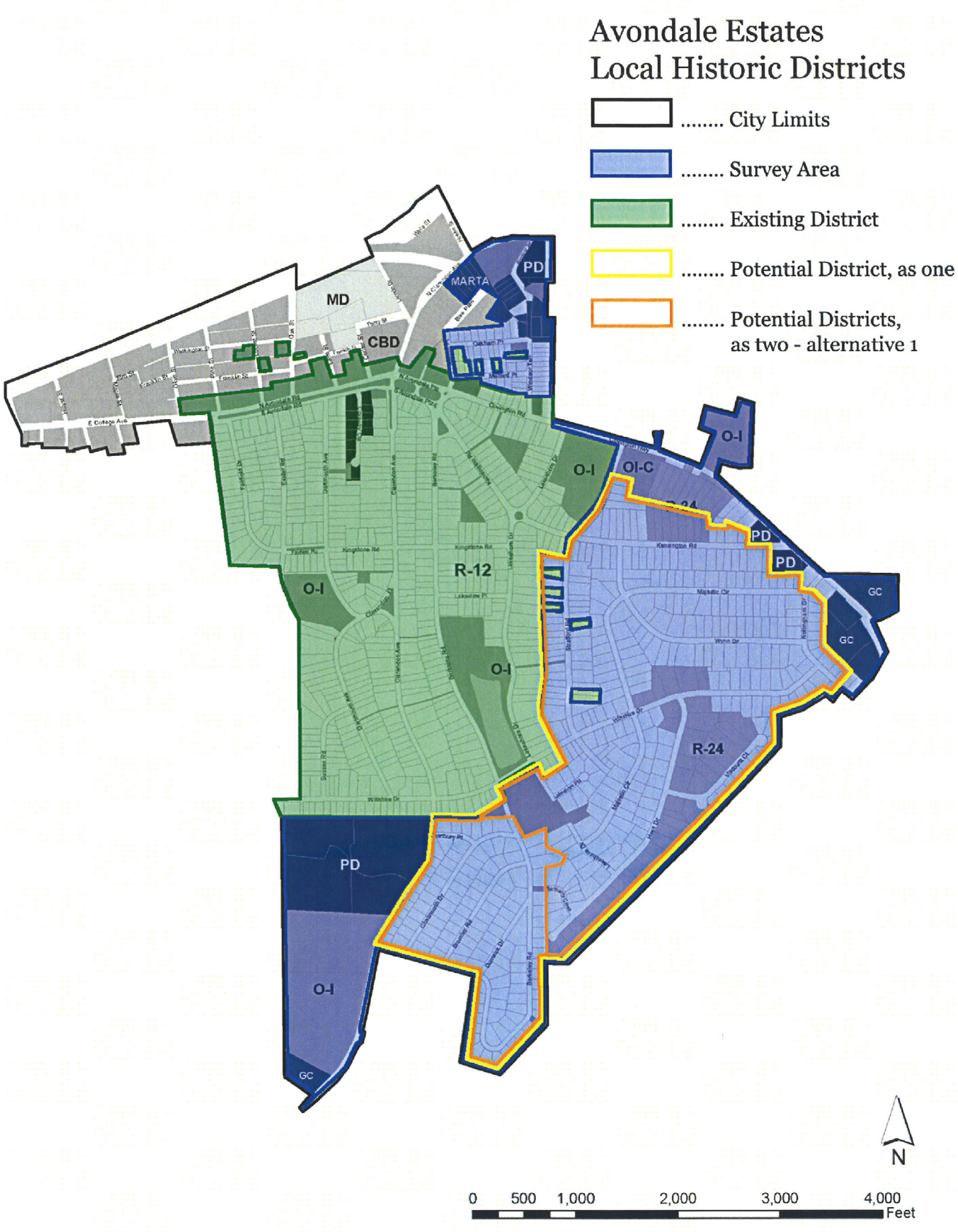
Existing and Potential Local Historic Districts Map 1

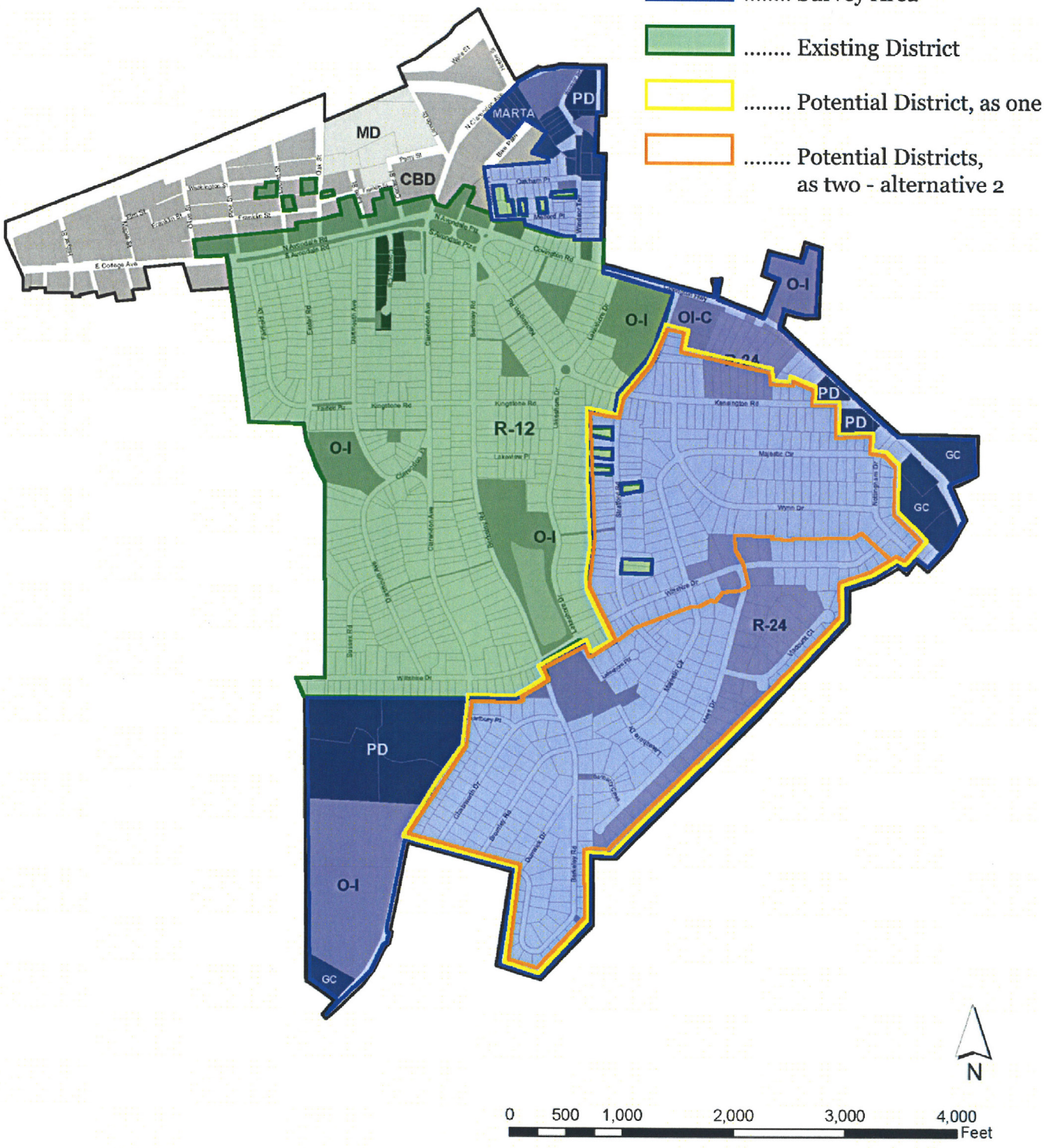
Existing and Potential Local Historic Districts Map 2

Index of Surveyed Properties by Address

Survey Maps


Avondale Estates
National Register
Historic Districts
..... City Limits
..... Survey Area
..... Existing District
..... Potential District
MD
CBD
MARTA
PD
O-I
OI-C
R-12
R-24
GC
N
0 500 1,000 2,000 3,000 4,000
Feet


Avondale Estates
Local Historic Districts
..... City Limits
..... Survey Area
..... Existing District
..... Potential District, as one
..... Potential Districts, as two - alternative 1
MD
CBD
MARTA
PD
O-I
OI-C
R-12
R-24
GC
N
0 500 1,000 2,000 3,000 4,000
Feet


Avondale Estates
Local Historic Districts
..... City Limits
..... Survey Area
..... Existing District
..... Potential District, as one
..... Potential Districts, as two - alternative 2
MD
CBD
MARTA
PD
O-I
OI-C
R-12
R-24
GC
N
0 500 1,000 2,000 3,000 4,000
Feet

Index of Surveyed Properties by Address

Address	GNAHRGIS #
1111 Banbury Cross	245927
1119 Banbury Cross	246070
1122 Banbury Cross	245928
1127 Banbury Cross	246071
1130 Banbury Cross	245929
1135 Banbury Cross	246072
1143 Banbury Cross	246075
1066 Berkeley Road	245930
1078 Berkeley Road	245931
1079 Berkeley Road	245932
1086 Berkeley Road	246076
1094 Berkeley Road	246078
1106 Berkeley Road	246079
1122 Berkeley Road	246080
1130 Berkeley Road	246081
1138 Berkeley Road	246082
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Address	GNAHRGIS #
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1160 Bromley Road	246134
1167 Bromley Road	246135
1170 Bromley Road	246136
1175 Bromley Road	246137
1180 Bromley Road	246138
1183 Bromley Road	246139
3029 Charlbury Place	246141
3036 Charlbury Place	246142
3042 Charlbury Place	246143
3043 Charlbury Place	246144
3048 Charlbury Place	246145
1053 Chatsworth Drive	246146
1056 Chatsworth Drive	246147
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1066 Chatsworth Drive	246149
1076 Chatsworth Drive	246150
1086 Chatsworth Drive	246151
1089 Chatsworth Drive	246152
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1097 Chatsworth Drive	246155
1102 Chatsworth Drive	246156
1105 Chatsworth Drive	246157
1110 Chatsworth Drive	246158
1113 Chatsworth Drive	246159
1118 Chatsworth Drive	246160
1121 Chatsworth Drive	246161
1126 Chatsworth Drive	246162
1129 Chatsworth Drive	246163
1134 Chatsworth Drive	246164
1137 Chatsworth Drive	246166

Address	GNAHRGIS #
1142 Chatsworth Drive	246167
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1150 Chatsworth Drive	246169
1153 Chatsworth Drive	246170
1158 Chatsworth Drive	246173
1161 Chatsworth Drive	246174
1166 Chatsworth Drive	246175
1169 Chatsworth Drive	246176
1066 Clarendon Avenue	246177
1076 Clarendon Avenue	246178
1084 Clarendon Avenue	246179
1092 Clarendon Avenue	246180
1100 Clarendon Avenue	246182
1108 Clarendon Avenue	246181
1116 Clarendon Avenue	246183
1124 Clarendon Avenue	246184
1132 Clarendon Avenue	246185
1142 Clarendon Avenue	246187
1152 Clarendon Avenue	246188
3219 Covington Highway	246189
3225 Covington Highway	246190
3231 Covington Highway	246193
3237 Covington Highway	246191
3245 Covington Highway	246192
3251 Covington Highway	246194
3261 Covington Highway	246195
3269 Covington Highway	246196
3279 Covington Highway	246197
3285 Covington Highway	246198
3293 Covington Highway	246199
3303 Covington Highway	246200
1133 Dunwick Drive	246201
1141 Dunwick Drive	246202
1149 Dunwick Drive	246203
1157 Dunwick Drive	246204
1164 Dunwick Drive	246205
1165 Dunwick Drive	246206
1173 Dunwick Drive	246207
1176 Dunwick Drive	246208
1179 Dunwick Drive	246209
1184 Dunwick Drive	246210
1185 Dunwick Drive	246211
976 Hess Drive	246212
981 Hess Drive	246213
988 Hess Drive	246215
991 Hess Drive	246216
998 Hess Drive	246217
1015 Hess Drive	246218
1018 Hess Drive	246219

Address	GNAHRGIS #
1025 Hess Drive	246220
1035 Hess Drive	246221
1038 Hess Drive	246222
1045 Hess Drive	246223
1048 Hess Drive	246224
1057 Hess Drive	246225
1064 Hess Drive	246226
1067 Hess Drive	246227
1074 Hess Drive	246228
1077 Hess Drive	246229
1084 Hess Drive	246230
1087 Hess Drive	246231
1094 Hess Drive	246232
1097 Hess Drive	246233
1112 Hess Drive	246234
1120 Hess Drive	246235
1128 Hess Drive	246236
1133 Hess Drive	246237
1136 Hess Drive	246238
1156 Hess Drive	246239
1166 Hess Drive	246240
1174 Hess Drive	246241
1177 Hess Drive	246242
1182 Hess Drive	246243
1190 Hess Drive	246244
3113 Kensington Road	246902
3119 Kensington Road	246903
3125 Kensington Road	246904
3137 Kensington Road	246245
3143 Kensington Road	246246
3146 Kensington Road	246247
3147 Kensington Road	246248
3153 Kensington Road	246249
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3176 Kensington Road	246255
3177 Kensington Road	246256
3182 Kensington Road	246257
3183 Kensington Road	246258
3188 Kensington Road	246259
3189 Kensington Road	246260
3194 Kensington Road	246261
3195 Kensington Road	246262
3200 Kensington Road	246263
3201 Kensington Road	246264
3206 Kensington Road	246265

Address	GNAHRGIS #
3218 Kensington Road	246266
3221 Kensington Road	246267
3224 Kensington Road	246268
3233 Kensington Road	246269
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3243 Kensington Road	246272
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3255 Kensington Road	246274
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3261 Kensington Road	246276
3264 Kensington Road	246277
3265 Kensington Road	246278
3285 Kensington Road	246279
1026 Lakeshore Drive	246280
1027 Lakeshore Drive	246281
1035 Lakeshore Drive	246282
1043 Lakeshore Drive	246283
1051 Lakeshore Drive	246284
1054 Lakeshore Drive	246905
1059 Lakeshore Drive	246285
1066 Lakeshore Drive	246286
1067 Lakeshore Drive	246287
1078 Lakeshore Drive	246906
1079 Lakeshore Drive	246288
1 Lakeshore Plaza	246289
2 Lakeshore Plaza	246290
3 Lakeshore Plaza	246291
4 Lakeshore Plaza	246292
5 Lakeshore Plaza	246293
6 Lakeshore Plaza	246294
7 Lakeshore Plaza	246295
8 Lakeshore Plaza	246296
2962 Majestic Circle	246297
2971 Majestic Circle	246298
2978 Majestic Circle	246299
2979 Majestic Circle	246300
2988 Majestic Circle	246301
2989 Majestic Circle	246302
2996 Majestic Circle	246303
2997 Majestic Circle	246304
3004 Majestic Circle	246305
3005 Majestic Circle	246306
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3033 Majestic Circle	246310
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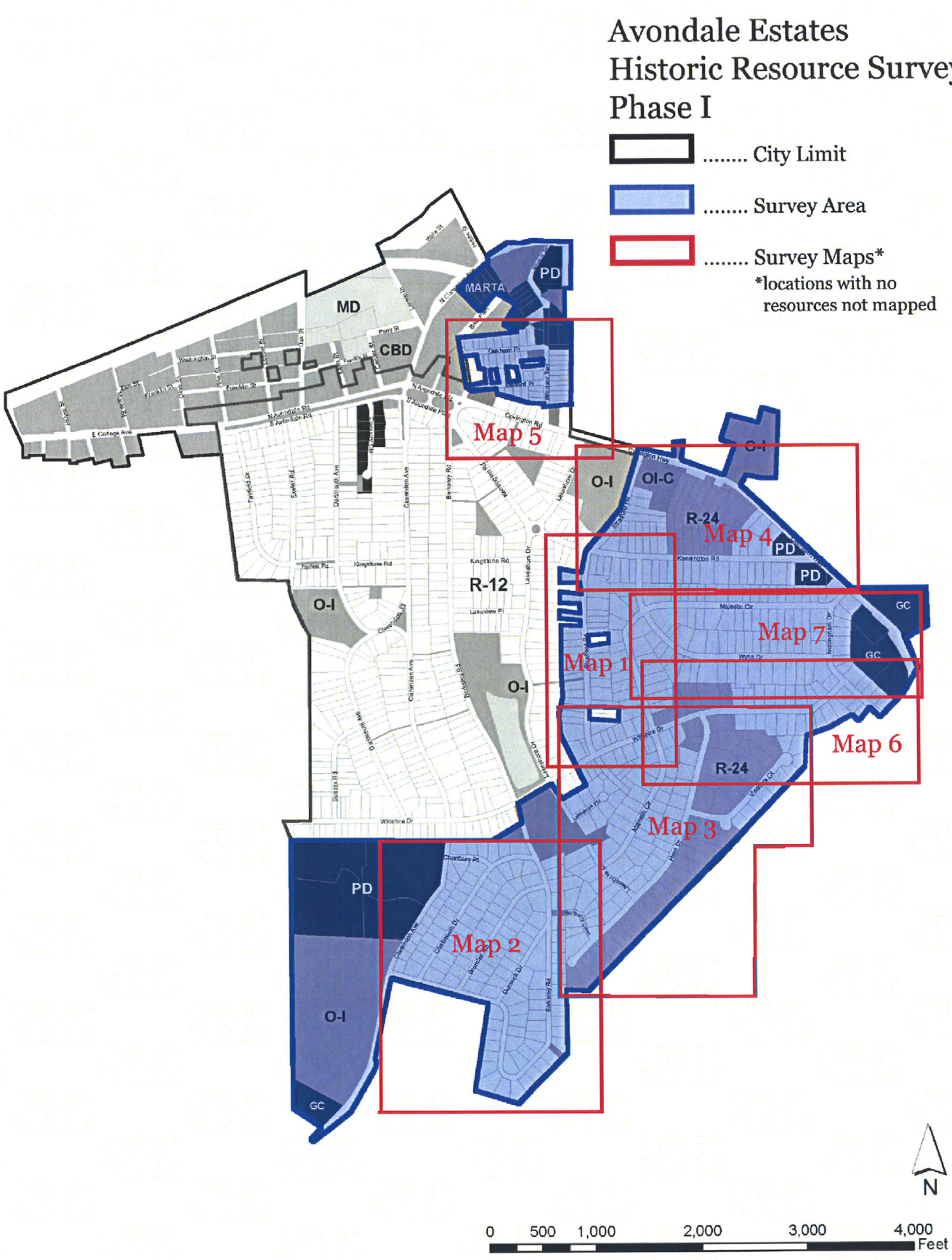
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3088 Majestic Circle	246317
3095 Majestic Circle	246318
3096 Majestic Circle	246319
3103 Majestic Circle	246320
3104 Majestic Circle	246321
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3110 Majestic Circle	246323
3117 Majestic Circle	246324
3118 Majestic Circle	246325
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3158 Majestic Circle	246336
3187 Majestic Circle	246337
3196 Majestic Circle	246338
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3202 Majestic Circle	246341
3208 Majestic Circle	246342
3209 Majestic Circle	246343
3214 Majestic Circle	246344
3215 Majestic Circle	246345
3222 Majestic Circle	246346
3223 Majestic Circle	246347
3230 Majestic Circle	246348
3237 Majestic Circle	246349
3240 Majestic Circle	246350
3243 Majestic Circle	246351
3248 Majestic Circle	246352
3249 Majestic Circle	246353
3254 Majestic Circle	246354
3255 Majestic Circle	246355
3262 Majestic Circle	246356
3263 Majestic Circle	246357
3268 Majestic Circle	246359
3269 Majestic Circle	246360
3274 Majestic Circle	246361
3275 Majestic Circle	246362
3282 Majestic Circle	246363
3283 Majestic Circle	246364

Address	GNAHRGIS #
3288 Majestic Circle	246365
3289 Majestic Circle	246366
3294 Majestic Circle	246367
3295 Majestic Circle	246368
3302 Majestic Circle	246369
3308 Majestic Circle	246370
6 Melford Place	246371
12 Melford Place	246373
15 Melford Place	246374
17 Melford Place	246375
18 Melford Place	246376
19 Melford Place	246377
22 Melford Place	246378
24 Melford Place	246379
878 Nottingham Drive	246380
885 Nottingham Drive	246381
886 Nottingham Drive	246382
893 Nottingham Drive	246383
894 Nottingham Drive	246385
897 Nottingham Drive	246386
900 Nottingham Drive	246387
906 Nottingham Drive	246388
914 Nottingham Drive	246389
921 Nottingham Drive	246390
926 Nottingham Drive	246391
938 Nottingham Drive	246392
944 Nottingham Drive	246393
945 Nottingham Drive	246394
952 Nottingham Drive	246395
953 Nottingham Drive	246396
3045 Oakham Place	246397
3049 Oakham Place	246398
3052 Oakham Place	246399
3053 Oakham Place	246400
3056 Oakham Place	246401
3057 Oakham Place	246402
3065 Oakham Place	246403
3068 Oakham Place	246404
3069 Oakham Place	246405
3072 Oakham Place	246406
3073 Oakham Place	246407
3077 Oakham Place	246408
3081 Oakham Place	246409
724 Stratford Road	246907
732 Stratford Road	246908
738 Stratford Road	246909
746 Stratford Road	246910
803 Stratford Road	246410
804 Stratford Road	246412

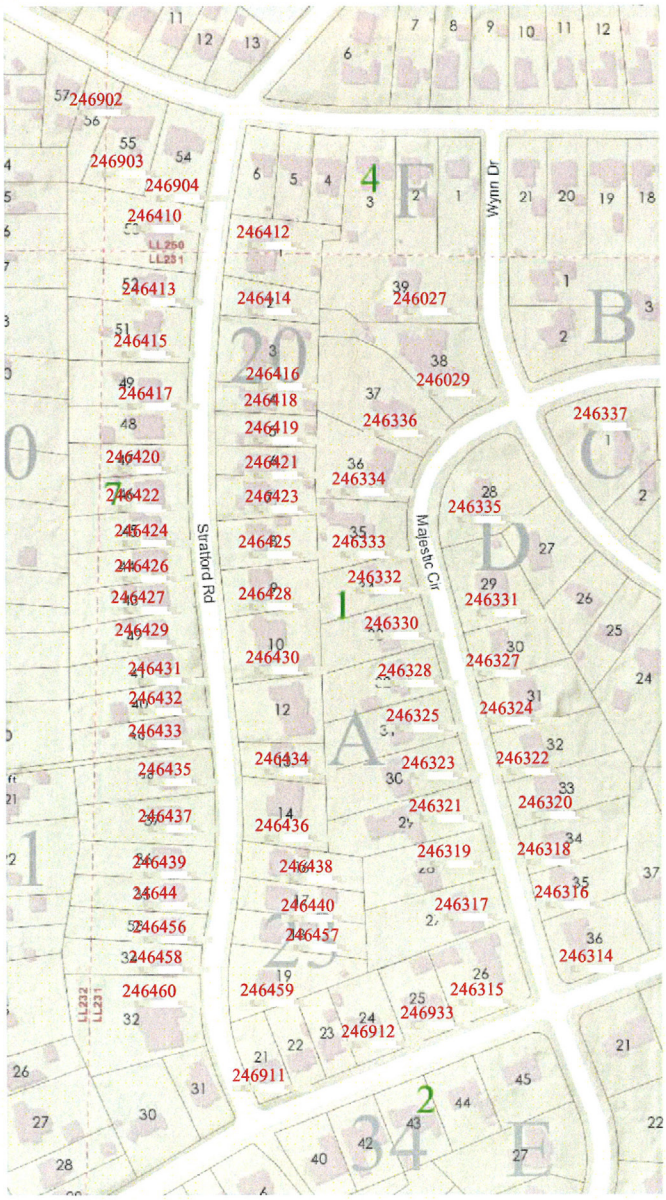
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828 Stratford Road	246418
832 Stratford Road	246419
835 Stratford Road	246420
838 Stratford Road	246421
841 Stratford Road	246422
842 Stratford Road	246423
845 Stratford Road	246424
848 Stratford Road	246425
851 Stratford Road	246426
855 Stratford Road	246427
856 Stratford Road	246428
861 Stratford Road	246429
864 Stratford Road	246430
865 Stratford Road	246431
873 Stratford Road	246432
877 Stratford Road	246433
884 Stratford Road	246434
885 Stratford Road	246435
890 Stratford Road	246436
891 Stratford Road	246437
898 Stratford Road	246438
899 Stratford Road	246439
902 Stratford Road	246440
903 Stratford Road	246441
907 Stratford Road	246456
908 Stratford Road	246457
913 Stratford Road	246458
916 Stratford Road	246459
917 Stratford Road	246460
976 Viscount Court	246461
981 Viscount Court	246462
982 Viscount Court	246463
987 Viscount Court	246464
988 Viscount Court	246465
997 Viscount Court	246466
998 Viscount Court	246467
1005 Viscount Court	246468
1006 Viscount Court	246469
1015 Viscount Court	246471
1016 Viscount Court	246472
1023 Viscount Court	246473
1024 Viscount Court	246474
1034 Viscount Court	246475
1042 Viscount Court	246476

Address	GNAHRGIS #
1050 Viscount Court	246477
1056 Viscount Court	246478
1067 Viscount Court	246479
1068 Viscount Court	246480
3111 Wiltshire Drive	246481
3114 Wiltshire Drive	246482
3117 Wiltshire Drive	246483
3122 Wiltshire Drive	246484
3123 Wiltshire Drive	246485
3132 Wiltshire Drive	246911
3138 Wiltshire Drive	246486
3143 Wiltshire Drive	246487
3150 Wiltshire Drive	246912
3151 Wiltshire Drive	246488
3156 Wiltshire Drive	246933
3159 Wiltshire Drive	246489
3163 Wiltshire Drive	246490
3187 Wiltshire Drive	246492
3197 Wiltshire Drive	246493
3200 Wiltshire Drive	246913
3207 Wiltshire Drive	246494
3210 Wiltshire Drive	246914
3226 Wiltshire Drive	246495
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3232 Wiltshire Drive	246915
3242 Wiltshire Drive	246916
3243 Wiltshire Drive	246497
3250 Wiltshire Drive	246917
3251 Wiltshire Drive	246498
3258 Wiltshire Drive	246499
3259 Wiltshire Drive	246500
3266 Wiltshire Drive	246919
3267 Wiltshire Drive	246501
3276 Wiltshire Drive	246920
3277 Wiltshire Drive	246502
3284 Wiltshire Drive	246921
3285 Wiltshire Drive	246503
3291 Wiltshire Drive	246504
3292 Wiltshire Drive	246922
3297 Wiltshire Drive	246505
3300 Wiltshire Drive	246923
3301 Wiltshire Drive	246506
3307 Wiltshire Drive	246507
3310 Wiltshire Drive	246924
3311 Wiltshire Drive	246508
3316 Wiltshire Drive	246509
1 Windsor Terrace	245979
2 Windsor Terrace	246836
3 Windsor Terrace	245981

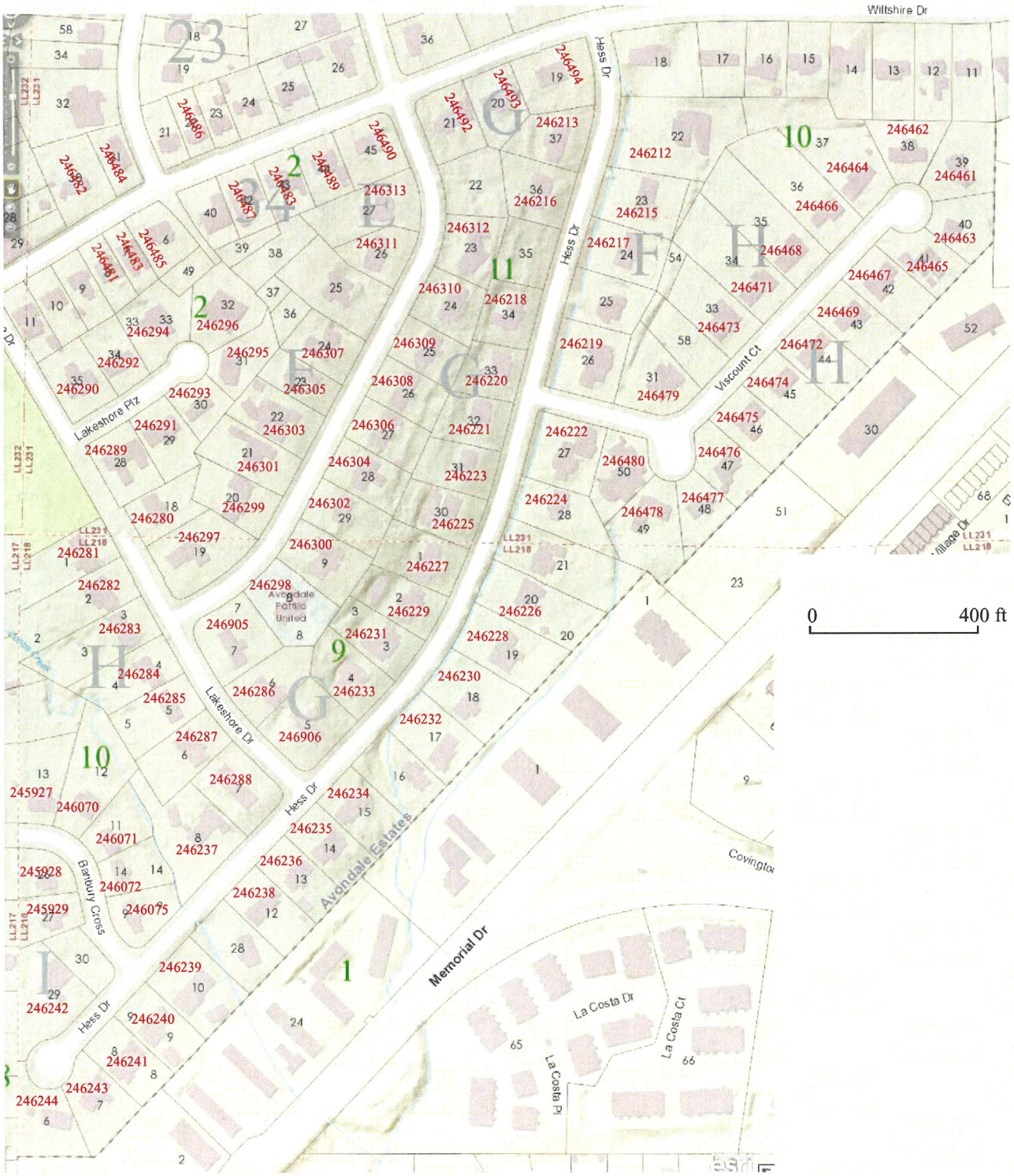
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6 Windsor Terrace	245984
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691 Windsor Terrace	245986
694 Windsor Terrace	245987
698 Windsor Terrace	245989
702 Windsor Terrace	245990
706 Windsor Terrace	245991
710 Windsor Terrace	245992
3140 Wynn Drive	246026
3141 Wynn Drive	246027
3148 Wynn Drive	246028
3149 Wynn Drive	246029
3181 Wynn Drive	246030
3187 Wynn Drive	246031
3193 Wynn Drive	246032
3198 Wynn Drive	246033
3199 Wynn Drive	246034
3205 Wynn Drive	246035
3210 Wynn Drive	246036
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3222 Wynn Drive	246038
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3247 Wynn Drive	246045
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3255 Wynn Drive	246047
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3263 Wynn Drive	246050
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3275 Wynn Drive	246052
3276 Wynn Drive	246053
3284 Wynn Drive	246054
3285 Wynn Drive	246055
3290 Wynn Drive	246056
3291 Wynn Drive	246057
3296 Wynn Drive	246058
3297 Wynn Drive	246059
3302 Wynn Drive	246060


Avondale Estates
Historic Resource Survey
Phase I
..... City Limit
..... Survey Area
..... Survey Maps*
*locations with no
resources not mapped
MD
CBD
MARTA
PD
O-I
OI-C
C-I
R-24
R-12
GC
Map 1
Map 2
Map 3
Map 4
Map 5
Map 6
Map 7
N
0
500
1,000
2,000
3,000
4,000
Feet

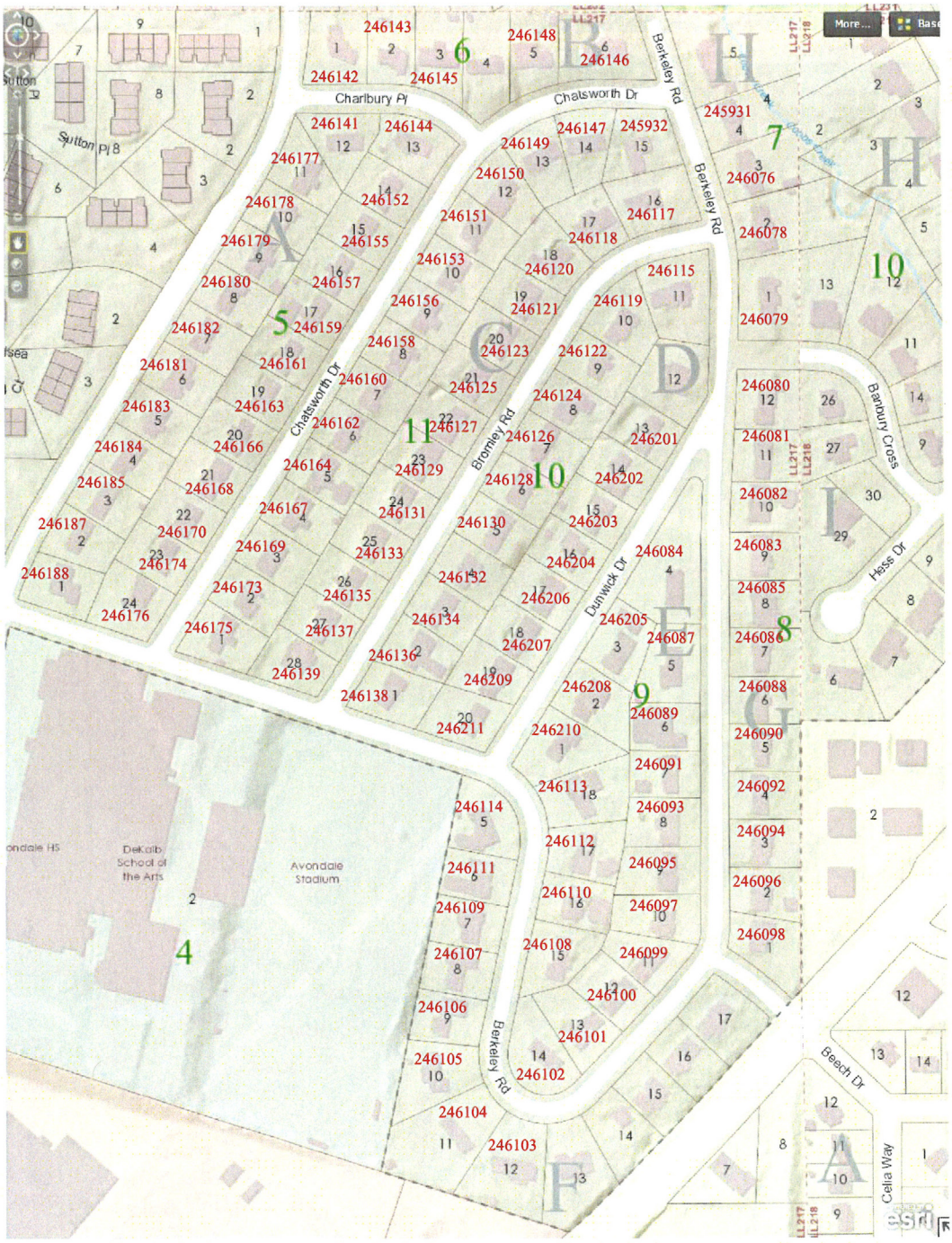
Avondale Estates Historic Resource Survey
Phase 2, Map 1
GNAHRGIS resource id #s ..... 245927 – 246933



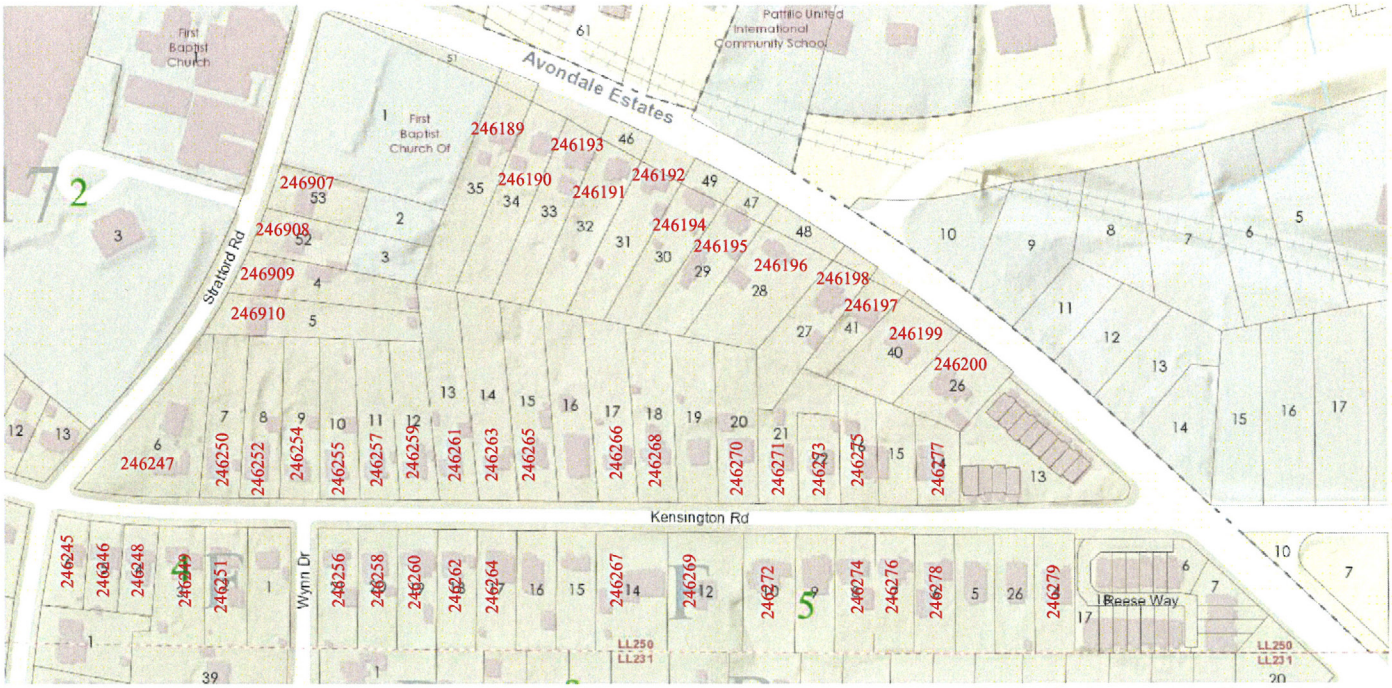
Avondale Estates Historic Resource Survey
Phase 2, Map 3
GNAHRGIS resource id #s ..... 245927 – 246933



Avondale Estates Historic Resource Survey
Phase 2, Map 2
GNAHRGIS resource id #s ..... 245927 – 246933



Avondale Estates Historic Resource Survey
Phase 2, Map 4
GNAHRGIS resource id #s ..... 245927 – 246933

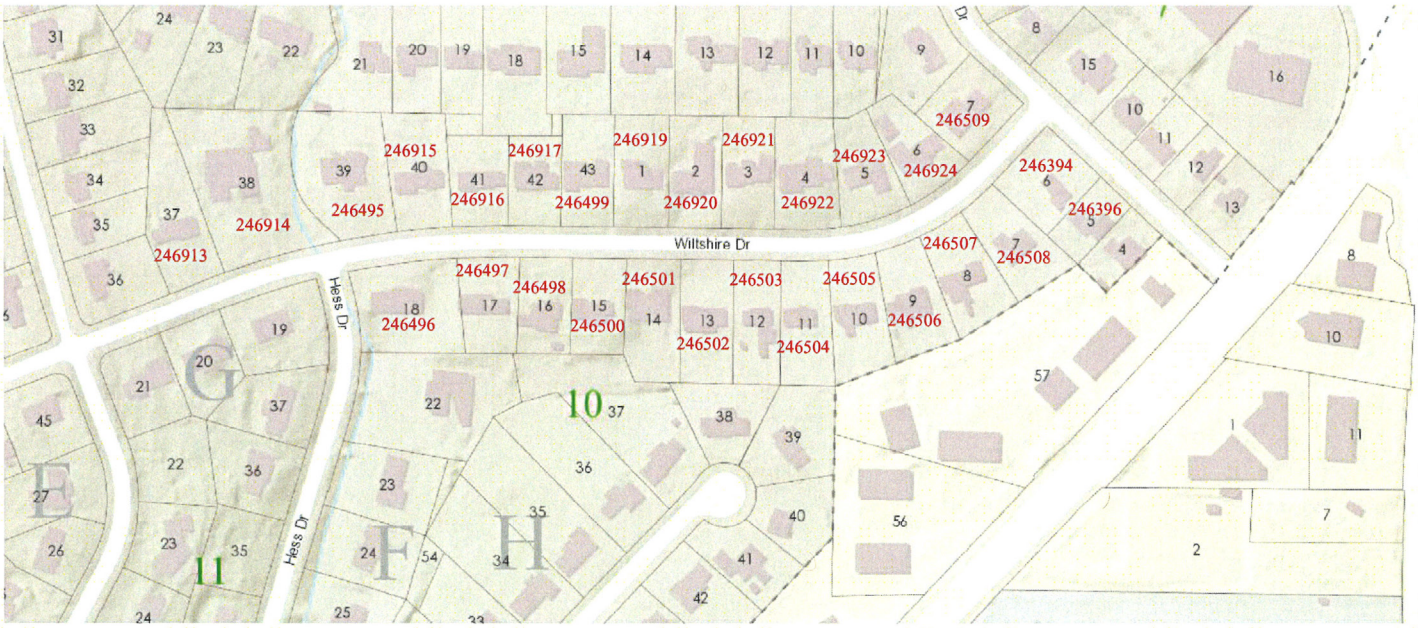


0 400 ft

Avondale Estates Historic Resource Survey
Phase 2, Map 5
GNAHRGIS resource id #s ..... 245927 – 246933



Avondale Estates Historic Resource Survey
Phase 2, Map 6
GNAHRGIS resource id #s ..... 245927 – 246933



Avondale Estates Historic Resource Survey
Phase 2, Map 7
GNAHRGIS resource id #s ..... 245927 – 246933



0 400 ft